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### Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2017-18

**Director of Bureau : Secretary for Development**

**Session No. : 2**

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<a href="#"><u>DEVB(PL)219</u></a>	6395	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
<a href="#"><u>DEVB(PL)220</u></a>	6398	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
<a href="#"><u>DEVB(PL)221</u></a>	6560	CHEUNG Chiu-hung, Fernando	138	(1) Director of Bureau's Office
<a href="#"><u>DEVB(PL)222</u></a>	4538	KWOK Ka-ki	138	(1) Director of Bureau's Office
<a href="#"><u>DEVB(PL)223</u></a>	4539	KWOK Ka-ki	138	(1) Director of Bureau's Office
<a href="#"><u>DEVB(PL)224</u></a>	4540	KWOK Ka-ki	138	(1) Director of Bureau's Office
<a href="#"><u>DEVB(PL)225</u></a>	4565	KWOK Ka-ki	138	(2) Buildings, Lands and Planning

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<a href="#">DEVB(PL)226</a>	4771	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)227</a>	7159	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)228</a>	7160	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)229</a>	3746	LAW Kwun-chung, Nathan	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)230</a>	5050	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)231</a>	5051	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)232</a>	5061	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)233</a>	5062	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)234</a>	5063	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)235</a>	5066	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)236</a>	5068	LEUNG Kwok-hung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)237</a>	3372	LEUNG Yiu-chung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)238</a>	3392	LEUNG Yiu-chung	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)239</a>	6927	MA Fung-kwok	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)240</a>	5140	MOK Charles Peter	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)241</a>	5157	MOK Charles Peter	138	(1) Director of Bureau's Office (2) Buildings, Lands and Planning
<a href="#">DEVB(PL)242</a>	5283	MOK Charles Peter	138	(2) Buildings, Lands and Planning
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<a href="#">DEVB(PL)244</a>	3311	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)245</a>	4349	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)246</a>	4488	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)247</a>	4489	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning

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<a href="#">DEVB(PL)249</a>	4495	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)250</a>	7117	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)251</a>	7187	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)252</a>	3897	WU Chi-wai	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)253</a>	3909	WU Chi-wai	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)254</a>	3910	WU Chi-wai	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)255</a>	3911	WU Chi-wai	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)256</a>	3912	WU Chi-wai	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)257</a>	3793	YEUNG Alvin	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)258</a>	3794	YEUNG Alvin	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)259</a>	3797	YEUNG Alvin	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)260</a>	3798	YEUNG Alvin	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)261</a>	3814	YEUNG Alvin	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)262</a>	6664	YIU Chung-yim	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)263</a>	6665	YIU Chung-yim	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)264</a>	6667	YIU Chung-yim	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)265</a>	6669	YIU Chung-yim	138	(2) Buildings, Lands and Planning
<a href="#">DEVB(PL)266</a>	6315	CHEUNG Chiu-hung, Fernando	82	
<a href="#">DEVB(PL)267</a>	6316	CHEUNG Chiu-hung, Fernando	82	
<a href="#">DEVB(PL)268</a>	6317	CHEUNG Chiu-hung, Fernando	82	
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<a href="#">DEVB(PL)272</a>	6385	CHEUNG Chiu-hung, Fernando	82	
<a href="#">DEVB(PL)273</a>	6403	CHEUNG Chiu-hung, Fernando	82	
<a href="#">DEVB(PL)274</a>	6405	CHEUNG Chiu-hung, Fernando	82	
<a href="#">DEVB(PL)275</a>	3489	LEE Kok-long, Joseph	82	
<a href="#">DEVB(PL)276</a>	3505	LEE Kok-long, Joseph	82	
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<a href="#">DEVB(PL)278</a>	5064	LEUNG Kwok-hung	82	
<a href="#">DEVB(PL)279</a>	3420	LEUNG Yiu-chung	82	
<a href="#">DEVB(PL)280</a>	3439	LEUNG Yiu-chung	82	
<a href="#">DEVB(PL)281</a>	4857	MA Fung-kwok	82	
<a href="#">DEVB(PL)282</a>	4858	MA Fung-kwok	82	
<a href="#">DEVB(PL)283</a>	4429	SHIU Ka-chun	82	
<a href="#">DEVB(PL)284</a>	4430	SHIU Ka-chun	82	
<a href="#">DEVB(PL)285</a>	4431	SHIU Ka-chun	82	
<a href="#">DEVB(PL)286</a>	4432	SHIU Ka-chun	82	
<a href="#">DEVB(PL)287</a>	4433	SHIU Ka-chun	82	
<a href="#">DEVB(PL)288</a>	4434	SHIU Ka-chun	82	
<a href="#">DEVB(PL)289</a>	6509	TAM Man-ho, Jeremy	82	
<a href="#">DEVB(PL)290</a>	6074	TSE Wai-chun, Paul	82	
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<a href="#">DEVB(PL)292</a>	3831	YEUNG Alvin	82	
<a href="#">DEVB(PL)293</a>	3834	YEUNG Alvin	82	
<a href="#">DEVB(PL)294</a>	3836	YEUNG Alvin	82	
<a href="#">DEVB(PL)295</a>	3837	YEUNG Alvin	82	
<a href="#">DEVB(PL)296</a>	3840	YEUNG Alvin	82	
<a href="#">DEVB(PL)297</a>	5806	YIU Chung-yim	82	
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<a href="#">DEVB(PL)300</a>	4135	CHAN Chi-chuen	91	(1) Land Administration
<a href="#">DEVB(PL)301</a>	4136	CHAN Chi-chuen	91	(1) Land Administration
<a href="#">DEVB(PL)302</a>	3689	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)303</a>	6789	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)304</a>	6793	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)305</a>	6815	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)306</a>	6816	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)307</a>	6817	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)308</a>	6818	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)309</a>	6819	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)310</a>	6820	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)311</a>	6821	CHAN Tanya	91	(1) Land Administration
<a href="#">DEVB(PL)312</a>	6841	CHAN Tanya	91	(2) Survey and Mapping
<a href="#">DEVB(PL)313</a>	6845	CHAN Tanya	91	(3) Legal Advice
<a href="#">DEVB(PL)314</a>	6856	CHAN Tanya	91	(1) Land Administration (3) Legal Advice
<a href="#">DEVB(PL)315</a>	5495	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)316</a>	5514	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)317</a>	5867	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)318</a>	5876	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)319</a>	5879	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)320</a>	6049	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)321</a>	6056	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)322</a>	6064	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)323</a>	6069	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)324</a>	6071	CHEUNG Chiu-hung,	91	(1) Land Administration

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<a href="#">DEVB(PL)326</a>	6082	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)327</a>	6088	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)328</a>	6232	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)329</a>	6233	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)330</a>	6240	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)331</a>	6348	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)332</a>	6350	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)333</a>	6367	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)334</a>	6374	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)335</a>	6375	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)336</a>	6381	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)337</a>	6384	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)338</a>	6386	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)339</a>	6549	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
<a href="#">DEVB(PL)340</a>	6550	CHEUNG	91	(1) Land Administration



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<a href="#">DEVB(PL)342</a>	6410	CHU Hoi-dick	91	(1) Land Administration
<a href="#">DEVB(PL)343</a>	7154	CHU Hoi-dick	91	(1) Land Administration
<a href="#">DEVB(PL)344</a>	3740	LAW Kwun-chung, Nathan	91	(1) Land Administration
<a href="#">DEVB(PL)345</a>	5015	LEUNG Kwok-hung	91	(1) Land Administration
<a href="#">DEVB(PL)346</a>	5070	LEUNG Kwok-hung	91	(1) Land Administration
<a href="#">DEVB(PL)347</a>	3422	LEUNG Yiu-chung	91	
<a href="#">DEVB(PL)348</a>	3441	LEUNG Yiu-chung	91	
<a href="#">DEVB(PL)349</a>	6295	MO Claudia	91	(1) Land Administration
<a href="#">DEVB(PL)350</a>	4343	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)351</a>	4344	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)352</a>	4345	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)353</a>	4347	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)354</a>	4348	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)355</a>	4350	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)356</a>	4352	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)357</a>	4353	SHIU Ka-chun	91	(1) Land Administration
<a href="#">DEVB(PL)358</a>	3935	WU Chi-wai	91	(1) Land Administration
<a href="#">DEVB(PL)359</a>	3936	WU Chi-wai	91	(1) Land Administration
<a href="#">DEVB(PL)360</a>	3984	YICK Chi-ming, Frankie	91	(1) Land Administration
<a href="#">DEVB(PL)361</a>	5808	YIU Chung-yim	91	(2) Survey and Mapping
<a href="#">DEVB(PL)362</a>	5814	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)363</a>	5817	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)364</a>	5818	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)365</a>	5819	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)366</a>	5820	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)367</a>	5821	YIU Chung-yim	91	(1) Land Administration
<a href="#">DEVB(PL)368</a>	6673	YIU Chung-yim	91	(2) Survey and Mapping
<a href="#">DEVB(PL)369</a>	4140	CHAN Chi-chuen	118	(1) Territorial Planning
<a href="#">DEVB(PL)370</a>	6784	CHAN Tanya	118	(1) Territorial Planning
<a href="#">DEVB(PL)371</a>	6785	CHAN Tanya	118	(2) District Planning
<a href="#">DEVB(PL)372</a>	6786	CHAN Tanya	118	(2) District Planning
<a href="#">DEVB(PL)373</a>	6787	CHAN Tanya	118	(2) District Planning
<a href="#">DEVB(PL)374</a>	6788	CHAN Tanya	118	(3) Town Planning Information Services
<a href="#">DEVB(PL)375</a>	6825	CHAN Tanya	118	(2) District Planning
<a href="#">DEVB(PL)376</a>	6847	CHAN Tanya	118	(1) Territorial Planning
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<a href="#">DEVB(PL)379</a>	7119	CHAN Tanya	118	(2) District Planning
<a href="#">DEVB(PL)380</a>	6002	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
<a href="#">DEVB(PL)381</a>	6256	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
<a href="#">DEVB(PL)382</a>	6553	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
<a href="#">DEVB(PL)383</a>	6632	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
<a href="#">DEVB(PL)384</a>	4558	KWOK Ka-ki	118	
<a href="#">DEVB(PL)385</a>	4563	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)386</a>	4564	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)387</a>	4603	KWOK Ka-ki	118	(3) Town Planning Information Services
<a href="#">DEVB(PL)388</a>	4604	KWOK Ka-ki	118	(3) Town Planning Information Services
<a href="#">DEVB(PL)389</a>	4757	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)390</a>	4758	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)391</a>	4763	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)392</a>	4765	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)393</a>	4766	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)394</a>	4767	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)395</a>	4768	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)396</a>	4769	KWOK Ka-ki	118	(2) District Planning
<a href="#">DEVB(PL)397</a>	4770	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)398</a>	6918	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)399</a>	7157	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)400</a>	7158	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)401</a>	7162	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)402</a>	7163	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)403</a>	7164	KWOK Ka-ki	118	(1) Territorial Planning
<a href="#">DEVB(PL)404</a>	6813	KWOK Wing-hang, Dennis	118	(1) Territorial Planning
<a href="#">DEVB(PL)405</a>	3735	LAW Kwun-chung, Nathan	118	(1) Territorial Planning
<a href="#">DEVB(PL)406</a>	3736	LAW Kwun-chung, Nathan	118	(2) District Planning
<a href="#">DEVB(PL)407</a>	3738	LAW Kwun-chung, Nathan	118	(1) Territorial Planning
<a href="#">DEVB(PL)408</a>	3739	LAW Kwun-chung, Nathan	118	(2) District Planning

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<a href="#">DEVB(PL)410</a>	3742	LAW Kwun-chung, Nathan	118	(2) District Planning
<a href="#">DEVB(PL)411</a>	3745	LAW Kwun-chung, Nathan	118	(1) Territorial Planning
<a href="#">DEVB(PL)412</a>	5016	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)413</a>	5019	LEUNG Kwok-hung	118	
<a href="#">DEVB(PL)414</a>	5020	LEUNG Kwok-hung	118	(1) Territorial Planning
<a href="#">DEVB(PL)415</a>	5021	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)416</a>	5022	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)417</a>	5067	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)418</a>	5098	LEUNG Kwok-hung	118	
<a href="#">DEVB(PL)419</a>	5111	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)420</a>	7130	LEUNG Kwok-hung	118	(2) District Planning
<a href="#">DEVB(PL)421</a>	3364	LEUNG Yiu-chung	118	
<a href="#">DEVB(PL)422</a>	3386	LEUNG Yiu-chung	118	
<a href="#">DEVB(PL)423</a>	3453	SHEK Lai-him, Abraham	118	(2) District Planning
<a href="#">DEVB(PL)424</a>	4445	SHIU Ka-chun	118	(1) Territorial Planning (2) District Planning
<a href="#">DEVB(PL)425</a>	3937	WU Chi-wai	118	(2) District Planning
<a href="#">DEVB(PL)426</a>	3944	YEUNG Alvin	118	(1) Territorial Planning
<a href="#">DEVB(PL)427</a>	3945	YEUNG Alvin	118	(1) Territorial Planning
<a href="#">DEVB(PL)428</a>	5809	YIU Chung-yim	118	(2) District Planning
<a href="#">DEVB(PL)429</a>	5810	YIU Chung-yim	118	(2) District Planning
<a href="#">DEVB(PL)430</a>	5811	YIU Chung-yim	118	(1) Territorial Planning
<a href="#">DEVB(PL)431</a>	5812	YIU Chung-yim	118	(1) Territorial Planning
<a href="#">DEVB(PL)432</a>	5813	YIU Chung-yim	118	(2) District Planning
<a href="#">DEVB(PL)433</a>	6210	YIU Chung-yim	118	(2) District Planning
<a href="#">DEVB(PL)434</a>	7156	CHU Hoi-dick	33	(3) Provision of Land and Infrastructure
<a href="#">DEVB(PL)435</a>	4562	KWOK Ka-ki	33	(3) Provision of Land and Infrastructure
<a href="#">DEVB(PL)436</a>	4764	KWOK Ka-ki	33	(3) Provision of Land and Infrastructure
<a href="#">DEVB(PL)437</a>	4772	KWOK Ka-ki	33	(3) Provision of Land and

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<a href="#"><u>DEVB(PL)439</u></a>	3898	WU Chi-wai	33	(3) Provision of Land and Infrastructure
<a href="#"><u>DEVB(PL)440</u></a>	5455	CHAN Tanya	701	

**CONTROLLING OFFICER'S REPLY****DEVB(PL)001****(Question Serial No. 0391)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is reported that since the launch of the “Smart Tender” Building Rehabilitation Facilitating Services (Pilot Scheme) in May 2016, 32 applications has been received. Among which, 25 approvals-in-principle have been granted, making up half of the application quota of 50 available in the first year of the scheme. Will the Government inform this Committee of the following:

- 1) What is the amount of funding involved for the approvals-in-principle granted?
- 2) Please set out, by item, the block allocation reserved for the Pilot Scheme. Will the Government increase the reserved funding for the first year in the light of applicants' response?

Asked by: Hon CHAN Chun-ying (Member Question No. 39)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners' organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works. Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved. No Government funding was involved for these applications.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, we have included a commitment of \$300 million in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. The estimated expenditure is \$20 million for 2017-18, but the actual expenditure will depend on the number and type of buildings participating in the scheme. We will review the effectiveness of the initiative at an appropriate time after its implementation.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)002**

**(Question Serial No. 0810)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Does the Development Bureau have any plans to review the existing ex-gratia compensation and re-housing arrangements in clearance exercises implemented by the Lands Department?

Asked by: Hon CHAN Hak-kan (Member Question No. 46)

Reply:

The Government completed a review on the general ex-gratia compensation and rehousing arrangements in 2013. The review aimed at examining the effectiveness of those arrangements in addressing appropriately the needs of clearerees affected by land resumption and clearance for public works projects. The enhancement measures were approved by the Finance Committee in 2013 and have been implemented.

The Government will review policies related to land resumption and clearances from time to time and provide suitable compensation, ex-gratia allowances and rehousing options for affected clearerees so as to offer them appropriate assistance in accordance with the principles of public interest and appropriate use of public money.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)003****(Question Serial No. 0825)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding Buildings, Lands and Planning, the 2017-18 Estimate sees a substantial increase of 26.0% over the 2016-17 (Revised) Estimate. Please advise on the areas of work to be funded by the increased estimate and the details thereof; and whether the overall estimate involves the creation of land resources. If yes, please provide the details thereof and the expenditure and staff establishment required for the purpose?

Asked by: Hon CHAN Han-pan (Member Question No. 3)

Reply:

The increase of \$78.2 million (26%) in the 2017-18 estimate over the revised estimate for 2016-17 for Programme (2) is mainly due to the increase in cash flow requirement for non-recurrent items (\$50.6 million), the increased operating expenses to meet the demands of on-going and new commitments (\$14.1 million) and increased salary provision arising from the creation of six posts (\$5.7 million).

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

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)004****(Question Serial No. 0826)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

As for exploring the introduction of new legislative provisions to strengthen the Buildings Department's enforcement against domestic use in industrial buildings, how much resources will be devoted thereto and when will the work be completed? What are the objectives and expected results thereof? Does the Government have information on the number of industrial buildings and flats that have been changed to domestic use without approval in Hong Kong?

Asked by: Hon CHAN Han-pan (Member Question No. 4)

Reply:

In view of the significant safety risk associated with domestic use in industrial buildings (IBs), the Development Bureau (DEVB) is formulating legislative proposals to strengthen the Buildings Department (BD)'s enforcement efforts against such use. Preliminary proposals include enhancing BD's power in entering suspected domestic units for investigation, and imposing criminal sanction against owners, principal tenants and directors of companies who operate such units. We aim to consult the Legislative Council on the specific proposals in Q2 2017.

The Buildings Unit of the DEVB undertakes the relevant work as part of its overall portfolio. We are not able to provide a breakdown of the expenditure and manpower deployed solely for such work.

Starting from 2012, the BD has instigated large scale operations to combat domestic use in IBs. Up to 31 December 2016, the BD has identified 117 IB units being used for domestic purpose. For the irregularities identified, 232 statutory orders have been issued and 192 orders have been discharged. 30 prosecutions have been instigated against the owners for non-compliance with the statutory orders. The BD has also applied for closure orders in three cases and arranged government contractors to carry out the required works for the owners in default.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)005****(Question Serial No. 0827)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

As for continuing the review on the New Territories Small House Policy, will the Development Bureau (DEVB) please reply to the following questions:

1. How much resources has the DEVB deployed for the work of this front in the past five years? What are the content and details of the review? What conclusions have been made so far and will the DEVB publish an interim review report?
2. What is the expected time of completion for the review?

Asked by: Hon CHAN Han-pan (Member Question No. 5)

Reply:

- 1 & 2: The review of the small house policy is conducted by the Development Bureau with its existing staff and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for the review.

The small house policy has been in operation for a long time. Any review inevitably involves complicated issues in various aspects such as legal, environment, land use planning and demand on land, all of which would require careful examination

Given the complicated issues involved and the fact that the work priorities of the Development Bureau are to increase land supply in the short to medium term and to implement and control costs of various public works projects, the review of the small house policy is not a priority task in the current term of the Government. It is neither realistic nor practicable to complete the review within this term of Government.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)006****(Question Serial No. 3208)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

As stated by the Financial Secretary, the Government will earmark \$300 million to allow property owners to participate in the “Smart Tender” Building Rehabilitation Facilitating Services Scheme run by the Urban Renewal Authority (URA) at a concessionary rate. Please advise on the number of assisted cases and expenditure involved each year since the launch of the scheme; the amount of provision left as at present, and whether the Government will consider providing resources for the URA to launch a third phase for the scheme or regularisation of the scheme.

Asked by: Hon CHAN Han-pan (Member Question No. 87)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works. Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. We will review the effectiveness of the initiative at an appropriate time after its implementation.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)007****(Question Serial No. 0497)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Brownfield is one of the essential sources of land in Hong Kong. The Planning Department (PlanD) is conducting a territory-wide survey on brownfield sites, and the Development Bureau (DEVB) is formulating a more comprehensive policy framework on brownfield sites. In this connection, please advise this Committee on the following:

- a) Has the Government considered initiating a freezing survey for brownfield sites to prevent its further expansion? If yes, please advise on the timetable and the additional manpower to be recruited. If not, please provide the reasons.
- b) Has the DEVB considered amending the Town Planning Ordinance to give the Government enforcement and regulatory authority on all lands in Hong Kong, so as to halt further expansion of brownfield sites?
- c) What are the existing penalties to combat illegal occupation of brownfield sites? Will the Government consider increasing the penalties to boost deterrence?
- d) Will the Government consider increasing the existing land resumption compensation, so as to expedite Government land resumption and enhance the efficiency thereof?

Asked by: Hon CHAN Kin-por (Member Question No. 29)

Reply:

- a) A “freezing survey” (or pre-clearance survey) refers to the standard procedure conducted as part of the process of land resumption and clearance by the Government for public purposes including various public works projects and urban renewal projects. The purpose is to capture the status of existing structures and register the existing occupation of such structures within the development areas. The information obtained would be used for assessing eligibility for rehousing and/or ex-gratia allowances where applicable. The general principle is that for structures and occupiers not captured during the “freezing survey”, their claims for compensation and rehousing would not normally be considered. Generally speaking, a “freezing survey” is only conducted for individual projects requiring land resumption and clearance, with its timing tied to the development schedule of the relevant project.
- b) With a view to facilitating Government’s formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories (NT) through site inspection, questionnaire survey, stakeholder interview, etc. Pending formulation of the policies and measures for tackling brownfield sites, PlanD will continue to monitor closely cases of unauthorised developments (UDs) in the Development Permission Areas (DPAs) and take appropriate enforcement and prosecution actions under the Town Planning Ordinance (Cap. 131) (TPO) in a timely manner in order to prevent spoiling of the environment in the rural NT.
- c) In respect of penalties on brownfield sites contravening the existing laws, the TPO empowers the Planning Authority to undertake enforcement and prosecution action against UD in the DPAs. According to sections 21 and 23 of TPO, any person who undertakes/continues UD or fails to comply with the relevant notice issued by the Planning Authority under the respective provisions is liable to a fine of \$500,000 for a first conviction and \$1,000,000 for subsequent convictions, coupled with a daily fine of \$50,000 (first conviction) or \$100,000 (subsequent convictions) if the non-compliance with the notice continues. As regards unlawful occupation of government land under the Land (Miscellaneous Provisions) Ordinance (Cap. 28), the penalties have been increased significantly since 6 February 2015 as follows:
  - (i) for the first conviction, a fine of \$500,000 and imprisonment for six months and, for a continuing offence, a further fine of \$50,000 for each day during which the offence continues; and

- (ii) for each subsequent conviction, a fine of \$1,000,000 and imprisonment for six months and, for a continuing offence, a further fine of \$100,000 for each day during which the offence continues.
- d) When private land is resumed for public purposes, affected land owners are eligible for statutory compensation. As an alternative to statutory compensation, ex-gratia compensation under the existing ex-gratia zonal compensation system, which consists of four compensation zones (i.e. Zones A, B, C and D), is available to the affected land owners of private agricultural lots. The basic rates of ex-gratia compensation are reviewed half-yearly to reflect changes in market values.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)008****(Question Serial No. 0156)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

How many resources will be devoted to the formulation of a comprehensive policy on brownfield? How will the Government bring in the public engagement elements during the process? Please provide a breakdown on the estimated expenditure and timetable of the related work.

Asked by: Hon CHAN Tanya (Member Question No. 401)

Reply:

As part of the Government's overall multi-pronged land use strategy, the Development Bureau (DEVB) aims to formulate a policy framework to tackle brownfield sites in a holistic manner, in collaboration with relevant government bureaux and departments (B/Ds), with the objectives of optimising land utilisation, rationalising rural land uses, supporting industrial development and improving the rural environment. Relevant stakeholders will be engaged during the policy formulation. The plan and programme for this work are still being drawn up.

The policy work on brownfield sites is currently carried out by existing staff of the DEVB and other B/Ds as part of their overall duties, and we are unable to provide a separate breakdown of the resources currently incurred solely for this work. To formulate a policy framework for tackling brownfields, DEVB is planning to strengthen the manpower support for this area of work by creating one supernumerary Administrative Officer Staff Grade C post and three non-directorate posts in DEVB for five years. The estimated expenditure on personal emolument for the four posts in 2017-18 is about \$3.91 million in terms of notional annual mid-point salary value.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)009****(Question Serial No. 0158)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It was mentioned in the LC Paper No. CB(1)439/16-17(03) that the Development Bureau (DEVB) would “seek resources to strengthen the manpower of the existing Harbour Unit under the DEVB and set up a dedicated Harbour Office to support the work of the HC (Harbourfront Commission).” How many resources are needed for the purpose? Please provide information on the structure and remit of the conceived Harbour Office and the timetable of the related work.

Asked by: Hon CHAN Tanya (Member Question No. 402)

Reply:

As announced in the 2017 Policy Address, the Government will work in partnership with the Harbourfront Commission (HC) to and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. A sum of \$500 million was earmarked as initial dedicated funding.

In support of various harbourfront enhancement initiatives in which HC will play a pivotal role, we would work on setting up of a dedicated Harbour Office by expanding the existing Harbour Unit of the Development Bureau and forming a multi-disciplinary team of administrative and professional staff, including experts from the private sector as necessary. Further details will only be available at a later stage having regard to the outcome of further deliberations.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)010****(Question Serial No. 0160)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Community groups have been working hard to preserve the pre-war tenement house remains on Cochrane Street that falls within the boundary of the Urban Renewal Authority's (URA's) Peel Street/Graham Street redevelopment project in Sheung Wan. Has the Government held any discussion with URA in this respect so as to take on board public opinion? If yes, please provide information on (1) the details; (2) whether URA has given any positive response; (3) whether the Government will re-consider the grading of the historical remains. If not, please provide the reasons.

Asked by: Hon CHAN Tanya (Member Question No. 403)

Reply:

- (1) & (2) The Urban Renewal Authority (URA) has been closely liaising with the Government and relevant parties on its preservation proposal with regard to the building remains at the Cochrane Street site (the Building Remains) within the project boundary of its Peel Street/Graham Street redevelopment project in Sheung Wan. Taking into account public views and the safety aspect of the Building Remains, URA is examining the feasibility of in-situ preservation of a portion of the Building Remains which is equivalent to more than half of the total area. Further investigation of the integrity of the existing bricks and stones as well as structural and engineering assessment on the preservation proposal, is being conducted. In addition, URA will propose to establish a "walking museum" within the project site to incorporate the Building Remains to reflect the "lot pattern" of the houses, and to depict to the public the history and living environment of the people residing there at that time.



- (3) The Antiquities Advisory Board (AAB) decided in December 2016 to accord a proposed Nil Grade status to the Building Remains. In line with usual practice, the proposed grading and relevant information on the Building Remains were then uploaded to the website of AAB for a one-month public consultation. After taking into account the information and views received during the public consultation, AAB confirmed the proposed Nil Grade status of the Building Remains on 9 March 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)011****(Question Serial No. 0161)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide details of the manpower arrangement, estimated expenditure and work timetable for the exploration on the introduction of new legislative provisions to strengthen enforcement against domestic use in industrial buildings.

Asked by: Hon CHAN Tanya (Member Question No. 404)

Reply:

In view of the significant safety risk associated with domestic use in industrial buildings (IBs), the Development Bureau (DEVB) is formulating legislative proposals to strengthen the Buildings Department (BD)'s enforcement efforts against such use. Preliminary proposals include enhancing BD's power in entering suspected domestic units for investigation, and imposing criminal sanction against owners, principal tenants and directors of companies who operate such units. We aim to consult the Legislative Council on the specific proposals in Q2 2017.

The Buildings Unit of the DEVB undertakes the relevant work as part of its overall portfolio. We are not able to provide a breakdown of the expenditure and manpower deployed solely for such work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)012****(Question Serial No. 0162)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

As for the development of the New Central Harbourfront, when will the Government hand over the military dock at the New Central Harbourfront to the Hong Kong Garrison for its usage and carry out the relevant legislative or legislative amendment process? If the above-mentioned work will not commence shortly, will the Government open up that particular part of the harbourfront for public enjoyment? If yes, please advise on the additional expenditure (if any) and the timetable of the work.

Asked by: Hon CHAN Tanya (Member Question No. 407)

Reply:

The Central Military Dock (CMD) will be handed over to the Hong Kong Garrison after completion of all the necessary procedures. Currently, the statutory planning procedures for the CMD as a military facility have yet to be completed due to judicial review proceedings underway since 2014. The Government considers it not suitable to open up the CMD area for any public activities before it is handed over to the Hong Kong Garrison, and will continue to keep in view the follow-up actions required to complete the handover process.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)013****(Question Serial No. 0163)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

- (1) As for the development of the New Central Harbourfront, please provide a detailed breakdown of expenditure of the public consultation on the reassembly of the Queen's Pier (RQP).
- (2) According to the public consultation results, public support for the RQP at or nearest to its original location proposed by the various community groups far exceeded any one of the reassembly options proposed by the Government. Will the Government consider deployment of resources to take on board the proposal made by the community groups and conduct consultation anew?
- (3) What is the work of the next step forward for the RQP? Please provide details of the estimated expenditure and timetable of the work.

Asked by: Hon CHAN Tanya (Member Question No. 408)

Reply:

- (1) The location for the Queen's Pier (QP) reassembly was discussed extensively in the two stages of extensive public engagement exercise of the Urban Design Study of the New Central Harbourfront (UDS) which took place in 2007 and 2008. The UDS recommended the reassembly of the QP between Central Piers Nos. 9 and 10. To take the recommendation forward, a consultancy study was commissioned by the Civil Engineering and Development Department (CEDD) in 2014 for the preservation and reassembly of QP at a total cost of \$14 million. The consultancy study included a community engagement exercise on the reassembly of QP, which took place from March to May 2016, but there is no separate breakdown of expenditure for just that engagement exercise.

- (2) In the community engagement exercise referred to in (1), members of the public completed and returned 1 955 survey forms. Among them, 1 741 respondents opted for the design options for reassembling the QP between Central Piers Nos. 9 and 10 (317, 413 and 1 011 respondents opted for each of the three design options respectively). At the same time, the CEDD also received 1 058 written submissions, mostly submitted via standard template, which opined that the QP should be reassembled at its original location in front of the City Hall. There is no plan to conduct more rounds of public consultations on the same subject as they would unlikely yield further useful information.
- (3) The Government is carefully analysing and considering public views received from the community engagement exercise and has yet to determine the programme and timetable for taking forward the reassembly of the QP.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)014****(Question Serial No. 0164)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Does the Government have any plan to relocate the General Post Office (GPO) situated within the New Central Harbourfront area? Please advise on the timetable and estimated expenditure of the related work; whether the Government has identified any places for the said relocation, and the details thereof.

Asked by: Hon CHAN Tanya (Member Question No. 409)

Reply:

The General Post Office (GPO) building is situated in the part of Site 3 of the new Central Harbourfront (Site 3) to the south of Lung Wo Road. Site 3 is one of the eight key sites covered in the Urban Design Study for the New Central Harbourfront (UDS), which had gone through two stages of extensive public engagement exercises in 2007 and 2008 and was completed in March 2011 by the Planning Department. The UDS recommended Site 3 to be developed as a comprehensive commercial development mainly for office and retail uses with the provision of a continuous landscaped deck, public open space and other supporting facilities. According to the planned design scheme of Site 3, the GPO building would be demolished after suitable reprovisioning. The demolition of the GPO building would be undertaken by the future developer of Site 3 and there is no funding estimate or provision for the demolition. The Government is taking forward development of Site 3 in accordance with the recommendations of the UDS, and will release Site 3 to the market in due course after completing relevant procedures.

The work related to reprovisioning of the GPO building is being taken forward by Hongkong Post. The plan is to reprovision Hongkong Post Headquarters near the Central Mail Centre in Kowloon Bay; and to reprovision district-tied postal facilities (viz. GPO Delivery Office, the Speedpost Section, the GPO Post Office Counter Office and the Post Office Box Section) in the future development of Site 3 to the north of Lung Wo Road. The estimated expenditure of the reprovisioning projects has yet to be determined. The reprovisioning of the GPO Building is being taken forward in step with the development of Site 3. Hongkong Post has been working closely with the relevant Government bureaux and departments all along, and has been making its best endeavour to take forward those tasks falling within its purview in a timely manner in accordance with the established public works procedures.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)015****(Question Serial No. 0238)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government has stated that it is premature to establish a statutory Harbourfront Authority, but that it has earmarked a dedicated funding of \$500 million for the first stage for taking forward harbourfront development.

- (1) Please explain in concrete terms how the Government will use that \$500 million, such as whether there are investment plans with regard to any specific policies or projects. If there are no such plans, please explain how the Government has come up with the estimate of \$500 million.
- (2) Under what circumstances will the Government re-consider establishing a statutory Harbourfront Authority? Will the Government conduct consultation anew in that case? What are the estimated expenditure and timetable of the work?

Asked by: Hon CHAN Tanya (Member Question No. 418)

Reply:

As announced in the 2017 Policy Address, the Government would continue to work in partnership with the Harbourfront Commission (HC) to implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. Under this approach, the role and involvement of HC would be enhanced in areas such as the formulation, prioritisation and implementation of harbourfront enhancement projects.

In a manner reflecting its continued dedication and commitment to harbourfront development and enhancement, the Government has earmarked a sum of \$500 million as dedicated funding for harbourfront enhancement. We are in the process of working in partnership with HC to consider how best to make use of such funding for the enjoyment of all.



With the earmarked funding, HC would be able to start to build up its experience and credentials over the delivery of harbourfront enhancement projects. The Government will continue to monitor progress and keep in view the need for an adequate mechanism for facilitating harbourfront development.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)016****(Question Serial No. 1158)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government will continue to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews. Please provide the estimated expenditure, manpower arrangement and details of the work on this front. Please also set out the sites which will be available for housing development in the future and the respective flat production capacity, broken down by district.

Asked by: Hon CHENG Chung-tai (Member Question No. 7)

Reply:

The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs, and our efforts in the past few years are beginning to deliver results. In the short to medium term, by way of changing existing land uses and increasing development intensity, which include some 210 housing sites identified through land use reviews, a total of over 380 000 housing units can be provided. In the medium to long term, various projects including new development areas (NDAs) and new town extensions can provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives can provide over 600 000 housing units.

The details and progress of the multi-pronged strategy are set out in CB(1)461/16-17(01) that we provided to the Legislative Council Panel on Development in January 2017. The work to increase land supply is undertaken by staff in the Development Bureau and relevant departments as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

On the private housing sites to be made available, the 2017-18 Land Sale Programme includes 28 residential sites for private housing development, capable of providing about 18 910 flats. Details are as follows –

District Council district	Number of sites	Estimated flat number as at February 2017 (about) <sup>Note</sup>
Southern	1	680
Kowloon City	11	10 750
Kwun Tong	1	500
Sai Kung	2	1 370
Sham Shui Po	1	1 260
Islands	1	10
Kwai Tsing	2	560
Sha Tin	1	190
Tai Po	4	1 380
Tuen Mun	3	2 200
Yuen Long	1	10

Note: The actual number of flats to be produced is subject to actual design by developers.

It is the Government's established practice to announce at the beginning of a year the annual Land Sale Programme of the subsequent financial year. The Government will follow the established practice in announcing the annual Land Sale Programme in upcoming years.

As stated in the "Long Term Housing Strategy Annual Progress Report 2016" released in December 2016, our current best estimate on the total public housing production for the 10-year period from 2017-18 to 2026-27 is around 236 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) in the coming five years (2016-17 to 2020-21) by district are set out at **Annex**.

For public housing projects with completion beyond 2020/21 (2021/22 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as required conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

**Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site D	3 500	4 300
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200
			Sub-total	9 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site A	1 500	8 600
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	2 400
		So Uk Phase 2	2 000	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	20 400
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400
		Lai Chi Kok Road - Tonkin Street	3 900	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	1 700	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			Sub-total	15 100

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	13 700
2020-21				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	11 800
			Total	70 800

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

**Hong Kong Housing Authority (HA)'s Subsidised Sale Flats (SSF) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory*	857	857
Extended Urban	Kwai Tsing	Ching Hong Road*	465	465
	Tsuen Wan	Sha Tsui Road*	962	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C*	216	504
		Pik Tin Street, Sha Tin Area 4D*	288	
New Territories	Yuen Long	Wang Yip Street West*	229	229
			Sub-total	3 017
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248
			Sub-total	248
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
		Extended Urban	Kwai Tsing	
	Sha Tin	Hang Kin Street, Ma On Shan	700	700
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			Sub-total	6 400

<b>Year of Completion/ District</b>	<b>Sub-district</b>	<b>SSF Project</b>	<b>Planned Flat Number</b>	<b>Planned Flat Number By Sub-district</b>
<b>2020-21</b>				
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600
		Wo Sheung Tun Street, Fo Tan	800	
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			<b>Sub-total</b>	<b>4 800</b>
			<b>Total</b>	<b>21 000</b>

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

\* These subsidised sale flats were offered for pre-sale. Figures provided are the actual number of flats.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)017****(Question Serial No. 1266)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out, in chronological order of disposal date, the West Rail property development projects already confirmed by the Planning and Lands Branch, as well as the number of flats to be provided by each project broken down by the size of flats (in square feet).

Please also set out the West Rail property development projects to be tendered.

Asked by: Hon CHENG Chung-tai (Member Question No. 20)

Reply:

Information on the West Rail property development projects tendered is tabulated below:

<b>Project</b>	<b>Tendered Year</b>	<b>Estimated Total Flat Number* (About)</b>	<b>Minimum Number of Small and Medium-sized Flats * (Saleable Area ≤ 50 square metres) as Stipulated under Lease</b>
Tuen Mun Station	Tendered in 2006-07	1 991	Not applicable
Tsuen Wan West Station TW7	Tendered in 2008-09	1 717	Not applicable
Nam Cheong Station	Tendered in 2011-12	3 313	2 485
Tsuen Wan West Station TW5 (Cityside)	Tendered in 2011-12	942	588
Tsuen Wan West Station TW5 (Bayside)	Tendered in 2012-13	2 384	1 235



<b>Project</b>	<b>Tendered Year</b>	<b>Estimated Total Flat Number* (About)</b>	<b>Minimum Number of Small and Medium-sized Flats * (Saleable Area ≤ 50 square metres) as Stipulated under Lease</b>
Long Ping Station (North)	Tendered in 2012-13	832	624
Tsuen Wan West Station TW6	Tendered in 2012-13	894	520
Long Ping Station (South)	Tendered in 2013-14	720	428
Yuen Long Station	Tendered in 2015-16	1 876	1 312

\* Note: Actual flat number is subject to developers' design.

The West Rail property development projects not yet tendered include the Kam Sheung Road Station and Pat Heung Maintenance Centre project.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)018****(Question Serial No. 1268)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Bureau will continue to provide secretariat support to the Steering Committee on Land Supply. What is the estimated expenditure for such service? What exact indicators will the Government adopt to evaluate the effectiveness of the Steering Committee on Land Supply?

Asked by: Hon CHENG Chung-tai (Member Question No. 21)

Reply:

The Steering Committee on Land Supply (SCLS), chaired by the Financial Secretary, is a standing mechanism within the Government to coordinate works on planning, development and land supply. The various measures on increasing land supply are beginning to deliver results, and if implemented fully and smoothly they are expected to provide a total of over 600 000 housing units and over 10 million square metres of gross floor area for economic uses.

The Development Bureau provides secretariat support to the SCLS as part of its overall duties. We are unable to provide a breakdown of the expenditure and manpower incurred by the Development Bureau solely for this work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)019****(Question Serial No. 1269)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please advise on the estimated expenditure and manpower involved in conducting the Hong Kong 2030+ study? Please also set out the workflow and timetable thereof, and advise on the expected completion date of the finalised development strategy?

Asked by: Hon CHENG Chung-tai (Member Question No. 22)

Reply:

The “Hong Kong 2030+” study is mainly conducted by staff of the Planning Department and Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work. External expertise/professional services are/will be engaged as necessary to undertake technical assessments (including Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses) and conduct PE activities. The total expenditure for these external expertise/professional services is estimated to be about \$28.6 million.

Commencing in 2015, the study is now in the public engagement (PE) phase which will end in April 2017. Taking into account the public views collected during the PE, we will formulate preferred spatial development option(s) for further technical assessments before finalising the updated territorial development strategy. It is expected that the entire study will be completed in 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)020****(Question Serial No. 0609)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the following new item of which funding is sought in the context of the Appropriation Bill 2017, will the Government advise on the estimate thereof in 2017-18:

Head	Account	Sub-head (Code)	Sub-head	Item (Code)	Ambit
138	Operating Account	700	General non-recurrent	801	Subsidy for property owners to participate in Smart Tender scheme

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 3005)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. The estimated expenditure is \$20 million for 2017-18, but the actual expenditure will depend on the number and type of buildings participating in the scheme.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)021****(Question Serial No. 2161)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the information of land involved in land use review under the Government's plan for land supply in the short, medium and long term, please provide the following information for the years 2013-14, 2014-15, 2015-16, 2016-17, 2017-18 and beyond with the table below:

Year: (e.g.) 2013-14							
District (by District Council district)	Estimated Land Availability Year	Location	Current Land Use Zoning	Planned Land Use Zoning	Housing Type	Number of Units to be Provided	Progress of Rezoning

Asked by: Hon CHU Hoi-dick (Member Question No. 49)

Reply:

As part of the multi-pronged approach to increase land supply, the Government announced in the 2014 Policy Address that it had identified some 150 potential housing sites through land use reviews, most of which could be made available in the five years of 2014-15 to 2018-19 for housing development with a view to providing over 210 000 flats (over 70% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures<sup>1</sup>. The Government also announced various initiatives to increase land supply in the 2013 Policy Address, which involved a total of 42 sites that were zoned or being rezoned for residential use in the short to medium term by end-2013, capable of providing about 40 000 flats in total (over 60% for public housing).

<sup>1</sup> Information about these some 150 potential housing sites was made public in the Government's paper submitted to the Legislative Council (LegCo) Panel on Development in January 2015 (Ref: CB(1)407/14-15(01), Annex D).

As at end-February 2017, among these some 190 potential housing, 94 sites had been zoned or rezoned for housing development, and are estimated to provide a total of about 115 000 housing units (about 68 400 public housing and 46 600 private housing units). Another 20 sites have their statutory rezoning procedures initiated and if completed, are estimated to provide a total of about 10 800 housing units (about 8 600 public housing and 2 200 private housing units). Details of the above 94 and 20 sites are set out in the table below:

District	Location	No. of Sites	Estimated Flat No.	
			Public	Private
Sites with Rezoning Completed				
Southern	Ap Lei Chau, Stanley and Shouson Hill	3	-	1 660
Kowloon City	Ma Tau Kok and Ho Man Tin	2	420	910
Kwun Tong	Kwun Tong, Cha Kwo Ling, Yau Tong and Lei Yue Mun	7	2 600	3 000
Sham Shui Po	Tai Wo Ping, Lai Chi Kok and Cheung Sha Wan	3	810	1 450
Kwai Tsing	Tsing Yi	3	2 800	890
Tsuen Wan	Tsuen Wan and Sham Tseng	6	960	3 730
Sha Tin	Sha Tin New Town, Fo Tan, Tai Wai and Ma On Shan	18	22 810	3 330
Tai Po	Pak Shek Kok, Ting Kok and Tai Po New Town	13	8 050	7 890
North	Fanling/Sheung Shui, Queen's Hill and Kwu Tung South	6	17 650	1 940
Tuen Mun	Tuen Mun New Town and So Kwun Wat	18	3 210	10 000
Yuen Long	Yuen Long New Town, Tung Tau, Ping Shan and Kam Tin North	7	5 430	3 740
Islands	Tung Chung, Peng Chau and Mui Wo	3	1 760	20
Sai Kung	Anderson Road Quarry, Clear Water Bay and Sai Kung	5	1 900	8 000
Total		94	68 400	46 600
Sites with Rezoning in Progress				
Central & Western	Kennedy Town	2	2 340	-
Eastern	Chai Wan and North Point	2	960	-
Southern	Stanley <sup>2</sup>	1	-	-
Wan Chai	Queen's Road East and Kennedy Road	1	-	310
Yau Tsim Mong	Mong Kok and Tai Kok Tsui	3	-	310
Kowloon City	Kowloon Tong	1	-	680
Kwun Tong	Ngau Tau Kok, Yau Tong and Lei Yue Mun	4	3 900	500
Kwai Tsing	Kwai Chung	3	840	400

<sup>2</sup> The Town Planning Board (TPB) decided on 27 January 2015 not to rezone the "GB" site at East of Wong Ma Kok Road, Stanley for private housing development. Hence, the corresponding plan amendment was not gazetted. The site is counted towards the number of sites in the above table but not the estimated flat number.

District	Location	No. of Sites	Estimated Flat No.	
			Public	Private
Sha Tin	Sha Tin New Town	1	560	-
Tai Po	Tai Po New Town <sup>3</sup>	2	-	-
<b>Total</b>		<b>20</b>	<b>8 600</b>	<b>2 200</b>

Through the on-going land use reviews together with the identification of additional housing sites, the Government announced in the 2017 Policy Address that it had identified 26 additional sites which are mostly estimated to be made available for housing development in the next five years of 2019-20 to 2023-24, capable of providing over 60 000 flats (over 80% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures<sup>4</sup>.

As with the established practice, we will consult the District Councils and relevant stakeholders on the development of individual sites as and when they are ready, and submit the rezoning proposal for consideration by the Town Planning Board.

- End -

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<sup>3</sup> After consideration of the representations, TPB decided to revert the zoning of two proposed residential sites in Tai Po (i.e. west of Nethersole Hospital and near Fung Yuen) to “GB”, and “GB” and “G/IC” respectively. The proposed amendments to meet the representations were notified in the Gazette under the Town Planning Ordinance (Cap. 131) on 13 March 2015. The two sites are counted towards the number of sites in the above table but not the estimated flat number.

<sup>4</sup> Information about these 26 potential housing sites was made public in the Government’s paper submitted to the LegCo Panel on Development in January 2017 (Ref: CB(1)461/16-17(01), Annex F).



**CONTROLLING OFFICER'S REPLY****DEVB(PL)022****(Question Serial No. 2422)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the provision of land to the Hong Kong Housing Authority (HA) to develop public housing under the ten-year housing supply target, please provide with the table below the following information on the sites identified so far:

District (by District Council district)	Location	Site Area	Housing Type(Public Rental Housing/Home Ownership Scheme)	Estimated Number of Units	Estimate Year of Completion	Progress

Asked by: Hon CHU Hoi-dick (Member Question No. 68)

Reply:

The “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016 estimates that the total public housing production for the 10-year period from 2017-18 to 2026-27 would be around 236 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development.

According to information provided by the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) in the coming five years (2016-17 to 2020-21) by district are set out at **Annex**. The projects in 2016-17 are mostly near completion, while those in the remaining four years are either under construction or at the advanced detailed design stage.

For public housing projects with completion beyond 2020-21 (2021-22 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as required conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

- End -

**Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2016-17					
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200	0.4
	Kwun Tong	Anderson Road Site D	3 500	4 300	2.6
		Anderson Road Site E Phase 2	800		3.3 <sup>#</sup>
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100	15.5 <sup>#</sup>
		Shatin Area 52 Phase 4	2 100		
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200	3.7
			Sub-total	9 800	
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Site A	1 500	8 600	1.4
		Anderson Road Site B Phase 1	3 100		3.9 <sup>#</sup>
		Anderson Road Site B Phase 2	2 600		
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	2 400	7.9 <sup>#</sup>
		So Uk Phase 2	2 000		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2 <sup>#</sup>
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	20 400	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.4
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	1 700		7.9 <sup>#</sup>
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
Islands		Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	15 100	

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 <sup>#</sup>
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800	4.4 <sup>#</sup>
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	900		1.3
			Sub-total	13 700	
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7 <sup>#</sup>
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2 <sup>#</sup>
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6 <sup>#</sup>
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 800	
			Total	70 800	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

# The figure includes all phases.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**Hong Kong Housing Authority (HA)'s Subsidised Sale Flats (SSF) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2016-17					
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory*	857	857	0.7
Extended Urban	Kwai Tsing	Ching Hong Road*	465	465	0.5
	Tsuen Wan	Sha Tsui Road*	962	962	1.0
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C*	216	504	0.2
		Pik Tin Street, Sha Tin Area 4D*	288		0.3
New Territories	Yuen Long	Wang Yip Street West*	229	229	0.5
			Sub-total	3 017	
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	248	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0 <sup>#</sup>
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East	200	700	0.3
		Ngan Kwong Wan Road West	500		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0 <sup>#</sup>
		Fat Tseung Street West	800		0.6
		Extended Urban	Kwai Tsing		Texaco Road
	Sha Tin	Hang Kin Street, Ma On Shan	700	700	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 <sup>#</sup>
	Islands	Tung Chung Area 27	1 200	1 200	1.0
			Sub-total	6 400	

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
<b>2020-21</b>					
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600	0.6
		Wo Sheung Tun Street, Fo Tan	800		0.9
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6 <sup>#</sup>
			<b>Sub-total</b>	<b>4 800</b>	
			<b>Total</b>	<b>21 000</b>	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

\* These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

# The figure includes all phases.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)023****(Question Serial No. 2649)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the conversion of the car parks at Murray Road in Central and Rumsey Street in Sheung Wan to commercial use, will the Government inform this Committee of the following: 1) the number of parking spaces available in each of the car park at present; 2) the utilisation rate of the said car parks in the past three years; 3) whether the Bureau will consider providing provisional/permanent car parks in the respective vicinity to address the demand for parking spaces after the change of land use; 4) whether parking spaces will be provided after the sites have been converted to commercial use; if yes, please provide the details; and 5) the estimated timetable for project completion; and the expenditure involved?

Asked by: Hon HUI Chi-fung (Member Question No. 19)

Reply:

- At present, Murray Road Car Park (MRCP) provides 388 and 55 public parking spaces for private cars/vans and motorcycles respectively, and Rumsey Street Car Park (RSCP) provides 835 and 148 spaces for private cars/vans and motorcycles respectively.
- Information on the utilisation of MRCP and RSCP in the past three years is set out in the following tables.

## (i) MRCP

Year	Average peak hour usage <sup>Note (a)</sup>	Average non-peak hour usage <sup>Note (b)</sup>
2014	61%	37%
2015	73%	41%
2016	80%	47%

(ii) RSCP

<b>Year</b>	<b>Average peak hour usage<sup>Note(a)</sup></b>	<b>Average non-peak hour usage<sup>Note(b)</sup></b>
2014	80%	54%
2015	86%	61%
2016	86%	62%

Note:

- (a) Average peak hour usage: the average usage of the hour with the highest usage within a day; and
- (b) Average non-peak hour usage: the average usage of the hours other than the peak hour within a day.

3. In the traffic impact assessment for the MRCP redevelopment project conducted by the consultant commissioned by the Government, it was anticipated that there would be adequate supply of parking spaces for private cars for use by the public for peak and non-peak hours in car parks within 500 metres, i.e. about 15-minutes' walking distance (such as Harcourt Garden Car Park, Star Ferry Car Park, City Hall Car Park, Cheung Kong Center Car Park and Citibank Plaza Car Park<sup>1</sup>)<sup>2</sup> during the period between the decommissioning of the MRCP and the reprovisioning of parking spaces. For motor cycle parking spaces, there will be a partial shortfall during peak hours.

For RSCP, the Government will carry out a traffic assessment to estimate the demand for parking.

4. Apart from providing parking spaces having regard to the "Hong Kong Planning Standards and Guidelines" to meet the parking demands arising from the development based on the gross floor areas of various uses, the development at MRCP will provide not less than 102 public parking spaces for private cars and 69 public parking spaces for motor cycles according to the traffic impact assessment conducted by the consultant commissioned by the Government.

For RSCP, the Government will carry out a traffic assessment to estimate the demand for parking.

<sup>1</sup> Citibank Plaza Car Park is now known as Three Garden Road Car Park.

<sup>2</sup> The average utilisation rate of the five major car parks within about 500 metres of the MRCP during peak hours is about 75%.



5. The statutory planning procedure for the rezoning of the MRCP site for commercial use was completed in November 2016 and its land sale is scheduled for Q1 2017. If the MRCP site is successfully sold, the completion date of its redevelopment will depend on the developer's programme in compliance with the lease requirements. As the redevelopment will be implemented by the developer, no expenditure on the part of the Government will be incurred.

The time schedule for the rezoning of the RSCP site and its land sale is not yet available as further detailed technical assessments are required.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)024****(Question Serial No. 2657)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the relocation of the General Post Office (GPO), will the Government inform this Committee of:

- 1) the time the GPO in Central will be demolished, the expenditure involved and the expected time of including the site in the Land Sale Programme.
- 2) whether the Government has received any objections against the demolition of the GPO. If yes, please advise on the follow-up actions to be taken.

Asked by: Hon HUI Chi-fung (Member Question No. 21)

Reply:

- 1) The General Post Office (GPO) building is situated in the part of Site 3 of the new Central Harbourfront (Site 3) to the south of Lung Wo Road. Site 3 is one of the eight key sites covered in the Urban Design Study for the New Central Harbourfront (UDS), which had gone through two stages of extensive public engagement exercises in 2007 and 2008 and was completed in March 2011 by the Planning Department. The UDS recommended Site 3 to be developed as a comprehensive commercial development mainly for office and retail uses with the provision of a continuous landscaped deck, public open space and other supporting facilities. According to the planned design scheme of Site 3, the GPO building would be demolished after suitable reprovisioning. The demolition of the GPO building would be undertaken by the future developer of Site 3 and there is no funding estimate or provision for the demolition. The Government is taking forward the long-term development of Site 3 in accordance with the recommendations of the UDS. The site would be released to the market in due course after completing relevant procedures.

- 2) As part of the UDS, two stages of extensive public engagement exercises were conducted in 2007 and 2008 respectively on the urban design proposals for the new Central Harbourfront including the proposed design concepts of individual key sites including Site 3. Views received on the urban design proposals were dealt with as part of the UDS process and taken into account in formulating the final recommendations in the UDS completed in 2011. As stated in the “Final Report of the Urban Design Study for the New Central Harbourfront Stage 2 Public Engagement Public Opinion Collection Exercise”, the design concepts for Site 3 were generally supported. The planning brief setting out the broad development parameters and the planning and design requirements of Site 3 was subsequently formulated in 2016. Some of the views received during the related consultation supported the retention of the GPO building. Those views together with the Government’s responses were laid before the Metro Planning Committee of the Town Planning Board when it considered the planning brief on 23 December 2016.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)025****(Question Serial No. 2923)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Since the 1980s, to tie in with the overall urban development of Hong Kong, the Government has been assigning part of the public space to the ambit of privately-owned sites. In 2008, the public had an extensive discussion over the accessibility and facility standards of such “public open space in private developments” (POSPD) and the conflicts of interests between public users and private property owners of the private residences in which such POSPD were located. Subsequently, the Development Bureau published the “Public Open Space in Private Developments Design and Management Guidelines” (the Guidelines), which took effect on 14 February 2011. In this connection, will the Government inform this Committee of the following:

- (1) The content and number of complaints received against the usage and management of POSPD since the Guidelines had come into effect;
- (2) Item 3.2(c) of the Guidelines only specifies that owners/management companies shall have the flexibility to decide on the management issues such as (1) use by pets; (2) smoking in outdoor areas; and (3) busking. In order to enhance management quality, will the Bureau deploy resources to conduct review(s) on the Guidelines, in particular on strengthening the role of owners/management companies in managing POSPD and expanding the scope of management issues where they can have the flexibility to make decision on, such as the more controversial issues of fishing, cycling, etc.?

Asked by: Hon IP LAU Suk-ye, Regina (Member Question No. 26)

Reply:

- (1) As at end January 2017, the Lands Department had received 41 complaints relating to the usage and management of POSPD since the Guidelines came into effect. The issues of concern in those cases included blockage of access, misuse of the POSPD and other management and maintenance problems, such as defective facilities and overgrown trees.
- (2) The Guidelines are advisory in nature and aim to set out a set of good practices to encourage the owners and management companies of POSPD to accommodate as wide a range of permissible uses in POSPD as reasonably possible. To meet the needs and aspirations of different parties, the owners and management companies of POSPD may from time to time review the daily uses and management practices of the POSPD whilst ensuring their continued compliance with the relevant land lease conditions.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)026**

**(Question Serial No. 3289)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2017-18.

Asked by: Hon KWOK Ka-ki (Member Question No. 36)

Reply:

The provision for salary in respect of the position of Secretary for Development (SDEV) in 2017-18 is \$3.58 million. No provision has been earmarked for regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to SDEV in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)027****(Question Serial No. 0466)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

In the Policy Address this year, the Chief Executive said that it was premature to establish a statutory “Harbourfront Authority”, so that the Government decided to implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. It is also stated in the relevant Programme under the Budget that the Government “will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects”. In this connection, please advise on the following:

- (1) The area of each harbourfront site on both sides of Victoria Harbour currently used as public open space, as well as their respective length, area of greenery and managing department(s), and whether cycling is allowed therein;
- (2) The location, site area, works expenditure involved and expected time of works completion for each harbourfront site of which works are underway or to be commenced in this financial year;
- (3) Regarding the management of Hong Kong’s harbourfront at present, please set out in table form, the names of the managing departments, posts of responsible officers and annual expenditure involved, and their respective area of responsibility. Please advise if there are plans to create new posts for harbourfront management in this financial year, and the details and expenditure of such posts.

Asked by: Hon KWOK Wai-keung (Member Question No. 25)

Reply:

- (1) Waterfront promenades on both sides of the Victoria Harbour are currently managed by different agents. The Leisure and Cultural Services Department (LCSD) currently manages 29 promenades and parks along the waterfront of the Victoria Harbour. They cover a total area of about 61 hectares and waterfront of about 11.6km. Except at designated cycle track or ground, cycling is generally not permitted in these venues. Details of individual venues managed by LCSD are set out at **Annex A**. The temporary Nursery Park (including a section of waterfront promenade) managed by the West Kowloon Cultural District Authority (WKCD) has a total area of about four hectares and the waterfront promenade therein is about 500 metres long. Since the Nursery Park is temporary in nature, the greening ratio is not applicable. Cycle tracks are provided in the Nursery Park for public use. The Government has not kept statistics on space along the Victoria Harbour that might serve as roadside passageway and public open space or waterfront promenades managed by private bodies.
- (2) As announced in the 2017 Policy Address, the Government has earmarked \$500 million to take forward harbourfront development initiatives. In addition, the Government will spend a total of \$20 billion in the coming five years to launch a series of projects to develop new or improve existing sports and recreation facilities. Among them, nine projects fall within the harbourfront areas. Subject to the progress of preparatory work, relevant bureaux aim to consult the Legislative Council on three projects within the financial year of 2017-18, namely the Avenue Park in Kai Tak, the waterfront promenade adjacent to the Hong Kong Children's Hospital in Kai Tak and improvement of Hoi Bun Road Park and adjacent area in Kwun Tong. Details of the three projects are set out at **Annex B**. We have not kept an exhaustive list of works projects that are underway or will take place within harbourfront areas.
- (3) As mentioned in (1) above, waterfront promenades on both sides of the Victoria Harbour are currently managed by different agents. For LCSD and WKCD, management of public open spaces on the harbourfront is taken up as part of their overall duties. The emoluments of the posts involved and the expenses required are part of the overall expenditure of LCSD and WKCD respectively.

- End -



**Promenades along the Victoria Harbourfront under the Management of LCSD**

<b>District/Name of Venue</b>	<b>Location</b>	<b>Length (metre)</b>	<b>Area (hectare)</b>	<b>Greening ratio</b>	<b>Cycle Track/Ground</b>
<b>Eastern District</b>					
Aldrich Bay Promenade	Oi Kan Road, Sai Wan Ho	390	1.58	63%	Not available
North Point Ferry Concourse Promenade	Java Road, North Point	90	0.16	30%	Not available
Sai Wan Ho Harbour Park	Tai Hong Street, Sai Wan Ho	180	0.22	35%	Not available
Quarry Bay Promenade	Hoi Yu Street, Quarry Bay	500	0.59	57%	Not available
Tong Shui Road Garden	Tong Shui Road, North Point	30	0.26	58%	Not available
Man Hong Street Playground	Man Hong Street, North Point	64	0.1	49%	Not available
Provident Garden	Wharf Road, North Point	300	0.52	25%	Not available
Quarry Bay Park	Tai Koo Shing, Quarry Bay	640	12.49	37%	Not available
<b>Wan Chai District</b>					
Wan Chai Temporary Promenade	Waterfront of Wan Chai	230	0.47	10%	Not available
Whitfield Road Rest Garden	Whitfield Road, Tin Hau	16	0.05	49%	Not available

District/Name of Venue	Location	Length (metre)	Area (hectare)	Greening ratio	Cycle Track/Ground
Central and Western District					
Central and Western District Promenade – Central Section	From Central Pier No. 10 to Tamar Park	580	3.97	44%	Not available
Central and Western District Promenade – Sheung Wan Section	From Shun Tak Centre to Western Fire Services Street	251	0.61	38%	Not available
Central Pier Waterfront	From Central Pier No. 2 to 8	560	0.88	27%	Not available
Sun Yat Sen Memorial Park	From Western Fire Services Street to Eastern Street North	372	4.22	42%	Not available
Yau Tsim Mong District					
Tsim Sha Tsui Promenade (including the Avenue of Stars)	Tsim Sha Tsui East	1 456	1.48	55%	Not available
Hoi Fai Road Garden	Hoi Fai Road, Tai Kok Tsui	210	0.33	55%	Not available
Hoi Fai Road Promenade	Hoi Fai Road, Tai Kok Tsui	195	0.39	48%	Not available
Kowloon City District					
Hung Hom Promenade	Kin Wan Stree, Hung Hom	480	0.62	39%	Not available

<b>District/Name of Venue</b>	<b>Location</b>	<b>Length (metre)</b>	<b>Area (hectare)</b>	<b>Greening ratio</b>	<b>Cycle Track/Ground</b>
Hoi Sham Park	Yuk Yat Street, To Kwa Wan	460	1.92	35%	Not available
Tai Wan Shan Park	Wan Hoi Street, Hung Hom	232	0.97	0.15%	Not available
<b>Kwun Tong District</b>					
Kwun Tong Promenade	Next to Kwun Tong Typhoon Shelter	950	4.14	43%	Not available
Hoi Bun Road Sitting-out Area	Next to Kwun Tong Typhoon Shelter	80	0.07	49%	Not available
Lei Yue Mun Typhoon Shelter Breakwater Sitting-out Area	Surround area of Lei Yue Mun Typhoon Shelter	177	0.2	13%	Not available
Lei Yue Mun Waterfront Sitting-out Area	Surround area of Lei Yue Mun Typhoon Shelter	351	0.52	27%	Not available
Lei Yue Mun Rest Garden	Surround area of Lei Yue Mun Typhoon Shelter	79	0.14	22%	Not available
<b>Tsuen Wan District</b>					
Part of Tsuen Wan Park & Tsuen Wan Riviera Park	Along the seafront of Tsuen Wan Park & Tsuen Wan Riviera Park	780	11.4	38%	Cycle Ground

District/Name of Venue	Location	Length (metre)	Area (hectare)	Greening ratio	Cycle Track/Ground
Kwai Tsing District					
Tsing Yi Promenade	Nga Ying Chau Street, Tsing Yi	1 430	6.23	36%	Not available
Cheung Fai Road Promenade	Cheung Fai Road, Tsing Yi	200	0.43	45%	Not available
Tsing Yi Northeast Park	10 Tam Kon Shan Road, Tsing Yi	330	5.6	25%	Cycling Track

**Projects in Harbourfront Areas to be Funded in 2017-18**

<b>District/Name of Venue</b>	<b>District</b>	<b>Area (Ha)</b>	<b>Estimated Expenses</b>	<b>Estimated Completion (tentative)</b>
Avenue Park	Kowloon City	3.2	Under review	2020
Waterfront Promenade adjacent to the Hong Kong Children's Hospital	Kowloon City	0.67	Under review	2019
Improvement of Hoi Bun Road Park and adjacent area	Kwun Tong	2.1	About \$187 million	2020

**CONTROLLING OFFICER'S REPLY****DEVB(PL)028****(Question Serial No. 1739)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the 2017-18 Budget that the Development Bureau (DEVB) will commence the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” study (Hong Kong 2030+), which includes fostering a pedestrian and bicycle-friendly environment. Will the Government provide this Committee with respective information on fostering pedestrian-friendly and bicycle-friendly policies, including the government departments and number of staff involved, their establishment, rank, and the expected schedule of work?

Asked by: Hon KWOK Wing-hang, Dennis (Member Question No. 93)

Reply:

“Hong Kong 2030+” advocates enhancing the cyclability and walkability of our high-density compact city. On cyclability, “Hong Kong 2030+” proposes to foster a “bicycle-friendly environment” in new towns and new development areas, e.g. by providing a comprehensive cycle track network and more bicycle supporting facilities, as well as making use of the cycle tracks and open spaces to link up key destinations within the area to promote a bicycle-friendly culture. “Hong Kong 2030+” also proposes to embrace the concept of walkability in the planning and design of the built environment and pedestrian networks, as well as to identify schemes to promote walkable streets.

“Hong Kong 2030+” is now in the public engagement (PE) phase which will end in April 2017. Taking into account the public views collected during the PE, we will formulate preferred spatial development option(s) for further technical assessments before finalising the updated territorial development strategy. It is expected that the entire study will be completed in 2018. The study is mainly conducted by staff of the Planning Department and Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)029****(Question Serial No. 1488)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

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

Asked by: Hon LAM Cheuk-ting (Member Question No. 10)

Reply:

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

Projects tendered but not yet completed

<b>Project</b>	<b>Estimated Flat Number (About)</b>	<b>Remarks</b>
Tseung Kwan O Area 86 Package 4	2 200	Tendered in 2013-14
Tai Wai Station	2 900	Tendered in 2014-15
Tseung Kwan O Area 86 Package 5	1 600	Tendered in 2014-15
Tseung Kwan O Area 86 Package 6	2 400	Tendered in 2014-15
Tin Wing	1 500	Tendered in 2014-15
Tseung Kwan O Area 86 Package 7	1 250	Tendered in 2015-16
Tseung Kwan O Area 86 Package 8	1 430	Tendered in 2015-16
Tseung Kwan O Area 86 Package 9	1 780	Tendered in 2015-16
Tseung Kwan O Area 86 Package 10	1 170	Tendered in 2015-16
Homantin Station Package 1	1 000	Tendered in 2016-17
Wong Chuk Hang Station Package 1	800	Tendered in 2016-17

Projects under planning

<b>Project</b>	<b>Estimated Flat Number (About)</b>	<b>Remarks</b>
Tseung Kwan O Area 86 Remaining Packages	5 760	Planned for tendering from 2017-18 onwards
Wong Chuk Hang Station Remaining Packages	3 900	Planned for tendering from 2017-18 onwards
Homantin Station Package 2	800	Planned for tendering in 2017-18
Yau Tong Ventilation Building site	480	Planned for tendering in 2017-18

More information on the MTRCL's property developments is available on its website:  
[https://www.mtr.com.hk/en/corporate/properties/prop\\_dev\\_index.html](https://www.mtr.com.hk/en/corporate/properties/prop_dev_index.html).

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)030****(Question Serial No. 1526)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding urban renewal matters, please inform this Committee of the following:

1. Details of the work on overseeing the Urban Renewal Authority's (URA) Demand-led Redevelopment Project in 2016-17;
2. In 2017-18 and 2018-19, will the Bureau work with URA to review the way forward for or conduct public consultations on the Urban Renewal Strategy (URS)? If yes, what are the details?

Asked by: Hon LAM Cheuk-ting (Member Question No. 20)

Reply:

1. The Demand-led Redevelopment Project (Pilot Scheme) ("the Demand-led Scheme"), launched by the Urban Renewal Authority in July 2011, is one of the key initiatives under the revised Urban Renewal Strategy promulgated in February 2011 ("the 2011 URS"). To date, five rounds of applications have been invited under the Demand-led Scheme and twelve projects have commenced, of which two have been terminated due to the failure to meet the 80% owners' acceptance threshold by the specified deadline. The project selected from the fifth round of application commenced in December 2016.
2. The 2011 URS was drawn up after a two-year review with extensive public engagement to build consensus. As the initiatives under the 2011 URS have been implemented for only several years and the new initiatives introduced under the 2011 URS (such as the Demand-led Scheme and the Facilitation Services (Pilot Scheme)) are yet to be fully tested, we have no plan to conduct another URS review.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)031**

**(Question Serial No. 1527)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please advise on the Development Bureau's estimated expenditure on salaries for the Secretary, the Under Secretary and the Political Assistant in 2017-18.

Asked by: Hon LAM Cheuk-ting (Member Question No. 19)

Reply:

The provisions for salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development and Political Assistant to SDEV in 2017-18 are \$3.58 million, \$2.68 million and \$1.25 million respectively.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)032**

**(Question Serial No. 1528)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The 2017-18 estimate for Programme (2) Buildings, Lands and Planning is 26% higher than that of 2016-17; please advise on the reasons.

Asked by: Hon LAM Cheuk-ting (Member Question No. 18)

Reply:

The increase of \$78.2 million (26%) in the 2017-18 estimate over the revised estimate for 2016-17 for Programme (2) is mainly due to the increase in cash flow requirement for non-recurrent items (\$50.6 million), the increased operating expenses to meet the demands of on-going and new commitments (\$14.1 million) and increased salary provision arising from the creation of six posts (\$5.7 million).

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)033**

**(Question Serial No. 1529)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The 2017-18 estimate for Programme (1) Director of Bureau's Office is 2.2% higher than that of 2016-17; please advise on the reasons.

Asked by: Hon LAM Cheuk-ting (Member Question No. 17)

Reply:

The increase of \$0.3 million (2.2%) in the 2017-18 estimate over the revised estimate for 2016-17 for Programme (1) is mainly due to the increased provision for personal emoluments arising from salary increments.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)034****(Question Serial No. 1535)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

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

Asked by: Hon LAM Cheuk-ting (Member Question No. 11)

Reply:

The number of government sites sold for private housing development and the number of flats that could be produced, as estimated at the time of sale, from 2007 to 2016 are set out in the table below. The actual number of flats to be produced is subject to actual design by developers.

<b>Year</b>	<b>Number of government sites</b>	<b>Estimated flat number (about)</b>
2007	12	5 900
2008	1	1
2009	3	1 500
2010	11	5 800
2011	21	6 700
2012	22	6 500
2013	27	8 800
2014	29	12 200
2015	17	7 600
2016	23	15 098

It is the Government's established practice to announce at the beginning of a year the annual Land Sale Programme for the subsequent financial year. For the 2017-18 Land Sale Programme announced on 23 February 2017, there are 28 residential sites with an estimated capacity to provide about 19 000 flats. The Government will follow the established practice in announcing the annual Land Sale Programme in the upcoming years.

In addition to government land sale, other private housing land supply sources include railway property development projects, Urban Renewal Authority's projects, and private development/redevelopment projects. The government sites to be put up for sale in the coming five years will depend on factors such as the supply situation from those other sources, the housing supply target set by the Long Term Housing Strategy and market conditions. The number of government sites to be put up for sale and the number of flats that could be produced through land sale in the coming five years cannot be ascertained at this stage.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)035****(Question Serial No. 1565)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is stated that the Government will continue to maintain close liaison with the Guangdong authorities on planning matters. Please advise on the estimated expenditure and detailed initiatives in this regard.

Asked by: Hon LAM Cheuk-ting (Member Question No. 29)

Reply:

Liaison work with the Guangdong authorities on town planning matters is handled by staff of the Development Bureau and Planning Department as part of their overall duties. We are unable to provide a separate breakdown of the expenditure incurred solely for this duty. The liaison work mainly involves the exchange of technical information on planning and development issues through established Hong Kong and Guangdong co-operation platforms and mutual visits.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)036****(Question Serial No. 2539)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

According to paragraph 171 of the Budget Speech, the Government will continue to take forward the Tung Chung new town extension, as well as the implementation plans for new development areas at Kwu Tung North, Fanling North, Hung Shui Kiu and Yuen Long South, etc. Please advise on the details of these plans; and the estimated expenditure for these projects.

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. 41)

Reply:*Tung Chung New Town Extension (TCNTE)*

The TCNTE will provide about 49 400 new flats (public and private ratio of about 6:4) and 877 000 m<sup>2</sup> of commercial floor area, with target first population intake in 2023 and full completion in 2030. Following funding approval by the Legislative Council (LegCo) in May 2016 for the detailed design and site investigation, the Government plans to seek LegCo's approval for the funding proposal on TCNTE's reclamation and advance works within 2016-17 session, such that reclamation in Tung Chung East could start in 2018 for first population intake in 2023. The estimated expenditure in 2017-18 on the detailed design and reclamation and advance works is about \$105.9 million.

*Kwu Tung North and Fanling North (KTN/FLN) New Development Areas (NDAs)*

KTN/FLN NDAs will provide about 60 000 new flats (public and private ratio of about 6:4) and about 840 000 m<sup>2</sup> of industrial and commercial floor area. We plan to seek LegCo's funding approval for the Advance Works and the First Stage Works in 2017-18 the earliest. Subject to LegCo's funding approval, the main construction works for the Advanced Works is expected to commence in 2018 with first population intake by 2023. The estimated expenditure in 2017-18 on consultancy study, detailed design and site formation works is about \$54.9 million.



*Hung Shui Kiu (HSK) NDA*

HSK NDA will provide about 61 000 new flats (public and private ratio of about 5:5) and 6 370 000 m<sup>2</sup> of industrial and commercial floor area. We plan to seek LegCo's funding approval for the Advance Works in 2018-19 the earliest, with first population intake by 2024. The estimated expenditure in 2017-18 on consultancy study and detailed design is about \$29.2 million.

*Yuen Long South (YLS)*

The YLS Development will provide about 27 700 new flats (public and private ratio of about 6:4) and about 590 000 m<sup>2</sup> of industrial and commercial floor area. We plan to seek LegCo's funding approval for the Stage 1 Works in 2021-22 the earliest, with first population intake by 2027. The estimated expenditure in 2017-18 on consultancy study is about \$6.4 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)037****(Question Serial No. 0387)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Planning Department (PlanD) will conduct a territory-wide survey on brownfield sites to study the profile and operations thereon to facilitate the formulation of a comprehensive policy framework on brownfield sites and rationalise rural land uses. What are the expenditure and staff establishment involved in conducting the survey? What are the details of the survey? How many hectares of brownfield sites are there in Hong Kong at present?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 9)

Reply:

Under the Government's multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the New Territories (NT) with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)038****(Question Serial No. 0941)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

What were the Government's manpower, expenditure and advertising expenses on social media Facebook and Youtube in the past three years? What is the Key Performance Index adopted by the Government to measure the effectiveness of promoting government policies and activities via social media? Please also set out the Bureau's Facebook posts that have drawn i) the highest; ii) the lowest number of interactions; and iii) please provide the average number of interactions in the past three years.

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 29)

Reply:

The maintenance of Facebook and YouTube was carried out by an in-house Researcher as part of her overall duties. No advertising expenses were incurred by the Development Bureau (Planning and Lands Branch) on the above social media platforms in the past three years. In assessing the effectiveness of these initiatives, we generally consider factors such as the number of service users, opinions from target groups or relevant stakeholders, relevant press commentaries and reports, hit rates and content of submissions received. While different posts vary in their popularity, the average interactions for our Facebook posts range from 50 to 100 in the past years.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)039****(Question Serial No. 3117)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In May 2016, the Urban Renewal Authority (URA) launched the “Smart Tender” scheme to provide buildings maintenance support service to owners' corporations (OCs) of private buildings and reduce the risk of tender rigging. In this connection, will the Government inform this Committee of the following:

1. The number of applications made by OCs since the launch of the “Smart Tender” scheme; the effectiveness of the scheme and the Government's expenditure involved for the scheme.
2. In the new financial year, the Government will earmark \$300 million to allow property owners to participate in the “Smart Tender” scheme at a concessionary rate. Please advise on how the provision will be used. Please also set out the content of each subsidy item.

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 21)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners' organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works. We consider that Smart Tender is an effective tool to help instil confidence in property owners for carrying out building repair and maintenance works and to complement the efforts by other departments and agencies in minimising the risk of bid-rigging for such works. Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, we have included a commitment of \$300 million in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. The estimated expenditure is \$20 million for 2017-18, but the actual expenditure will depend on the number and type of buildings participating in the scheme.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)040****(Question Serial No. 2776)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

It is mentioned in the Budget that the Government will earmark \$300 million to allow property owners to participate in the “Smart Tender” Building Rehabilitation Facilitating Services Scheme run by the Urban Renewal Authority (URA) at a concessionary rate and estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years, i.e. about 900 buildings for each year. In this connection, will the Government inform this Committee of the following:

- (a) Will additional manpower and expenditure be incurred for the implementation of the above-mentioned initiative? If yes, what are the details?
- (b) It is understood that the URA’s “Smart Tender” service has a quota of 50 cases each year and so far 39 applications have been accepted. Before implementation of the said initiative, has the Bureau consulted the URA on the actual number of cases that can be accepted each year? If yes, what are the details?
- (c) To the Bureau’s understanding, does the URA plan to deploy additional manpower and resources to tie in with the objective of the Government’s initiative of benefiting the owners of 4 500 buildings in the next five years? If yes, what are the details?

Asked by: Hon LAU Kwok-fan (Member Question No. 54)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works. Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. The estimated expenditure is \$20 million for 2017-18, but the actual expenditure will depend on the number and type of buildings participating in the scheme.

The Buildings Unit of the Development Bureau will oversee the implementation of the new initiative as part of its overall portfolio. We are not able to provide a breakdown of the manpower resources deployed solely for such work. The URA will continue to employ its in-house staff to administer the scheme. If the circumstances so warrant, the URA may engage external service providers to cope with the increased workload. The Government will reimburse the URA such additional out-of-pocket expenses on an accountable basis.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)041****(Question Serial No. 2822)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Wang Chau incident in 2016 has drawn public attention to brownfield sites. It is stated that the Government will begin to oversee the conduct of the Planning Department's territory-wide survey on brownfield sites in 2017-18, and formulate a comprehensive policy framework on brownfield sites. Will the Government inform this Committee of the amount of funding to be devoted to conducting the territory-wide survey on brownfield sites and formulating a comprehensive policy framework on brownfield sites? Meanwhile, will the Government set out when the said survey will be commenced, the method and estimated time of completion thereof, as well as the time the comprehensive policy framework on brownfield sites will be formulated.

Asked by: Hon LAU Kwok-fan (Member Question No. 5)

Reply:

As part of the Government's overall multi-pronged land use strategy, the Development Bureau (DEVB) aims to formulate a policy framework to tackle brownfield sites in a holistic manner, in collaboration with relevant government bureaux and departments (B/Ds), with the objectives of optimising land utilisation, rationalising rural land uses, supporting industrial development and improving the rural environment. Relevant stakeholders will be engaged during the policy formulation. The plan and programme for this work are still being drawn up.

The policy work on brownfield sites is currently carried out by existing staff of the DEVB and other B/Ds as part of their overall duties, and we are unable to provide a separate breakdown of the resources currently incurred solely for this work. To formulate a policy framework for tackling brownfields, DEVB is planning to strengthen the manpower support for this area of work by creating one supernumerary Administrative Officer Staff Grade C post and three non-directorate posts in DEVB for five years. The estimated expenditure on personal emolument for the four posts in 2017-18 is about \$3.91 million in terms of notional annual mid-point salary value.



Meanwhile, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. We target to complete the Study within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)042****(Question Serial No. 2827)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

On 3 January 2017, the Hong Kong Government and the Shenzhen Municipal Government signed a memorandum of understanding to finalise the joint development of the Hong Kong-Shenzhen Innovation and Technology Park (the Park) in the Lok Ma Chau Loop (the Loop). It is also stated that the Government will work with the Shenzhen authorities in 2017-18 to take forward the development of the Loop. Will the Government advise on the amount of funding to be devoted to the Loop development project in 2017-18, as well as disclosing the way to monitor the development of the Loop, and briefing us on the expected location and site area of the Park.

Asked by: Hon LAU Kwok-fan (Member Question No. 6)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the “Hong Kong-Shenzhen Innovation and Technology Park” (“the Park”) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Park will provide a maximum total gross floor areas of 1.2 million square metres for higher education, research and development as well as cultural and creative uses. Land will also be reserved for commercial, government and community supporting facilities. The Development Bureau will support the development by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and plans to submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council in end 2017/early 2018 at the earliest. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel. We would only be able to provide a more accurate and detailed estimation on the development cost of the Loop only after completion of the design works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)043****(Question Serial No. 0899)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is noted that the Village Expansion Area (VEA) projects were withheld in 2002 while VEAs which were at an advanced stage of planning at that time might still be implemented. Will the Government inform this Committee of the following:

- (a) The latest updates on the withheld VEA projects.
- (b) Whether there are any VEA projects under implementation at present. If yes, please set out their names and size in area.
- (c) Please provide updates on VEA projects implemented since 1985 (whether completed or not), as well as their respective area and the number of small houses to be provided.

Name of VEA project	Status (Completed/Not Yet Completed) and Year of Completion / Scheduled Year of Completion	Land Area Involved	Number of Small Houses to be Provided

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 27)

Reply:

(a) & (b): Of the eleven Village Expansion Area (VEA) projects that were at various planning stages back in 2002<sup>1</sup>, one project (namely Wo Yi Hop VEA) was completed in 2008, and private land has been resumed in respect of two projects (namely, Pai Tau and Sheung Wo Che VEA and Ha Mei San Tsuen VEA). For the remaining eight VEAs, land resumption has not been initiated. The names and land area involved in the ten VEAs are set out below.

<b>Name of VEA project</b>	<b>Land Area Involved (square metre) (about)</b>
Pai Tau & Sheung Wo Che	14 000
Siu Lek Yuen	11 600
Wo Liu Hang	4 600
Sheung / Ha Keng Hau & Hin Tin (Remaining Areas)	3 920
Ha Mei San Tsuen	19 900
Yuen Long Kau Hui Development	18 600
Ling Hill	76 670
Ng Uk Tsuen Phase II	1 600
Mang Kung Uk	13 870
Chuen Lung	20 700

<sup>1</sup> To provide for better planning of village developments and to cater for the housing needs of the indigenous villagers who do not have their own land, and subject to availability of land and other resources, the Administration introduced the Village Expansion Area (VEA) Scheme in 1981. In 2002, the Government reported to the Legislative Council that no more new VEA projects would be initiated and that projects under planning would be withheld pending the completion of the Small House Policy Review. However, as regards projects which were at an advanced stage of planning, the Government would consider the merits of those cases to see if there was any scope to implement them before the completion of the policy review.

(c) Information on VEAs that have been completed since 1985 is set out below:

<b>District Lands Office</b>	<b>Name of VEA</b>	<b>Year of completion</b>	<b>Land Area involved (square metre) (about)</b>	<b>Number of small houses that can be built</b>
Sha Tin	Tin Sam	1985	18 600	110
	Kak Tin	1991	15 800	65
	Tai Shui Hang	1995	17 300	94
	San Tin Wai/Lei Uk	1991	8 000	30
	Fo Tan	1994	6 200	41
	Tsang Tai Uk	1999	8 470	40
	Sheung/Ha Keng Hau and Hin Tin	1995	64 700	138
	Sha Tin Tau	1998	26 220	48
	Ngau Pei Sha	2000	118 550	38
	Chap Wai Kon	2000		46
	To Shek	2000		42
North	Sheung Shui Wai Phase I & II	1987 for Phase I & 1991 for Phase II	27 640	172
	Fanling Lau	1991	9 330	37
	Fanling Wai	1989	68 300	69
	Ta Kwu Ling	1992	16 400	29
	Kai Leng	2005	10 600	23
	Wa Mei Shan	2002	4 820	29
	Lung Yeuk Tau	1996	9 100	34
	Ng Uk Tsuen Phase I	2002	1 650	9
Sai Kung	Tseung Kwan O Phase I	1989	14 600	75
	Pak Kong	1989	28 300	70
	Yau Yue Wan	1987	31 300	88
Tai Po	Tai Po Tau Shui Wai Village	1988	3 280	18
	Pan Chung	1990	4 240	31
	Shuen Wan	1992	15 000	61
	Ha Hang	1994	29 000	56
	Shui Wai	1995 for Phase I & 2014 for Phase II	29 000	73

<b>District Lands Office</b>	<b>Name of VEA</b>	<b>Year of completion</b>	<b>Land Area involved (square metre) (about)</b>	<b>Number of small houses that can be built</b>
Tsuen Wan & Kwai Tsing	Fung Shue Wo	1993	5 650	40
	Ma Wan	2008	7 600	50
	Hoi Pa Village Northeast Terrace	1995	13 700	31
	San Tsuen	2000	8 600	46
	Wo Yi Hop	2008	8 300	27
Tuen Mun	Yeung Siu Hang	1994	9 800	46
	Chung Uk Tsuen	1997	37 810	155
Yuen Long	Shui Pin Tsuen	1987	4 970	6
	Tong Fong	1995	20 310	55

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)044****(Question Serial No. 2915)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Planning Department (PlanD) has mentioned earlier on that “unlike squatters, there is at present no government policy to tolerate the temporary existence of brownfield sites that contravene the law or lease conditions. Hence, there is no need for the Government to carry out survey for brownfield sites akin to the 1982 Squatter Control Survey (SCS)”. With the frequent occurrence of unauthorised occupation of government lands and contravention of lease conditions by brownfield sites, studies conducted by community groups indicate an expansion of brownfield sites in the New Territories in recent years. Such a phenomenon will increase the PlanD’s difficulty in handling brownfield sites and future planning matters. Will the Government inform this Committee on the following:

- (a) In the past, freezing surveys were not a means limited to tackle illegal activities or irregularities; for example, freezing surveys were conducted for urban renewal projects. Why then does the Government not consider conducting freezing surveys for brownfield sites?
- (b) If there is no plan to conduct a freezing survey, will the Bureau consider devoting additional resources to increase the number of enforcement actions or adopt other measures to prevent the expansion of brownfield sites besides going with the regular ones? If yes, please provide the details; if not, please provide the reasons.
- (c) Please provide the number of complaints received in relation to brownfield sites (i.e. land used as container yards, vehicle depots, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage) in all districts in the New Territories in 2016, classified by the following categories:

- (i) Violation of lease conditions;
- (ii) Unauthorised development under the Town Planning Ordinance;
- (iii) Illegal occupation of government land;
- (iv) Fly-tipping; and
- (v) Complaints on other irregularities.

(d) Please provide the number of prosecution cases among the following categories:

- (i) Violation of lease conditions;
- (ii) Unauthorised development under the Town Planning Ordinance;
- (iii) Illegal occupation of government land;
- (iv) Fly-tipping; and
- (v) Complaints on other irregularities.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 38)

Reply:

- (a) A “freezing survey” (or pre-clearance survey) refers to the standard procedure conducted as part of the process of land resumption and clearance by the Government for public purposes including various public works projects and urban renewal projects. The purpose is to capture the status of existing structures and register the existing occupation of such structures within the development areas. The information obtained would be used for assessing eligibility for rehousing and/or ex-gratia allowances where applicable. The general principle is that for structures and occupiers not captured during the “freezing survey”, their claims for compensation and rehousing would not normally be considered. Generally speaking, a “freezing survey” will only be conducted for individual projects requiring land resumption and clearance, with its timing tied to the development schedule of the relevant project.
- (b) Currently, planning enforcement and prosecution actions against unauthorised developments (UDs) in the rural areas of the New Territories (NT) are undertaken by 69 staff of the Planning Department (PlanD). In 2017-18, additional manpower resources will be provided in respect of planning enforcement and prosecution work. PlanD will continue to monitor closely cases of UD and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural NT.



(c) and (d)

There is no formal or standard definition for “brownfield sites” at present. The term generally refers to agricultural or rural land in the NT, predominantly privately owned, that is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage, which are incompatible with the surrounding environment. These agricultural or rural land are mostly of irregular shape and size, intermingled with villages, squatters, active and fallow farmland, vegetation clusters and small knolls.

- (i) The Lands Department (LandsD) does not have readily available statistics on complaints about suspected lease breaches that are on land used for the specified purposes. Violation of lease condition does not entail prosecution.
- (ii) The Town Planning Ordinance empowers the Planning Authority to undertake enforcement and prosecution action against UD in the Development Permission Areas in the rural NT. In relation to vehicle parking, container-related uses, storage and workshop uses, PlanD had undertaken enforcement action against 251 UD cases in 2016. PlanD has instigated 40 prosecution cases in 2016, with 36 cases successfully convicted.
- (iii) LandsD does not have readily available statistics on complaints about illegal occupation of Government land that is on land used for specified purposes. Among cases of prosecution for unlawful occupation of Government land taken by LandsD in 2016, seven cases are related to unlawful occupation for dumping of fill materials, open storage, recycling yards and garage.
- (iv) The Environmental Protection Department (EPD) does not have statistics on the suspected illegal land filling on brownfields. The number of public complaints (including repeated complaints) against suspected illegal land filling of waste on private land handled by EPD in the NT was 201 cases in 2016. The number of relevant cases of prosecution under section 16A or 16B of the Waste Disposal Ordinance in the NT was 11 in 2016.
- (v) We do not have statistics on the number of complaints and prosecutions in respect of “other irregularities”. The Government will continue to take stringent enforcement actions against brownfield sites involving illegal land uses or illegal occupation of government land once discovered in accordance with the applicable legislations and established mechanisms.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)045****(Question Serial No. 0598)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Integrated Building Maintenance Assistance Scheme includes the Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan. Please advise on the respective number of applications received, amount of subsidy/loan involved, number of beneficiary households/buildings, number of rejected applications and the general reasons for rejection for each subsidy/loan scheme in each of the past two years (if applicable).

Asked by: Hon LEE Wai-king, Starry (Member Question No. 17)

Reply:

The Integrated Building Maintenance Assistance Scheme is funded by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) with their own resources. Consolidated figures provided by URA and HKHS with respect to the three schemes are set out below –

<b><u>Integrated Building Maintenance Assistance Scheme (IBMAS) <sup>(1)</sup></u></b>						
Statistics/Types of subsidy or loan <sup>(2)</sup>	Owners' Corporation Formation Subsidy		Common Area Repair Works Subsidy <sup>(3)</sup>		Home Renovation Interest-free Loan <sup>(3)</sup>	
	2015	2016	2015	2016	2015	2016
No. of application received	189	170	387	364	400	211
No. of application approved <sup>(4)</sup>	165	157	113	182	227	49
Amount of subsidy/loan involved (\$million) <sup>(4)&amp;(5)</sup>	0.50	0.47	28.67	47.86	7.12	1.57
No. of applications rejected (including those cancelled upon the requests of applicants) <sup>(4)</sup>	33	21	157	116	301	173

Note <sup>(1)</sup>: Since 1 July 2015, the URA has taken over all the rehabilitation scheme areas previously managed by HKHS under the IBMAS, and provides a territory-wide service under the Scheme. In other words, HKHS has stopped accepting new IBMAS applications since then but continues to process and follow up IBMAS applications received on or before 30 June 2015.

Note <sup>(2)</sup>: Applications for the Owners' Corporation Formation Subsidy and the Common Area Repair Works Subsidy are based on owners' corporations. Applications for the Home Renovation Interest-free Loan are based on households.

Note <sup>(3)</sup>: It does not include the hardship grant whereby applications are made on an individual property owner basis.

Note <sup>(4)</sup>: The figures do not necessarily correspond to the applications received in the same year.

Note <sup>(5)</sup>: It refers to the amount of subsidy/loan involved for the applications approved during the year.

Generally speaking, the major reasons for rejection of applications include applications failing to meet the relevant eligibility criteria, the provision of insufficient information by the applicants and the average rateable value of residential units exceeding the prescribed threshold. Besides, some applicants withdrew their applications during processing of their applications.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)046****(Question Serial No. 0599)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Under the Mandatory Building Inspection Scheme (MBIS), owners of buildings aged 30 or above are required to carry out inspections of their buildings, including common parts, external walls, projections and signboards, once every 10 years, in order to solve the problem of dilapidated buildings in Hong Kong. To assist owners in complying with the statutory requirements, the Urban Renewal Authority and the Hong Kong Housing Society launch the Mandatory Building Inspection Subsidy Scheme (MBISS) to provide financial assistance to eligible owners. Please advise on the respective number of applications received, the total amount of subsidy involved, number of beneficiary buildings, number of rejected applications and the general reasons for rejection for the scheme in each of the past three years.

Asked by: Hon LEE Wai-king, Starry (Member Question No. 18)

Reply:

The Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) administer the Mandatory Building Inspection Subsidy Scheme in their respective service areas. The requested information on the scheme is tabulated below –

**Urban Renewal Authority**

	<b>2014</b>	<b>2015</b>	<b>2016</b>
No. of applications received	130	95	73
Total amount of subsidy involved	\$4,485,000	\$3,325,000	\$2,055,000
No. of beneficiary buildings	128	103	62
No. of rejected applications	2	2	4

### **Hong Kong Housing Society**

	<b>2014</b>	<b>2015</b>	<b>2016</b>
No. of applications received	148	126	109
Total amount of subsidy involved	\$5,710,000	\$4,575,000	\$3,365,000
No. of beneficiary buildings	150	143	109
No. of rejected applications	15	12	11

The main reason for rejection of an application was that the average rateable value per residential unit of the buildings exceeded the prescribed limit (i.e. \$120,000 p.a. for properties in the urban areas (including Shatin, Kwai Tsing and Tsuen Wan); or \$92,000 p.a. for properties in the New Territories).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)047****(Question Serial No. 0601)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 92 (sic) of the Budget that “the Government will earmark \$300 million to allow owners to participate in the “Smart Tender” Building Rehabilitation Facilitating Services Scheme run by the Urban Renewal Authority at a concessionary rate.” Please advise on the number of buildings applying for the scheme, the types of professional services involved and the fees normally payable by the applicants since the launch of the “Smart Tender” scheme.

Asked by: Hon LEE Wai-king, Starry (Member Question No. 20)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works.

Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved. At present, participating owners’ organisations have to pay the URA a fee which is determined by the number of units and the average annual rateable value of the domestic units in the subject building(s). The fee ranges from \$25,000 to \$160,000 per application, which reflects partly the cost incurred by the URA in providing the service.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)048****(Question Serial No. 0604)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide information on the number of complaints received against bid-rigging in building maintenance works, the total works cost involved, the follow-up actions taken by the Bureau, and the details of the Bureau's work on preventing and combating bid-rigging and the related expenditure thereof in each of the past three years.

Asked by: Hon LEE Wai-king, Starry (Member Question No. 23)

Reply:

The Development Bureau (DEVB) did not receive any complaint against bid-rigging in building maintenance works in 2016-17.

DEVB, in collaboration with related organisations, seeks to complement the efforts by other departments and agencies in minimising the risk of bid-rigging by offering technical support to building owners in carrying out building repair and maintenance works. In particular, the Urban Renewal Authority (URA) launched the "Smart Tender" Building Rehabilitation Facilitation Services scheme in May 2016 with its own resources. Under the scheme, eligible owners' organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works. Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017.



- 2 -

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of the above new initiative as part of its overall portfolio. We are not able to provide a breakdown of the manpower resources deployed solely for these tasks.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)049**

**(Question Serial No. 0678)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide new completions and stock of private retail by district in each of the past five years. Please also advise on the forecast completions of private retail by district in 2017-18.

Asked by: Hon LEE Wai-king, Starry (Member Question No. 30)

Reply:

According to the Rating and Valuation Department, the stock and completions of private retail in 2012-2016 and forecast completions in 2017-2018 are listed in **Annexes I, II and III** respectively.

- End -

## Private Retail – Stock at year-end (2012 – 2016)

Floor Area # ('000 m<sup>2</sup>)

District	2012	2013	2014	2015	2016*
Central & Western	989	982	986	992	964
Wan Chai	893	900	900	920	972
Eastern	657	658	659	663	617
Southern	203	202	203	202	202
<b>Hong Kong</b>	<b>2 742</b>	<b>2 742</b>	<b>2 748</b>	<b>2 778</b>	<b>2 755</b>
Yau Tsim Mong	1 725	1 728	1 733	1 731	1 754
Sham Shui Po	592	594	602	611	611
Kowloon City	617	615	614	623	630
Wong Tai Sin	311	312	312	310	316
Kwun Tong	597	592	595	629	636
<b>Kowloon</b>	<b>3 841</b>	<b>3 841</b>	<b>3 856</b>	<b>3 904</b>	<b>3 947</b>
Kwai Tsing	313	314	315	322	322
Tsuen Wan	455	455	462	465	465
Tuen Mun	397	397	395	394	396
Yuen Long	424	429	427	431	469
North	215	215	228	227	227
Tai Po	210	213	212	216	216
Sha Tin	442	451	451	463	469
Sai Kung	285	285	290	292	305
Islands	297	295	295	300	299
<b>New Territories</b>	<b>3 037</b>	<b>3 054</b>	<b>3 075</b>	<b>3 109</b>	<b>3 168</b>
<b>Overall</b>	<b>9 621</b>	<b>9 637</b>	<b>9 679</b>	<b>9 791</b>	<b>9 870</b>

# Measured on the basis of “internal floor area” which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

\* Provisional figures. The Rating and Valuation Department will publish the confirmed figures in “Hong Kong Property Review 2017” in April 2017.

Notes: Private retail stock is based on rating records. The sum of individual items might not add up to the respective total because of rounding.

Source: Rating and Valuation Department

## Private Retail – Completions (2012 - 2016)

Floor Area # (m<sup>2</sup>)

District	2012	2013	2014	2015	2016
Central & Western	4 800	3 500	7 400	1 100	9 800
Wan Chai	24 600	11 500	900	14 900	15 500
Eastern	800	1 800	4 200	700	-
Southern	8 200	200	-	-	400
<b>Hong Kong</b>	<b>38 400</b>	<b>17 000</b>	<b>12 500</b>	<b>16 700</b>	<b>25 700</b>
Yau Tsim Mong	8 700	4 700	5 400	8 300	10 800
Sham Shui Po	800	2 300	6 100	3 300	3 800
Kowloon City	4 100	1 300	3 800	2 800	8 100
Wong Tai Sin	6 700	-	-	-	5 400
Kwun Tong	7 100	2 600	7 500	15 300	7 700
<b>Kowloon</b>	<b>27 400</b>	<b>10 900</b>	<b>22 800</b>	<b>29 700</b>	<b>35 800</b>
Kwai Tsing	1 200	-	-	-	-
Tsuen Wan	-	-	800	300	-
Tuen Mun	18 800	-	-	-	-
Yuen Long	-	2 200	2 500	2 300	36 200
North	-	-	12 700	-	-
Tai Po	-	1 600	-	2 000	-
Sha Tin	2 100	6 700	2 100	11 600	10 800
Sai Kung	-	-	3 700	2 500	12 900
Islands	-	-	-	3 000	1 400
<b>New Territories</b>	<b>22 100</b>	<b>10 500</b>	<b>21 800</b>	<b>21 700</b>	<b>61 300</b>
<b>Overall</b>	<b>87 900</b>	<b>38 400</b>	<b>57 100</b>	<b>68 100</b>	<b>122 800</b>

# Measured on the basis of “internal floor area” which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

Notes: The sum of individual items might not add up to the respective total because of rounding.

Source: Rating and Valuation Department

## Private Retail – Forecast Completions (2017 – 2018)

Floor Area # (m<sup>2</sup>)

District	2017*	2018*
Central & Western	15 400	12 100
Wan Chai	9 500	200
Eastern	7 800	4 200
Southern	-	-
<b>Hong Kong</b>	<b>32 700</b>	<b>16 500</b>
Yau Tsim Mong	13 000	50 200
Sham Shui Po	3 400	23 200
Kowloon City	4 200	5 700
Wong Tai Sin	1 200	-
Kwun Tong	5 300	-
<b>Kowloon</b>	<b>27 100</b>	<b>79 100</b>
Kwai Tsing	7 300	300
Tsuen Wan	29 300	11 200
Tuen Mun	1 900	8 800
Yuen Long	-	100
North	1 100	1 800
Tai Po	-	-
Sha Tin	13 000	-
Sai Kung	11 600	24 800
Islands	-	22 300
<b>New Territories</b>	<b>64 200</b>	<b>69 300</b>
<b>Overall</b>	<b>124 000</b>	<b>164 900</b>

# Measured on the basis of “internal floor area” which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

\* Provisional figures. The Rating and Valuation Department will publish the confirmed figures in “Hong Kong Property Review 2017” in April 2017.

Notes: The sum of individual items might not add up to the respective total because of rounding.

Source: Rating and Valuation Department

**CONTROLLING OFFICER'S REPLY****DEVB(PL)050****(Question Serial No. 1289)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 154 of the Budget speech that “the 2017-18 Land Sale Programme comprises a total of 28 residential sites, including 20 new sites, capable of providing about 19 000 residential units”. Please provide detailed information of these sites and the number of units to be provided.

Asked by: Hon LEUNG Che-cheung (Member Question No. 41)

Reply:

The 2017-18 Land Sale Programme announced on 23 February 2017 comprises 28 residential sites with an estimated capacity to provide about 19 000 flats. The actual number of flats to be produced is subject to actual design by developers. The details of the sites (e.g. location and area) in the 2017-18 Land Sale Programme are available on Lands Department's website (<http://www.landsd.gov.hk/>).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)051****(Question Serial No. 2798)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%. Please provide details of the development of the cases with compulsory sale orders granted since 2015 according to the table below:

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

Asked by: Hon LEUNG Kenneth (Member Question No. 2.07)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (LCSRO), which was enacted in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment.

Details of the redevelopment sites with compulsory sale orders granted since 2015 are at **Annex.**

- End -

## Annex

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 4000/2013	Section B and the Remaining Portion of North Kowloon Inland Lot Nos. 167 and 168	Kai Tak Mansion, Nos. 53-55A Kwun Tong Road, Kowloon	5,713.54m <sup>2</sup>	\$2 293 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			@	@	LDCS 4000/2013	Section B and the Remaining Portion of North Kowloon Inland Lot Nos. 167 and 168
					-	288	-				
LDCS 5000/2013	Kowloon Inland Lot Nos. 10532 and 10534	Nos. 68-70A Kimberley Road, Tsimshatsui, Kowloon	843m <sup>2</sup> (Aggregate site area of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	\$1 075 million (Combined sale of LDCS 5000/2013 and 6000/2013)	There is no PR/GFA/volume calculations shown on the approved building plans			* LDCS 6000/2013	Not applicable Kowloon Inland Lot Nos. 10505 and 10564	LDCS 5000/2013 Nos. 72-72C Kimberley Road, Tsimshatsui, Kowloon	Kowloon Inland Lot Nos. 10532 and 10534
LDCS 6000/2013	Kowloon Inland Lot Nos. 10505 and 10564	Nos. 72-72C Kimberley Road, Tsimshatsui, Kowloon			-	54 (Total no. of domestic flats of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	-				
LDCS 9000/2013	The Remaining Portion and Subsection 1 of Section A of New Kowloon Inland Lot No. 46	Nos. 9 and 11 Nam Cheong Street, Kowloon	795.156m <sup>2</sup> (Aggregate site area of Nos. 1-19 Nam Cheong Street)	\$53.8 million	There is no PR/GFA/volume calculations shown on the approved building plans			*	*	LDCS 9000/2013	The Remaining Portion and Subsection 1 of Section A of New Kowloon Inland Lot No. 46
					-	10 (Total no. of domestic flats of Nos. 9-11 Nam Cheong Street)	-				
LDCS 1000/2014	Kowloon Inland Lot No. 1151	Matauwei Apartments, Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	2139.649m <sup>2</sup>	\$1 739 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	LDCS 1000/2014	Kowloon Inland Lot No. 1151
					-	161	-				
LDCS 8000/2014	The Remaining Portion of Section B of Inland Lot No. 953	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	819.591m <sup>2</sup>	\$750 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	LDCS 8000/2014	The Remaining Portion of Section B of Inland Lot No. 953
					-	97	-				



Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 9000/2014	Subsection 1 of Section A of New Kowloon Inland Lot No. 317 and the extension thereto	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	2126.459m <sup>2</sup> (Aggregate site area of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North)	\$473 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	*	Domestic GFA = 15677.960m <sup>2</sup> (Combined site)	The redevelopment site covers Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North  Works not yet commenced
					-	72 (Total no. of domestic flats of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street)	-				
LDCS 10000/2014	The Remaining Portion of Section V of Inland Lot No. 1366 and Sub-section 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732.269m <sup>2</sup> (Aggregate site area of Nos. 13-23 Jupiter Street)	\$197 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans			*	*	Non-domestic GFA = 704.2m <sup>2</sup> #  Domestic GFA = 6159.8m <sup>2</sup> # (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street  Works not yet commenced
					-	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	-				
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m <sup>2</sup>	\$941 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			@	@	@	The redevelopment proposal has not been approved
					-	48	-				
LDCS 17000/2014	Section A-C and the Remaining Portion of New Kowloon Inland Lot No. 1556	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	418.968m <sup>2</sup>	\$267 million	There is no plot ratio/GFA/volume calculations shown on the approved building plans			*	*	Non-domestic GFA = 622.237m <sup>2</sup>  Domestic GFA = 3,016.764m <sup>2</sup>	Works not yet commenced
					-	24	-				
LDCS 18000/2014	The Remaining Portion of Marine Lot No. 479 and the Remaining Portion of Marine Lot No. 484	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong	687.399m <sup>2</sup> (Aggregate site area of 99-103A Connaught Road West)	\$309 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans.			*	Not applicable	Hotel GFA = 10,311.0m <sup>2</sup> #	The approved proposal is a hotel development  The redevelopment site covers Nos. 99-103A Connaught Road West  Building construction has not been completed
					-	30 (Total nos. of domestic flats of Nos. 101-102 Connaught Road West)	-				

Case number	Lot number	Address of the property	Site Area	Transaction price by auction	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 25000/2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon	839.5m <sup>2</sup>	\$128.1 million	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available on the approved building plans			*	*	Domestic GFA = 2009.8m <sup>2</sup> #	Works not yet commenced
					-	32	-				
LDCS 14000/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1045.728m <sup>2</sup> (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	Auction has not yet taken place	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total nos. of domestic flats of Nos. 15-25 Yau Moon Street)	19943.33 ft <sup>2</sup> (GFA of Nos. 15-25 Yau Moon Street)	@	@	@	The redevelopment proposal has not been approved.  The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road

**Legend :**

@ Information is not available

\* Under the obligation of confidence, such information cannot be disclosed

# Figures are obtained from the "Monthly Digest" of the Buildings Department

**CONTROLLING OFFICER'S REPLY****DEVB(PL)052****(Question Serial No. 3030)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (1) please set out in a table the sites, site area (in hectares) and the expenditure involved in land resumption by the Urban Renewal Authority (URA) over the past three years;
- (2) please set out in a table the sites, site area (in hectares) and the expenditure involved in the planned resumption of land by URA this year;
- (3) for items 1 and 2 above, what is the percentage of private and public housing on the land resumed or planned to be resumed after redevelopment?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 17)

Reply:

- (1) Over the past three years, URA incurred the following expenditure in land resumption for 11 redevelopment projects for which it could not acquire 100% of the land through agreement:

<b>Year</b>	<b>Project Gazetted for Resumption in that year</b>	<b>Project Site Area (hectare)</b>	<b>Land resumption expenditure paid after land reversion (Up to 28 February 2017)*</b>
2014-2015 6 projects	Kowloon City Road/Sheung Heung Road (KC-007)  205-211A, Hai Tan Street (DL-2:SSP)		

<b>Year</b>	<b>Project Gazetted for Resumption in that year</b>	<b>Project Site Area (hectare)</b>	<b>Land resumption expenditure paid after land reversion (Up to 28 February 2017)*</b>
	Pine Street/Oak Street (DL-3:YTM)  Kowloon Road/Kiu Yam Street (DL-4:SSP)  Tung Chau Street/Kweilin Street (DL-5:SSP)  Kai Ming Street (DL-8:KC)	Total: 0.57	Total: \$310.6 million
2015-2016 3 projects	Fuk Chak Street/Li Tak Street (DL-6:YTM)  Reclamation Street/Shan Tung Street (YTM-010)  Castle Peak Road/Un Chau Street (SSP-016)	Total: 0.43	Total: \$88.2 million
2016-2017 2 projects	Hang On Street (DL-10:KT)  Ash Street (DL-11:YTM)	Total: 0.13	Total: \$1.5 million
<b>Total</b>		<b>1.13</b>	<b>\$400.3 million</b>

\* Total estimated acquisition/resumption and related cost is \$3,793.0 million for the 6 projects resumed in 2014-2015; \$3,051.9 million for the 3 projects resumed in 2015-2016; \$1,137.8 million for the 2 projects resumed in 2016-2017.

- (2) At this stage, the resumption timetable for specific projects in 2017-2018 is not available as it depends to a large extent on URA's progress on the acquisition of property interests for the projects.

- 3 -

- (3) The redevelopment projects listed in the first part of the reply have been planned for private housing.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)053****(Question Serial No. 3031)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (1) The current agricultural land left idle in hectares and the percentage of which to the overall agricultural land in Hong Kong.
- (2) Whether the Government will impose tax on land left idle to encourage owners of agricultural land to farm. Also, will the Government impose requirements on land left idle for over two years, by invoking the Lands Resumption Ordinance to resume land left idle for a long time for public housing development? If not, what are the reasons?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 16)

Reply:

- (1) According to information provided by the Agriculture, Fisheries and Conservation Department, there were about 698 hectares (ha) of active farmland and 3 737 ha of fallow farmland as at end-2016.
- (2) The Government has no plan to impose tax on or initiate resumption of fallow farmland on account of their being fallow. Privately-owned land falling within sites that are found suitable and planned for development including public housing use may be resumed by the Government for public purpose.

As announced in the 2016 Policy Address, the Government would implement the New Agriculture Policy (NAP). Among the measures proposed under the NAP, the Government will commission a consultancy study to explore the feasibility of identifying and designating “Agricultural Priority Areas” that have higher value for agricultural activities, with a view to preserving them for and incentivising the owners to put such land into long-term agricultural uses. A study on Agricultural Priority Areas will be commenced through the joint efforts of the Food and Health Bureau and the Development Bureau later this year to identify relatively large area of quality agricultural land and formulate policies and measures for promoting rehabilitation of fallow agricultural land, with a view to supporting local agricultural development and improving the rural environment.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)054****(Question Serial No. 3032)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

1. Please provide in tabular form the details of unleased or unallocated government land (in hectares).
2. Apart from the above-mentioned land, please provide in tabular form the details of other land (in hectares), such as military land, brownfield sites, land under Short Term Tenancy, vacant government facilities, land owned by developers (or privately owned land), land with uncommitted or comprehensive use, or other vacant land in the urban areas and the New Territories.
3. In what proportion will the above-mentioned vacant land be allocated for the use of private and public housing?
4. What measures will be taken to increase land supply this year? What is the budget on this matter this year?

Land	Site area involved (hectares)	Current situation	Budget

Asked by: Hon LEUNG Kwok-hung (Member Question No. 15)



Reply:

1. The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: “Residential”, “Commercial/Residential”, “Village Type Development”, “Commercial”, “Industrial”, “Government, Institution or Community” and “Open Space”. The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau’s website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

2. Article 14 of the Basic Law states that the Central People’s Government (CPG) shall be responsible for the defence of the Hong Kong Special Administrative Region. The use of military sites is a matter of national defence for which the CPG and the Hong Kong Garrison have sole responsibility. There are 18 military sites currently being used by the Hong Kong Garrison, covering a total area of about 2 700 hectares (ha).

As regards government land under short term tenancies (STTs), there are currently over 5 000 STTs with a total area of approximately 2 470 ha. The total STT area includes about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event. As there are over 5 000 STTs across the whole of Hong Kong, we are unable to provide the information requested for the purpose of this reply in consideration of the time required for compiling such information. We also do not have statistics on the total area of land held by developers.

Under the Government’s multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the New Territories (NT) with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 ha of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. Besides, the potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

3. The “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016 estimates that the total housing supply target for the 10-year period from 2017-18 to 2026-27 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply target will be 280 000 units and 180 000 units respectively. The Development Bureau (DEVB) and Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

4. The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs, and our efforts in the past few years are beginning to deliver results. In the short to medium term, by way of changing existing land uses and increasing development intensity, which include some 210 housing sites identified through land use reviews, a total of over 380 000 housing units can be provided. In the medium to long term, various projects including NDAs and new town extensions can provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives can provide over 600 000 housing units.

The details and progress of the multi-pronged strategy are set out in CB(1)461/16-17(01) that we provided to the Legislative Council Panel on Development in January 2017. The work to increase land supply is undertaken by staff in DEVB and relevant departments as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)055****(Question Serial No. 1148)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government commenced the Stage 2 Public Engagement to gauge the community's views on the harbourfront enhancement proposals. In this connection, will the Government inform this Committee:

1. whether resources will be devoted to study the adoption of an amphitheatre design in the Harbourfront Performance area for holding large-scale events and providing the public with quality performance and gourmet and dining services in the Pierside Precinct in Kowloon West.

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 11)

Reply:

The Planning Department completed the Stage 2 Public Engagement for the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (the Study) in August 2016 to gauge the community's views on various harbourfront enhancement proposals. Our current priority for the harbourfront enhancement in Kowloon West include projects such as the Tsim Sha Tsui waterfront (including some parts of the Tsim Sha Tsui Promenade and Avenue of Stars), but not the idea of a Pierside Precinct with harbourfront performance area or the provision of dining services.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)056****(Question Serial No. 1160)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

It is stated in the 2017-18 Controlling Officer's Report that the Government will continue to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011, including the Urban Renewal Plan for Kowloon City drawn up by the former Kowloon City District Urban Renewal Forum. In addition, it is also stated in the Policy Address this year that the URA plans to conduct a district planning study for Yau Ma Tei and Mong Kok on a pilot basis, in order to explore how to enhance the efficiency of existing land use and redevelopment potential of these districts. While Kowloon West is one of the communities in the earlier development of Hong Kong which suffers a serious problem of ageing building stocks, Sham Shui Po also has a lot of old buildings and is urgently in need of a large-scale urban renewal. Will the Government inform this Committee of the following:

Will the Government consider deploying additional manpower and resources to conduct similar planning studies for Sham Shui Po as soon as possible? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 25)

**Reply:**

The Kowloon City District Urban Renewal Forum submitted the Urban Renewal Plan for Kowloon City ("the Plan") to the Government in 2014. Since then, the Government and the Urban Renewal Authority ("URA") have been implementing various proposals under the Plan.

To explore more effective and practical ways of addressing the problem of ageing building stock in Hong Kong, URA plans to use the Yau Ma Tei and Mong Kok districts as a testing ground and conduct a two-year district planning study in the second quarter of 2017. The study aims to explore how to enhance the efficiency of existing land use and the redevelopment potential of these districts. The study findings would also serve as the basis for URA to map out new strategies for undertaking, encouraging, promoting and facilitating the regeneration of other older urban areas of Hong Kong, including Sham Shui Po (SSP).

URA will, in parallel, continue to pursue urban renewal work in SSP, which is one of its priority areas. As of 28 February 2017, URA has commenced 60 redevelopment projects since its inception in 2001, and around one-third of them, i.e. 19 are located in SSP. URA has also provided assistance for owners of over 300 buildings in SSP under the Operation Building Bright scheme to carry out rehabilitation works to improve the building environment and living condition.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)057****(Question Serial No. 3011)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is the wish of many West Kowloon residents to have a West Kowloon Waterfront Promenade ("WKWP") that connects Hung Hom with Sham Shui Po. However, different sections of the current WKWP fall within the area of different housing estates, without rendering a complete promenade for the West Kowloon residents. In this connection, will the Government inform this Committee of the following:

1. How much resources will be allocated to link up the various sections of the WKWP in the next three years?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 13)

Reply:

With the completion of various harbourfront enhancement works in recent years, waterfront promenades are now available for public use on the central and western part of Kowloon from Tsim Sha Tsui Ferry Pier to Laguna Verde in Hung Hom, at the headland area for the development of the future Park of the West Kowloon Cultural District (WKCD), and from Hampton Place to New Yau Ma Tei Typhoon Shelter in Tai Kok Tsui. In addition, the proposed new residential and commercial developments at Cheung Sha Wan waterfront have included the development of a waterfront promenade. Relevant project proponents would need to conduct studies to look into various issues, including pedestrian connectivity between the harbourfront and the hinterland, when developing the promenade.

As announced in the 2017 Policy Address, the Government will work in partnership with the Harbourfront Commission (HC) to implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. A sum of \$500 million was earmarked as initial dedicated funding. We are in the process of deliberating with HC on how to make the best use of this funding to implement works projects and to conduct studies.

Among others, the development of an urban park in front of Hung Hom Ferry Pier could possibly be funded by the earmarked funding to further extend the waterfront promenade. Details of initiatives to be supported by such funding are not yet available as they will have to be thoroughly discussed with HC.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)058****(Question Serial No. 3013)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Phase II of the public engagement (PE) exercise on the proposed establishment of a Harbourfront Authority (HFA) conducted by the Harbourfront Commission in collaboration with the Development Bureau was completed on 24 December 2014. It is announced in this year's Policy Address that it is premature to establish a statutory Harbourfront Authority for the time being, and instead the Government has earmarked \$500 million to set up a Harbour Office. According to "Matters Requiring Special Attention in 2017-18" in the 2017-18 Controlling Officer's Report, the Bureau will continue to work with the Harbourfront Commission to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify the harbourfront for the enjoyment of all. Will the Government inform this Committee of the following:

1. Please explain in details the reasons for shelving the establishment of HFA;
2. The resources allocated to the preparation for the establishment of HFA over the past three years;
3. Mr MA Siu-cheung, Eric, the then Acting Secretary for Development, has also stated publicly that the Government is not fully given up on the establishment of HFA, but could only revisit the idea when the conditions are ripe. Will the Bureau continue to allocate manpower and resources on the matter in the next three years? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 27)



Reply:

1. The Harbourfront Commission (HC) and the Development Bureau (DEVB) jointly launched a two-phase Public Engagement (PE) Exercise on the proposed establishment of a Harbourfront Authority (HFA) in 2013 and 2014. It was noted from the PE Exercise that there was general support in the community to the need of a new mindset in taking forward harbourfront enhancement. This notwithstanding, various sectors of the community and the public have expressed a divergence of opinions on the various recommendations made under the proposal. Some members of the public and sectors in the community indicated support while others expressed concerns. They differed in their views on the process and pace of the transition from the current model to a HFA and also on the statutory functions, composition, authority and finance of the proposed statutory HFA.

Taking into account the different views gathered from the PE Exercise including the reaction from the community, the Government considers that it is premature to establish a HFA as an independent statutory body with its own financial and executive powers at this stage. As announced in the 2017 Policy Address, the Government would continue to work in partnership with the HC and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. A sum of \$500 million has been earmarked for this purpose..

- 2.&3. In the financial year of 2014-15, 2015-16 and 2016-17, \$1,434,000, \$3,395,000 and \$525,000 was spent on public engagement activities and a consultancy study relating to the proposal to establish HFA respectively. The amount does not include emoluments of the staff of the Harbour Unit. With the earmarked funding described above, HC would be able to start to build up its experience and credentials over the delivery of harbourfront enhancement projects. The Government will continue to monitor progress and keep in view the need for an adequate mechanism for facilitating harbourfront development.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)059****(Question Serial No. 3014)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is announced in this year's Policy Address that the Government will partner with the Harbourfront Commission and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. The aim is to further extend the waterfront promenade along both sides of the Victoria Harbour, beautify areas in the vicinity and improve accessibility of the waterfront. According to "Matters Requiring Special Attention in 2017-18" in the 2017-18 Controlling Officer's Report, the Bureau will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects. Will the Government inform this Committee of whether priority consideration will be given to the following initiatives:

1. For Kowloon City District, to achieve full connectivity of the Kowloon City harbourfront by making reference to the Urban Renewal Plan for Kowloon City drafted by the former Kowloon City District Urban Renewal Forum to complement the Ma Tau Kok Waterfront Promenade of the future Central Kowloon Route project, the Signature Project Scheme item Revitalisation of the Rear Portion of the Cattle Depot and the Hoi Sham Park Extension, To Kwa Wan under the Policy Address's Five-Year Plan for Sports and Recreation Facilities; meanwhile, to beautify neighbouring sites such as San Shan Road, San Ma Tau Street, San Shan Road (sic) and Bailey Street and convert them into boulevards to enhance the connectivity of the harbourfront;
2. For Yau Tsim Mong District, to relocate the New Yau Ma Tei Typhoon Shelter to complement with the future West Kowloon Cultural District, the Yau Ma Tei landscape deck of the Central Kowloon Route project and the Open Space at Hoi Fan Road, Tai Kok Tsui under the Policy Address's Five-Year Plan for Sports and Recreation Facilities, so as to achieve further connectivity of the Yau Tsim Mong harbourfront;

3. For Sham Shui Po District, to extend the proposed “short waterfront promenade” in the Comprehensive Development Area at the Lin Cheung Road waterfront, beautify neighbouring sites and enhance the connectivity between the proposed harbourfront, Northwest Kowloon Reclamation Site 6 and the West Rail Nam Cheong Station, etc. If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 28)

Reply:

As announced in the 2017 Policy Address, the Government would work in partnership with the Harbourfront Commission (HC) and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding.

As for the specific initiatives suggested for the three districts, our response is set out below-

1. In the Kowloon City District, the waterfront promenade in Ma Tau Kok and To Kwa Wan would be further extended upon the completion of the Central Kowloon Route project and the Hoi Sham Park Extension project respectively. Project proponents would take into account recommendations of the Urban Renewal Plan for Kowloon City when planning the projects concerned.
2. In the Yau Tsim Mong District, there is currently no plan to relocate New Yau Ma Tei Public Cargo Working Area (NYPCWA) as it is among the busiest PCWAs in the territory and no suitable reprovisioning site could be readily identified.
3. In the Sham Shui Po District, the proposed new residential and commercial developments at the Cheung Sha Wan waterfront have included the development of a waterfront promenade. Relevant project proponents would need to conduct studies to look into various issues, including pedestrian connectivity between the harbourfront and the hinterland (including Northwest Kowloon Reclamation Site 6) when developing their sites and the promenade.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)060****(Question Serial No. 3147)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2017-18 of the 2017-18 Controlling Officer's Report, it is stated that the Government will continue to take forward the "Hong Kong 2030+", including analyses of views received during public engagement and relevant assessments, with a view to formulating a territorial development strategy beyond 2030. It is pointed out in a research that Hong Kong's population is rapidly ageing. By around 2022, one-fifth of Hong Kong's population will be elderly, together with Hong Kong people's increasingly longer life expectancy, our future planning should take on a demographic-oriented approach. Will the Government inform this Committee that for the above-mentioned study, besides having a theme of "creating capacity", will efforts be made to address every need of the elderly so as to create an inclusive and supportive "age-friendly community" to enhance their quality of life and well-being? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. 47)

Reply:

The Government is carrying out an updating exercise of the territorial development strategy, known as "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"), to examine the strategies and feasible options for the overall spatial planning, land and infrastructure development, and the shaping of the built and natural environment for Hong Kong beyond 2030. As an integral part of this updating exercise, public engagement (PE) is being carried out from end-October 2016 to end-April 2017 to tap the views of the community in an open, inclusive and collaborative manner.

To plan for the ageing society, “Hong Kong 2030+” proposes adopting the concepts of “age-friendly” planning and design and facilitating “ageing in place”, which include promoting more diverse housing choices available for the elderly; facilitating the adoption of “universal design”<sup>1</sup> in both public and private residential developments; and planning for more space for providing elderly services, particularly long-term care services. Hong Kong 2030+ advocates reviewing the relevant planning standards of elderly facilities provision under the Hong Kong Planning Standards and Guidelines to better cope with the needs of our ageing society.

As a general direction, Hong Kong 2030+ also advocates increasing future land provision for “Government, Institution or Community (G/IC)” facilities to 3.5m<sup>2</sup> per person and future open space provision from a minimum of 2m<sup>2</sup> per person to 2.5m<sup>2</sup> per person. Noting that public space also plays an important role in the daily life of the elderly, Hong Kong 2030+ recommends reinventing public space and promoting healthy and age-friendly public space design in the built environment, such as identifying areas for age-friendly public space improvement, and encouraging “universal design” and promoting “active design” in government facilities and in public space with a view to providing a quality living environment.

- End -

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<sup>1</sup> “Universal design” refers to the design approach to universally accessible standard in which all products, environments and communications will allow for the widest spectrum of people in our communities regardless of diversity, age and ability.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)061****(Question Serial No. 2830)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In this year's Policy Address, the Chief Executive stated that the Government would allocate a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development, such as public housing and non-profit-making elderly homes. In this connection, please advise on the following:

1. Has the Planning Department started following up on the said proposal? Is there already a list of country park land identified to have higher development potential? If yes, what are the details? If not, what are the reasons?
2. Besides the above-mentioned uses, will the Government consider using such sites for development of subsidised housing (Home Ownership Scheme) or even private housing? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 34)

Reply:

The Chief Executive, in paragraph 117 of the 2017 Policy Address, suggested that the community should consider allocating a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development, such as public housing and non-profit-making elderly homes.

Development Bureau and its departments have not made a comprehensive assessment of Country Parks for identification of land having higher development potential, and would continue to keep in view community discussions and suggestions from stakeholders on this subject.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)062****(Question Serial No. 1981)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding the Government's effort to promote the establishment of a Common Spatial Data Infrastructure (CSDI), will the Government inform this Committee of the following:

- (1) Details of the Government's commission of a strategic study on the development of CSDI, including the work plan, timetable, preliminary study or tender projects, related expenditure and manpower;
- (2) Whether the Government will consider collaboration with community groups, the industry or the private sector. If yes, what are the details?
- (3) Whether the task force responsible for implementation of CSDI will enhance communication with the public and application developers so as to understand the needs of users and developers on using and obtaining geographic information and spatial data. If yes, please advise on the plan;
- (4) The Government stated last year that in order to foster IT application and development, it would refine the existing geographic information systems (GIS) and explore ways to align and integrate the spatial data in Hong Kong, including the location and relevant information of facilities that are above, on and under ground level. Please advise on the progress, the specific work completed and expenditure involved in this regard in 2016-17, as well as the work plan, timetable and estimated expenditure for 2017-18?
- (5) The estimated expenditure for the development service for enhancement of the GIS in the next three years; the number of contract information technology (IT) staff to be hired for implementation of the project in the next three years, their job titles and the estimated expenditure involved;

- (6) The respective number of downloads and active users per month for the GeoInfo Map, the MyMapHK website and its mobile application; and whether there are any reviews on the cost effectiveness and usage of the above-mentioned applications;
- (7) Whether there are measures in place to monitor the progress of the GIS enhancement to ensure timely completion of the systems. If yes, what are the details? If not, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. 45)

Reply:

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With a view to establishing a “Common Spatial Data Infrastructure” (CSDI) to provide government departments as well as public and private organisations with an information infrastructure to share spatial data in support of various smart city applications as well as the smart city blueprint of the Information and Technology Bureau, the Development Bureau (DEVB), together with other relevant bureaux/departments (B/Ds), is working towards refining the existing Geographic Information Systems (GIS) that include data on the location and relevant information of facilities that are above, on and under ground level, and formulating relevant policies and standards for aligning and integrating spatial data in Hong Kong. In 2016-17, DEVB commissioned a consultancy study on the overall strategy for the implementation of the CSDI, including the engagement plan with key stakeholders such as data developers and users within the Government and in the private sector. The cost for the study is about \$5 million and we target to complete the study in 2017-18.

The work in respect of the CSDI and enhancement of the GISs is currently undertaken by staff in DEVB and relevant B/Ds as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

6.

The Lands Department maintains GeoInfo Map and MyMapHK mobile application and reviews the effectiveness and usage of these applications from time to time. User feedback would also be collected through various channels such as emails and forms embedded in MyMapHK, as well as regular focus group meetings with users, for continuous improvement of the services. From April 2016 to February 2017, the average monthly hit count of GeoInfo Map is about 38 400 000, while the average monthly number of active usage sessions of MyMapHK mobile application is about 166 400. As at February 2017, the total number of downloads of MyMapHK mobile application is 159 500.



7.

The progress of GIS enhancements implemented by different B/Ds is subject to review under the project assurance mechanism as stipulated by the Office of the Government Chief Information Officer when the information and communication technology-related project was formulated.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)063****(Question Serial No. 3264)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

It was announced in last year's Policy Address that the Government would identify sites near the Liantang/Heung Yuen Wai Boundary Control Point (BCP) for the development of the Science Park (SP) and industrial estates (IEs). A preliminary planning assessment to identify possible sites for the development of SP and IEs is being conducted by the Planning Department (PlanD). Given the insufficient land capacity for scientific research purpose, please inform this Committee of the following:

1. The scope, expenditure, name of consultant and expected completion date of the preliminary planning assessment, and whether the report will be released to the public; if the report will not be released, please provide the reasons.
2. The location, size in area and use of the proposed SP and IEs to be developed near the Liantang/Heung Yuen Wai BCP, and whether the Government will consult the local industry on the proposal in 2017-18 to incorporate their demand during the planning process.
3. The estimated expenditure on land development, such as consultancy fee and cost of design and construction, etc., and
4. The estimated expenditure, timetable and manpower required for the feasibility study of the project.

Asked by: Hon MOK Charles Peter (Member Question No. 51)

Reply:

Following a preliminary planning assessment of the area near Liantang/Heung Yuen Wai Boundary Control Point (BCP), and the Planning Department (PlanD) has identified a site of about 56 hectares to the south of the BCP for the development of Science Park (SP) and Industrial Estates (IEs). The assessment has been carried out by PlanD's in-house staff as part of their overall duties. The proposed SP/IEs site is shown in the annex to the Public Engagement Booklet ([http://www.hk2030plus.hk/tc/your\\_engagement.asp?form=41](http://www.hk2030plus.hk/tc/your_engagement.asp?form=41)) of the ongoing "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 on the New Territories North".

The Hong Kong Science and Technology Park Company (HKSTPC) has invited tender for engaging a consultant to conduct preliminary study to examine if the areas are suitable for the development of SP/IEs. It is expected that the preliminary study will be completed by the end of this year. The Government and HKSTPC will, having regard to its findings, consider the way forward including elements such as detailed design, construction cost, timetable and consultation with the trade.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)064****(Question Serial No. 2086)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In 2017-18, the Government will prepare for the development of a Hong Kong/Shenzhen Innovation and Technology Park (the Park) in the Lok Ma Chau Loop (the Loop). However, as the Loop is situated at the periphery of Hong Kong, even with the existing transport facilities closest to the Loop it will take an hour or more to commute to/from the urban area and the transportation costs are high. As such, has the Government any plans to enhance the transport arrangement for commutes between the Loop and the urban area, so as to attract local technology enterprises and talents to work in the Park? If yes, what are the work plans and timetable, and the manpower and expenditure involved? If not, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (Member Question No. 12)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the “Hong Kong-Shenzhen Innovation and Technology Park” (“the Park”) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Development Bureau will support the development by undertaking the associated site formation and infrastructure works. To meet the development needs of the Park, the Government has planned the following road improvement works:

1. provision of Western Connection Road by improving existing Ha Wan Tsuen East Road and Lok Ma Chau Road with connection to San Tin Highway;
2. provision of a Direct Link to MTR LMC Station using a road-based environmentally friendly public transport mode; and
3. provision of Eastern Connection Road to the proposed Kwu Tung North New Development Area (KTN NDA) subject to further study depending on the progress and need of the Loop development at a later stage.

Items (1) & (2) above will be included in the Main Works Package 1 of the Lok Ma Chau Development in which CEDD has deployed two professionals for the work as part of their overall duties in 2016-17. There are directorate officers overseeing the above projects as well as other supporting technical and clerical staff involved. We cannot provide a breakdown of the cost of the staff deployed solely for the work.

To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and plans to submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council in end 2017/early 2018 at the earliest. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel. We would only be able to provide a more accurate and detailed estimation on the development cost of the Loop after completion of the design works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)065****(Question Serial No. 3086)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out, by district, the total land area occupied by private residential units, industrial building units and commercial building units of Hong Kong respectively.

Asked by: Hon SHIU Ka-chun (Member Question No. 75)

Reply:

According to the "Land Utilisation in Hong Kong 2015" compiled by the Planning Department (available at [http://www.pland.gov.hk/pland\\_en/info\\_serv/statistic/landu.html](http://www.pland.gov.hk/pland_en/info_serv/statistic/landu.html)), the land area in Hong Kong occupied by private residential use<sup>1</sup>, public residential use<sup>2</sup>, industrial use<sup>3</sup> and commercial use<sup>4</sup> as at end-2015 was about 26, 16, 26, and 4 km<sup>2</sup> respectively. We do not have the relevant breakdowns by district. The figures were compiled from satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference only, and do not necessarily correspond to the areas of land use zonings for residential, industrial or commercial uses on statutory plans.

- End -

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<sup>1</sup> Include residential land developed by private developers, but excluding village houses, subsidised housing and temporary housing area.

<sup>2</sup> Include subsidised housing and temporary housing area.

<sup>3</sup> Include industrial land, industrial estates, and warehouse and open storage.

<sup>4</sup> Include commercial/business and office.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)066****(Question Serial No. 1806)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the work to oversee the implementation of the Operation Building Bright (OBB) and the various schemes to assist owners of old buildings to carry out building maintenance work, please inform this Committee of the following: 1) In implementing the relevant schemes, did any departments reflect that owners of old buildings had encountered price collusion or excessive maintenance costs, which are commonly known as “bid-rigging”? If yes, please provide the details and whether there are any measures in place to address the issue. 2) For owners of old buildings or owners’ corporations (OCs) not eligible for applying for subsidies offered by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) or the Buildings Department (BD), are there any measures in place to help them avoid bid-rigging or excessive maintenance costs? 3) Are there any additional measures or manpower support in place to help owners of old buildings, such as exploring the provision of maintenance cost evaluation services to these owners? If yes, please provide the details?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 41)

Reply:

1. The implementation agents of Operation Building Bright (OBB), namely the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS), have implemented a number of measures to minimise the chance of bid rigging in relation to building repair and maintenance projects under OBB. These include the new tendering arrangement which provides property owners with an open and fair tendering platform free from intervention, as well as independent cost estimates to facilitate property owners in assessing whether the tender prices are comparable with market levels. The URA and the HKHS are in close liaison with law enforcement agencies and cases involving suspected illegality, whether or not they

include an element of bid rigging, will be reported as appropriate. We are not aware of any prosecution which was related to OBB and involved an element of bid rigging.

2. & 3. As far as technical assistance to building owners is concerned, having taken stock of the experience in implementing OBB and other assistance schemes, the URA launched the “Smart Tender” Building Rehabilitation Facilitation Services scheme with its own resources since May 2016 to strengthen technical support to property owners with a view to reducing the risk of bid-rigging when carrying out building repair and maintenance works. Under this fee charging scheme, the URA provides the following services to eligible owners’ organisations –
- (a) provides them with a set of “DIY tool-kits” to guide them in organising building repair and maintenance works. The tool-kits include guidelines and pro-forma documents to facilitate the proper procurement of contractors for undertaking the works and consultants for overseeing the works, as well as other tips and instructions;
  - (b) lines up an independent third-party advisor to offer advice to them covering the general scope of works needed to be carried out and an estimate on the cost of such works. On the basis of the advice, they may then assess whether the tender prices received for the works are reasonable; and
  - (c) makes available an electronic tendering platform for them to conduct the tendering exercise for engaging contractors. By inviting and receiving expressions-of-interest and issuing tender documents through the electronic tendering platform and keeping the identity of interested tenderers anonymous until tender opening, the risk of the tendering process being manipulated or interfered by axe-grinders can be reduced.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, we have included a commitment of \$300 million in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)067****(Question Serial No. 1817)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

With regard to working with the MTR Corporation Limited (MTRCL) on West Rail property development projects and property development at sites along rail lines, please inform this Committee of the following: 1) Details of each of the West Rail property project not yet tendered, including the location, site area, estimated gross floor area, estimated time to be made available to the market and the aggregate management fee charged by the MTRCL for management of these projects as at 31 December 2016; 2) The estimated supply of sites along rail lines for property development in the next two financial years.

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 48)

Reply:

Information on the West Rail property development projects to be tendered is tabulated below –

<b>Location</b>	<b>Site area (hectares) (about)</b>	<b>Estimated gross floor area (square metres) (about)</b>	<b>Estimated time to be made available to the market</b>
Kam Sheung Road Station	9.37 (two phases)	Phase 1: 114 896  Phase 2: To be determined	Phase 1: Planned for tendering in 2017-18  Phase 2: To be determined
Pat Heung Maintenance Centre	23.56	To be determined	To be determined

The MTR Corporation Limited (MTRCL) acts as the agent of the West Rail Property Development Limited to take forward the West Rail property development projects and receives 16.5% on-cost as management fee.

Railway property development projects will continue to contribute to private housing land supply. In 2017-18, Phase 1 of the West Rail property development project at Kam Sheung Road Station and other committed projects owned by the MTRCL at LOHAS Park, Wong Chuk Hang Station, Ho Man Tin Station and Yau Tong Ventilation Building are planned for tendering, which are estimated to provide a total of some 8 030 flats. The private housing land supply from railway property developments in 2018-19 is to be determined.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)068****(Question Serial No. 1819)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government states that it will oversee the conduct of the Planning Department's territory-wide survey on brownfield sites. What are the expenditure and details in this regard? What is the Government's expected time of completing the survey?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 49)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. We target to complete the Study within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)069****(Question Serial No. 3223)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the New Territories Small House Policy, please inform this Committee of the following: 1. The Heung Yee Kuk (HYK) openly stated earlier on that the Development Bureau had written to HYK and pointed out that “the buying and selling of rights to build small houses” was not illegal. In this regard, please advise on the response and follow-up actions of the Bureau; 2. Has the Bureau commissioned any consultancy studies on the New Territories Small House Policy in the past five years? If yes, please provide the details of the studies and the expenditure involved; 3. As the review of the New Territories Small House Policy has been kept as a work target of the Bureau for a long time, please list, by year, the details and progress of the work on this front over the past five years.

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 40)

Reply:

1. The Government has made it very clear that if a person makes false representations or engages in fraudulent acts in the process of making an application to build a small house, that person has committed a criminal act and will be liable to criminal prosecution. This continues to be our position.
2. The Bureau has not commissioned any consultancy study on the New Territories small house policy in the past five years.
3. The small house policy has been in operation for a long time. Any review inevitably involves complicated issues in various aspects such as legal, environment, land use planning and demand on land, all of which would require careful examination.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)070****(Question Serial No. 1368)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is stated in the Programme that the Government will “continue to oversee the implementation of the \$3.5 billion Operation Building Bright (OBB) jointly launched with the Hong Kong Housing Society (HKHS), Urban Renewal Authority (URA) and Buildings Department (BD) to enhance safety of old and dilapidated buildings and create jobs for the building maintenance and construction sectors”. In this connection, please inform this Committee of the following:

- (1) Please set out in table form the relevant information on the buildings in Hong Kong, in respect of their quantity, district, population distribution and OBB participation rate thereof, broken down by building age of 20-29 years, 30-39 years, 40-49 years and 50 years or above;
- (2) Please set out in table form the subsidy allocated to property owners under the OBB and the percentage the subsidy accounts for in the total expenditure on maintenance in each of the past three years, broken down by district;
- (3) Please provide the expenditure incurred in engaging independent auditors to conduct annual audits on the accounts of the OBB in prevention of “bid-rigging” in repair works over the past three years.

Asked by: Hon WONG Kwok-kin (Member Question No. 32)

Reply:

- (1) Based on information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD), the geographical distribution of private buildings of different age groups and buildings that participated in Operation Building Bright (OBB) as of 31 January 2017 is set out below-

	No. of Private Buildings ( <i>No. participated in OBB</i> )						
	Building Age						
District	20-29*	30-39		40-49		50 or above	
Central and Western	578	771	(31)	981	(121)	812	(77)
Eastern	378	486	(18)	279	(65)	448	(133)
Kowloon City	351	590	(56)	525	(66)	1461	(481)
Kwai Tsing	165	261	(13)	186	(48)	19	(3)
Kwun Tong	202	294	(24)	245	(67)	170	(59)
North	467	105	(0)	146	(5)	218	(11)
Islands	508	478	(0)	56	(0)	52	(0)
Sai Kung	845	972	(0)	186	(0)	69	(0)
Sham Shui Po	316	388	(30)	422	(77)	889	(442)
Sha Tin	614	595	(4)	107	(6)	29	(0)
Southern	815	866	(6)	378	(11)	456	(21)
Tai Po	1013	886	(2)	96	(22)	30	(7)
Tsuen Wan	243	172	(4)	214	(52)	160	(86)
Tuen Mun	457	356	(5)	89	(13)	11	(0)
Wan Chai	368	457	(15)	544	(66)	894	(100)
Wong Tai Sin	72	60	(3)	178	(25)	149	(14)
Yau Tsim Mong	353	472	(33)	651	(149)	1410	(445)
Yuen Long	2562	1066	(44)	174	(69)	82	(2)
Total	10 307	9 275	(288)	5 457	(862)	7 359	(1881)

(\*Note: Buildings joining OBB must be aged 30 years or above.)

Breakdown by population distribution is not available.

- (2) The release of OBB subsidy to owners may span over several years depending on the progress of the concerned works. From the inception of OBB in 2009 up to 31 January 2017, the total number of household units provided with financial assistance was 135 538, and a total amount of \$2,196 million was released. Breakdowns of the percentage of total maintenance works expenditure covered by the subsidy by year and by geographical distribution are not available.
- (3) The total expenditure on the engagement of independent auditors by the HKHS and the URA to conduct annual audits on accounts under the OBB from 1 April 2013 to 31 March 2016 amounted to \$283,000.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)071****(Question Serial No. 1919)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding the administrative objective of increasing land supply in the short, medium and long term, please inform this Committee of the following:

- a) Please provide in the table below information on the Government's effort on the change of land use from 2012 to 2017:

Year	District (by District Council administrative district)	Location	Area (Hectares)	Original Land Use	(Planned) New Land Use	Progress of Consultation	Planned Total Expenditure	(Estimated) Date of Land Use Change

- b) Please provide in the table below information on the expenditure (or estimated expenditure) for studies on the development of country parks or the periphery of country parks from 2012 to 2017:

Year	District (by District Council administrative district)	Location	Area (Hectares)	Responsible Department(s)	Collaborating Department(s) (if any)	Total Expenditure	Environmental Impact Assessment Expenditure	Consultation Expenditure	Administrative Expenditure	Legal Service Expenditure	Manpower Expenditure

Asked by: Hon YEUNG Alvin (Member Question No. 86)

Reply:

a)

As part of the multi-pronged approach to increase land supply, the Government announced in the 2014 Policy Address that it had identified some 150 potential housing sites through land use reviews, most of which could be made available in the five years of 2014-15 to 2018-19 for housing development with a view to providing over 210 000 flats (over 70% for public housing), subject to timely amendments to the relevant statutory plans and/ or completion of the necessary procedures<sup>1</sup>. The Government also announced the various initiatives to increase land supply in the 2013 Policy Address, which involved a total of 42 sites that were zoned or being rezoned for residential use in the short to medium term by end-2013, capable of providing about 40 000 flats in total (over 60% for public housing).

As at end-February 2017, among these some 190 potential housing, 94 sites had been zoned or rezoned for housing development, and are estimated to provide a total of about 115 000 housing units (about 68 400 public housing and 46 600 private housing units). Another 20 sites have their statutory rezoning procedures initiated and if completed, are estimated to provide a total of about 10 800 housing units (about 8 600 public housing and 2 200 private housing units). Details of the above 94 and 20 sites are set out in the table below:

District	Location	No. of Sites	Estimated Flat No.	
			Public	Private
Sites with Rezoning Completed				
Southern	Ap Lei Chau, Stanley and Shouson Hill	3	-	1 660
Kowloon City	Ma Tau Kok and Ho Man Tin	2	420	910
Kwun Tong	Kwun Tong, Cha Kwo Ling, Yau Tong and Lei Yue Mun	7	2 600	3 000
Sham Shui Po	Tai Wo Ping, Lai Chi Kok and Cheung Sha Wan	3	810	1 450
Kwai Tsing	Tsing Yi	3	2 800	890
Tsuen Wan	Tsuen Wan and Sham Tseng	6	960	3 730
Sha Tin	Sha Tin New Town, Fo Tan, Tai Wai and Ma On Shan	18	22 810	3 330
Tai Po	Pak Shek Kok, Ting Kok and Tai Po New Town	13	8 050	7 890
North	Fanling/Sheung Shui, Queen's Hill and Kwu Tung South	6	17 650	1 940
Tuen Mun	Tuen Mun New Town and So Kwun Wat	18	3 210	10 000
Yuen Long	Yuen Long New Town, Tung Tau, Ping Shan and Kam Tin North	7	5 430	3 740
Islands	Tung Chung, Peng Chau and Mui Wo	3	1 760	20
Sai Kung	Anderson Road Quarry, Clear Water Bay and Sai Kung	5	1 900	8 000
Total		94	68 400	46 600

<sup>1</sup> Information about these some 150 potential housing sites was made public in the Government's paper submitted to the Legislative Council (LegCo) Panel on Development in January 2015 (Ref: CB(1)407/14-15(01), Annex D).



District	Location	No. of Sites	Estimated Flat No.	
			Public	Private
Sites with Rezoning in Progress				
Central & Western	Kennedy Town	2	2 340	-
Eastern	Chai Wan and North Point	2	960	-
Southern	Stanley <sup>2</sup>	1	-	-
Wan Chai	Queen's Road East and Kennedy Road	1	-	310
Yau Tsim Mong	Mong Kok and Tai Kok Tsui	3	-	310
Kowloon City	Kowloon Tong	1	-	680
Kwun Tong	Ngau Tau Kok, Yau Tong and Lei Yue Mun	4	3 900	500
Kwai Tsing	Kwai Chung	3	840	400
Sha Tin	Sha Tin New Town	1	560	-
Tai Po	Tai Po New Town <sup>3</sup>	2	-	-
Total		20	8 600	2 200

Through the on-going land use reviews together with the identification of additional housing sites, the Government announced in the 2017 Policy Address that it had identified 26 additional sites which are mostly estimated to be made available for housing development in the next five years of 2019-20 to 2023-24, capable of providing over 60 000 flats (over 80% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures<sup>4</sup>.

As with the established practice, we will consult the District Councils and relevant stakeholders on the development of individual sites as and when they are ready, and submit the rezoning proposal for consideration by the Town Planning Board.

<sup>2</sup> The Town Planning Board (TPB) decided on 27 January 2015 not to rezone the "GB" site at East of Wong Ma Kok Road, Stanley for private housing development. Hence, the corresponding plan amendment was not gazetted. The site is counted towards the number of sites in the above table but not the estimated flat number.

<sup>3</sup> After consideration of the representations, TPB decided to revert the zoning of two proposed residential sites in Tai Po (i.e. west of Nethersole Hospital and near Fung Yuen) to "GB", and "GB" and "G/IC" respectively. The proposed amendments to meet the representations were notified in the Gazette under the Town Planning Ordinance (Cap. 131) on 13 March 2015. The two sites are counted towards the number of sites in the above table but not the estimated flat number.

<sup>4</sup> Information about these 26 potential housing sites was made public in the Government's paper submitted to the LegCo Panel on Development in January 2017 (Ref: CB(1)461/16-17(01), Annex F).

b)

The Chief Executive, in paragraph 117 of the 2017 Policy Address, suggested that the community should consider allocating a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development, such as public housing and non-profit-making elderly homes.

Development Bureau and its departments have not made a comprehensive assessment of Country Parks for identification of land having higher development potential, and would continue to keep in view community discussions and suggestions from stakeholders on this subject. There is no estimates for studies in this connection.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)072****(Question Serial No. 1941)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the Government subsidy for property owners to participate in the Urban Renewal Authority's (URA) Smart Tender scheme, please inform this Committee of the following:

- a) Please provide with the table below the number of cases that have taken part in the Smart Tender scheme and the expenditure thereof:

Year	District (by administration district of the District Council)	Number of Owners' Corporations (OCs)	Administrative Expenditure	Consultancy Expenditure	Manpower Expenditure
2014-15					
2015-16					
2016-17					

- b) Please provide with the table below the estimated number of cases that will take part in the Smart Tender scheme and the estimated expenditure thereof:

Year	District (by administration district of the District Councils)	Number of Owners' Corporations (OCs)	Administrative Expenditure	Consultancy Expenditure	Manpower Expenditure
2017-18 (Estimate)					

Asked by: Hon YEUNG Alvin (Member Question No. 96)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works.

Up to 22 February 2017, a total of 48 valid applications have been received, among which 39 have been approved. Based on the information provided by the URA, the geographical distribution of the approved cases is set out below-

<b>District</b>	<b>Number of Approved Cases</b>
Central & Western	1
Eastern	6
Kowloon City	8
Kwai Tsing	0
Kwun Tong	3
North	1
Islands	0
Sai Kung	0
Sham Shui Po	1
Sha Tin	1
Southern	3
Tai Po	1
Tsuen Wan	0
Tuen Mun	2
Wan Chai	6
Wong Tai Sin	1
Yau Tsim Mong	5
Yuen Long	0
<b>Total</b>	<b>39</b>

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years. We plan to partner with the URA to implement the new initiative which would commence in the third quarter of 2017. The estimated expenditure is \$20 million for 2017-18, but the actual expenditure will depend on the number and type of buildings participating in the scheme.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)073****(Question Serial No. 1990)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the co-ordination of harbourfront-related planning and land issues, please inform this Committee of the following:

- a) Please set out with the table below the following expenditure items regarding the People's Liberation Army (PLA) military dock:

Year	Operational Expenditure	Maintenance Expenditure	Security Service Expenditure	Manpower Expenditure
2014-15				
2015-16				
2016-17				
2017-18 (Estimate)				

- b) Please provide the opening hours of the PLA military dock and the details thereof.
- c) Please set out with the table below the following expenditure items of the Central Harbourfront Event Space:

Year	Usage Rate of Venue	Operational Expenditure	Maintenance Expenditure	Security Service Expenditure	Manpower Expenditure
2014-15					
2015-16					
2016-17					
2017-18 (Estimate)					

Asked by: Hon YEUNG Alvin (Member Question No. 94)

Reply:

- a) Pending the handing over of the Central Military Dock (CMD) to the People's Liberation Army Hong Kong Garrison (the Garrison), Lands Department (Lands D) undertakes the daily management of the site, incurring about \$175,000 per annum mainly for the hiring of security guard service. The expenses on maintenance and repairs are about \$100,000 per annum.
- b) It is the Government's plan to hand over the CMD to the Garrison after completion of construction works and all the necessary procedures. Construction works were substantially completed in 2013. The statutory planning procedures for zoning of the CMD site to "Other Specified Uses" annotated "Military Use (1)" have been under judicial review proceedings since 2014 and are yet to be completed. The site has thus not yet been handed over to the Garrison and information on opening hours is not available.
- c) The Government engaged a private tenant through open tender to operate the Central Harbourfront Event Space for the temporary use of organising events and activities from May 2014 to May 2017. With the support of the Harbourfront Commission and Central and Western District Council, the temporary use would be extended until May 2020. The Government does not have information on the tenant's relevant expenditures.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)074****(Question Serial No. 2714)**

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

Subhead (No. & title): (-)

Programme: (-)

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the existing ownership distribution of land for rural development in Hong Kong as at end-February 2017, please set out the respective land holdings (in hectares) held by the following categories of owners: individuals (indigenous villagers only), individuals (non-indigenous villagers), corporate bodies, government, and others.

Asked by: Hon YIU Chung-yim (Member Question No. 92)

Reply:

The Development Bureau (Planning and Lands Branch) does not compile any statistics on the identity of owners of private land within “Village Type Development” zones under statutory plans of Hong Kong according to the categories specified in the question.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)075**

**(Question Serial No. 2715)**

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

Subhead (No. & title): (-)

Programme: (-)

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out, by district, the total area of land held under “tso” and “tong” in Hong Kong (in square metres and shown in map format).

Asked by: Hon YIU Chung-yim (Member Question No. 95)

Reply:

Land held under “tso” and “tong” generally refers to private land held in the name of a clan, family or “tong” which are subject to the New Territories Ordinance. The Development Bureau (Planning and Lands Branch) does not compile any geographical distribution or statistics on whether private land in Hong Kong is owned by “tso” or “tong”.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)076**

**(Question Serial No. 0807)**

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

Question:

Report No. 64 of the Director of Audit pointed out that a long time had been taken in taking action against unauthorised building works. Has any improvement been made in this regard in the past two years? What is the latest situation?

Asked by: Hon CHAN Hak-kan (Member Question No. 43)

Reply:

Regarding the said audit report, the Buildings Department (BD) has been taking proactive action to implement the various recommendations of the Director of Audit and the Public Accounts Committee. The improvement measures implemented by the BD to enhance its action against unauthorised building works (UBWs) are set out in detail in the relevant Government Minute tabled at the Legislative Council in October 2015 ([www.legco.gov.hk/yr14-15/english/pac/minutes/pac\\_gm\\_63a\\_64-e.pdf](http://www.legco.gov.hk/yr14-15/english/pac/minutes/pac_gm_63a_64-e.pdf)) and the progress report submitted to the Legislative Council in October 2016.

The BD will continue to closely monitor the progress of the enforcement actions on UBWs.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)077**

**(Question Serial No. 0808)**

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

Question:

Report No. 64 of the Director of Audit pointed out that long time had been taken in registering warning notices at Land Registry. Has any improvement been made in this regard in the past two years? What is the latest situation?

Asked by: Hon CHAN Hak-kan (Member Question No. 44)

Reply:

The Buildings Department (BD) has been taking actions to strengthen the monitoring of the progress of registration of warning notices (WNs) at the Land Registry (LR). In particular, BD is currently upgrading its information system to enable the automatic uploading of the LR's computer data on the registration of WNs so as to facilitate its monitoring of the registration of newly-issued WNs at the LR.

For the 1 132 WNs not yet registered at the LR as identified in Report No. 64 of the Director of Audit, 569 WNs were registered as at end of January 2017. The BD will arrange for the registration of the remaining 563 WNs as soon as possible.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)078****(Question Serial No. 0809)**

Head: (82) Buildings Department  
Subhead (No. & title): (000) Operational Expenses  
Programme: (1) Buildings and Building Works  
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)  
Director of Bureau: Secretary for Development

Question:

The Department has stated that it will continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. Is there any loophole in the current method?

Asked by: Hon CHAN Hak-kan (Member Question No. 45)

Reply:

The cause of water seepage in buildings is complicated and often involves more than one source. In handling reports on water seepage, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) will conduct a series of appropriate non-destructive tests to ascertain the source of seepage, including moisture level monitoring, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls, and reversible pressure test for water supply pipes. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory. However, there may still be cases where the source of water seepage cannot be established after conducting extensive practical tests, especially where the seepage is not obvious or is only intermittent.

BD has commissioned a consultancy study on the latest technological methods for identifying the sources of water seepage in buildings since October 2014 with a view to enhancing the work of the JO. The study researches into technological matters relating to water seepage investigation in buildings both locally and overseas. It will assess and recommend the most suitable testing methods for use in private buildings as well as formulating technical guidelines for use by the JO.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)079****(Question Serial No. 1532)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

How many cases of suspected irregularities involving contractors have been received by the Buildings Department in each of the years since the implementation of the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme? How many of them have been referred to other enforcement departments or relevant organisations to follow up? If so, what are the details of each referral case (including the date, the enforcement departments or organisations that such case was referred to and the result)? Does the Department have any administrative or other supportive measures to help owners comply with the schemes?

Asked by: Hon LAM Cheuk-ting (Member Question No. 14)

Reply:

Up to 31 December 2016, the Buildings Department (BD) has handled 44 cases of suspected irregularities involving contractors under the Mandatory Window Inspection Scheme (MWIS) since its commencement in June 2012. There is no such case under the Mandatory Building Inspection Scheme (MBIS). A breakdown of the 44 cases by year is tabulated below -

<b>Year</b>	<b>Number of Cases</b>
2012	0
2013	2
2014	6
2015	15
2016	21
<b>Total</b>	<b>44</b>

The BD has investigated into these cases and taken appropriate follow-up actions in substantiated cases, including instigating prosecution and/or disciplinary actions. So far, the registered minor works contractors involved in four cases have been convicted and they were fined up to \$6,000. Disciplinary action against the convicted contractors is also being considered. Besides the four aforesaid cases, one case involving suspected use of false instrument was referred to the Police in 2016. However, the case was subsequently not pursued due to insufficient evidence.

The BD, in collaboration with the Home Affairs Department (HAD), Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA), will continue to operate various financial and technical assistance schemes and implement other measures to support building owners in fulfilling their statutory responsibilities under the MBIS and the MWIS, and in carrying out building repair and maintenance works in general. These include -

- (a) the Mandatory Building Inspection Subsidy Scheme administered by the HKHS and the URA, which provides subsidies, subject to a cap, for covering the expenses on the first prescribed building inspection of the common parts of a building conducted by a registered inspector, as well as provides standard tender documents and services agreements to owners for the appointment of a service provider;
- (b) other assistance schemes, including the Integrated Building Maintenance Assistance Scheme administered by the URA which provides owners in need with one-stop financial assistance and technical support for the formation of Owners' Corporation and for carrying out the prescribed building repair; the Building Safety Loan Scheme administered by the BD which offers low-interest loans for voluntary or mandatory building or slope repairs, maintenance and upgrading of fire services, lift, electrical and gas risers installations, and removal of unauthorised building works etc.; the Building Maintenance Grant Scheme for Elderly Owners administered by the HKHS which caters specifically for the needs of elderly owners; and the "Smart Tender" Building Rehabilitation Facilitating Services scheme which strengthens technical support for owners in carrying out building repair and maintenance works;
- (c) the BD's continued public education and publicity efforts, including district briefing sessions held in collaboration with the HAD, the HKHS, the URA to enhance public awareness of the MBIS and the MWIS, the relevant requirements and the details of the assistance schemes mentioned above;
- (d) publication of useful and relevant reference materials, such as the market price range for window inspection and parts repair (e.g. hinges, screws) and a new "Layman's Guide on MWIS" to educate the public on how to identify common window defects requiring repair under the MWIS;
- (e) working with the HAD to assist building owners in forming owners' corporations; and
- (f) offering technical advice through meetings with the building owners, registered inspectors and qualified persons.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)080****(Question Serial No. 1533)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

How many inspections against large unauthorised signboards were made in 2016-17? What were the numbers of removal operations carried out and prosecutions instigated? What was the expenditure involved? Please list in detail the actions to be taken by the authorities to tackle problems arising from large unauthorised signboards in the future.

Asked by: Hon LAM Cheuk-ting (Member Question No. 13)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised signboards in response to public reports and through its large scale operations. It does not keep separate statistics on the number of inspections made for unauthorised signboards. In 2016, 719 removal orders were issued against unauthorised signboards, 1 153 unauthorised signboards were removed/validated, and 1 566 dangerous/abandoned signboards were removed/repared. The BD also instigated 33 prosecutions against signboard owners for failure to comply with removal orders. The enforcement action against unauthorised signboards is carried out by 35 professional and technical staff of the Signboard Control Unit of the BD as part of their overall duties. The expenditure incurred by the Signboard Control Unit is about \$32 million in 2016-17.

The BD will continue to take a multi-pronged approach in tackling unauthorised signboards in 2017-18. In particular, the BD will continue to implement the Signboard Validation Scheme, promote the Minor Works Control System for erection of small signboards, enhance public awareness of building safety through public education and publicity, and take enforcement action against unauthorised signboards. Details are set out in LegCo Paper No. CB(1)930/15-16(04). As far as enforcement action is concerned, it is estimated that 750 removal orders will be issued, 950 unauthorised signboards will be removed/validated and 1 200 dangerous/abandoned signboards will be removed/repared in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)081****(Question Serial No. 1534)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What were the respective numbers of inspections made, removal operations carried out and prosecutions instigated against unauthorised building works in each of the past five years? What was the expenditure involved? What detailed action plans do the authorities have to tackle the problem?

Asked by: Hon LAM Cheuk-ting (Member Question No. 12)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) in response to public reports and through its large scale operations. It does not keep separate statistics on the number of inspections made for UBWs. As regards the BD's enforcement action against UBWs, the numbers of reports from members of the public attended to, removal orders issued and prosecutions against failure to comply with removal orders in the past five years are tabulated as follows –

<b>Year</b>	<b>No. of Reports on UBWs attended to<sup>(1)</sup></b>	<b>No. of Removal Orders issued<sup>(1)</sup></b>	<b>No. of Prosecutions<sup>(1)</sup></b>
2012	44 562	12 292	2 104
2013	44 512	12 005	2 513
2014	41 146	11 816	2 532
2015	39 281	12 918	3 030
2016	36 461	12 901	3 362

Note (1): The figures do not necessarily correspond to those in the other columns.



Enforcement action against UBWs is carried out by the 633 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD in 2016-17 as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for enforcement action against UBWs.

The BD will continue to adopt a multi-pronged approach to address building safety issues related to UBWs. In addition to taking enforcement action against UBWs in response to public reports and through large scale operations, the BD will continue to enhance its public education and publicity campaign on building safety and foster a building safety culture in the community.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)082**

**(Question Serial No. 1571)**

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

Question:

Regarding the problem of water seepage, please inform this Committee: 1) of the statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants in each year over the past three years; 2) of the general follow-up work for cases where the source of seepage cannot be identified; 3) of the number of prosecutions instigated against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions last year; 4) of the staff establishment and operational expenses of the Joint Office (JO) deployed by the Government in each year over the past three years; and 5) of the percentage of the expenditure of the JO spent on equipment for checking the source of seepage; and the estimated expenditure in the past three years for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

Asked by: Hon LAM Cheuk-ting (Member Question No. 23)

Reply:

- 1) Statistics on water seepage reports received, reports handled, cases with source of water seepage identified and entry warrants granted by the Court in the past three years are tabulated below –

<b>Number of Cases</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Reports received	27 896	29 617	36 376
Reports handled <sup>(1)</sup>	22 056	25 093	29 148
• Cases screened out <sup>(2)</sup>	10 961	12 000	13 196
• Cases with investigations concluded	11 095	13 093	15 952
Cases with source identified <sup>(1)</sup>	4 816	4 679	6 846
Entry warrants granted by the Court <sup>(1)</sup>	74	64	55

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

Note <sup>(2)</sup>: These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD).

- 2) For cases where the source of water seepage cannot be ascertained, the JO will notify the persons who lodged the water seepage reports and keep the investigation information for reference. Such persons may contact the JO should the seepage condition deteriorate or when there is new information which may be useful for the investigation.
- 3) In 2016, the JO instigated 95 prosecutions against building owners connected with sources of water seepage under the Public Health and Municipal Services Ordinance and there were 68 convictions. As there is a lapse of time between the instigation of prosecution and adjudication by the Court, the number of convictions may not necessarily correspond to that of the prosecutions instigated in the same year.
- 4) The staff establishment and the expenditure of the BD and the FEHD in connection with the operation of the JO in the past three years are tabulated below –

<b>BD</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Number of professional and technical staff	64	64	64
Staff cost and departmental expenses (\$ million)	29	31	32 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	28	30	31 (estimated)

<b>FEHD</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Number of investigation staff	219	219	220
Staff cost and departmental expenses (\$ million)	72.1	80.7	86.4 (estimated)

- 5) Outsourced consultants engaged by the JO may make use of different methods and equipment in investigating sources of water seepage. We are not able to provide a breakdown of the expenditure spent solely on equipment.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)083****(Question Serial No. 1572)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the monitoring of “Mandatory Building Inspection Scheme”, “Mandatory Window Inspection Scheme” and other schemes aimed at providing assistance to owners of old buildings, please inform this Committee:

1. of the details and effectiveness of such efforts in 2016-17;
2. of the measures for and expenditures on “Mandatory Building Inspection Scheme”, “Mandatory Window Inspection Scheme” and the prevention of “bid-rigging” in building maintenance works in 2017-18.

Asked by: Hon LAM Cheuk-ting (Member Question No. 22)

Reply:

1. Statistics on the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2016 are tabulated below –

	<b>MBIS</b>	<b>MWIS</b>
No. of target buildings	500	500
No. of statutory notices issued	5 571	86 280
No. of statutory notices discharged	8 281	151 772
No. of warning letters issued	8 846	24 772
No. of fixed penalty notices issued <sup>(1)</sup>	-	878
No. of prosecutions instigated	30	0

Note <sup>(1)</sup> : Not applicable to MBIS.

To assist building owners in carrying out maintenance and repair works, the Buildings Department (BD) administers the Building Safety Loan Scheme (BSLS), which provides loans to individual owners of private buildings who wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. In 2016, the BD approved 1 016 applications with a total amount of \$71.1 million of financial assistance. There are altogether 266 buildings benefited from the BSLS.

Besides the BSLS, other schemes are also administered by the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to provide financial and technical assistance to building owners for undertaking repair and maintenance works, including the Integrated Building Maintenance Assistant Scheme administered by the URA which provides owners in need with one-stop financial assistance and technical support for the formation of Owner's Corporation and for carrying out building repair; the Building Maintenance Grant Scheme for Elderly Owners administered by the HKHS which caters specifically for the need of elderly owners; the "Smart Tender" Building Rehabilitation Facilitating Services scheme administered by URA which strengthens technical support for property owners in carrying out building repair and maintenance works; and the Mandatory Building Inspection Subsidy Scheme administered by the HKHS and the URA, which provides subsidies, subject to a cap, for covering the expenses of the first prescribed building inspection of the common parts of a building conducted by a registered inspector, as well as standard tender documents and service agreements to owners for the appointment of a service provider.

2. In 2017-18, the BD will continue to implement the MBIS and the MWIS. In particular, the BD will step up enforcement actions against building owners who, without reasonable excuse, fail to comply with the statutory MBIS and/or MWIS notices. The BD will continue to conduct audit check on the work of the prescribed building professionals and registered contractors for MBIS or MWIS and instigate prosecution and/or disciplinary action for professional misconduct or negligence. The BD will also continue its public education and publicity efforts and, in collaboration with the Home Affairs Department, the HKHS and the URA, offer assistance to building owners to encourage compliance.

The MBIS and MWIS will continue to be implemented by the existing 127 professional and technical staff in the Mandatory Building Inspection Sections. The estimated expenditure of the Mandatory Building Inspection Sections is \$118 million. Public education and publicity activities in relation to the MBIS and MWIS are handled by six staff of the Public Education and Publicity Unit, and assisted by three staff of the Information Unit of the BD as part of their overall duties. We are not able to provide a breakdown of the expenditure involved solely for carrying out public education and publicity work for MBIS and MWIS.

Relevant Government departments, including the Hong Kong Police Force, the Independent Commission Against Corruption, the Home Affairs Department and the BD, the URA and the HKHS have been working together with various sectors of the community to combat bid-rigging in building repair and maintenance works. In particular, to encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, Government has included a commitment of \$300 million in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. The aim is to encourage more property owners to take up Smart Tender with a view to creating a critical mass of Smart Tender participants, which will not only cultivates the best practices in undertaking building repair and maintenance projects, but also help crowd out the opportunity for bid-rigging syndicates to interfere with the building repair and maintenance market. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years.

Should any case involving suspected big-rigging or other illegal activities come to the BD's attention, BD will refer it to the law enforcement agencies for follow-up. We are not able to provide a breakdown of the manpower resources and the manpower-related expenditure incurred solely for such work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)084****(Question Serial No. 2761)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

There was an increase of 86 posts in 2016-17 for the Buildings Department (BD), including conversion of existing non-civil service contract positions to civil service posts for the continued implementation of the initiatives in enhancing building safety. Among the 86 posts, 40 posts were engaged in conducting large scale operations against unauthorised building works (UBWs) and clearing outstanding removal orders; 11 posts were engaged in expediting the processing of new building plans; 29 posts were allocated to the Joint Office set up by the BD and the Food and Environmental Hygiene Department to tackle public reports on water seepage; and the remaining six posts were deployed to various sections/units of the BD to strengthen the administrative and clerical support for their respective areas of work. In this connection, would the authorities inform this Committee:

- a. whether the net increase of 55 posts in 2017-18 are related to the above areas of work;
- b. despite the increase in manpower and estimates in 2016-17, no improvement was observed in the actual performance of “processing building plans” in 2016, and it was even worse than that of 2015; What are the reasons for that?
- c. was there any improvement made in the areas of “conducting large scale operations against UBWs and clearing outstanding removal orders” and “tackling public reports on water seepage” after the increase in manpower and estimates in 2016-17?

Asked by: Hon LAU Kwok-fan (Member Question No. 51)

Reply:

- a. The net increase of 55 posts in the Buildings Department (BD) in 2017-18 involves the creation of 56 non-directorate posts, to be offset by the expiry of one time-limited technical post.



Among the 56 posts to be created, 54 posts will be engaged to step up enforcement actions in industrial buildings to improve fire safety and to enhance building safety in non-industrial buildings; and two posts will be engaged to process applications for approval of plans, consent for commencement of works and occupation permits and related matters in relation to the Three-Runway System Project at the Hong Kong International Airport.

- b. The cases where the processing time of building plans exceeded 60 days (for new submissions) or 30 days (for re-submissions) involved situations where the BD had already finished vetting the building plans, and considered that such applications could be approved subject to minor amendments or further particulars to be furnished by the applicants. In such cases, the BD would allow the applicants to make the minor amendments or furnish the required particulars after the stipulated target date. This is a practice well-accepted by the industry for streamlining the processing of applications, and is preferred to the alternative of rejecting the applications before the stipulated target date which would cost the BD and the applicants extra time and efforts to restart the entire vetting process. The increase in such cases in 2016 as compared with 2015 was due to the increase in both the total number of buildings plans processed by BD (from 18 458 in 2015 to 18 723 in 2016) and the number of applicants adopting the aforesaid facilitating practice.
- c. With the additional resources in 2016-17, the BD has stepped up the clearance of removal orders and expedited completion of large scale operations. Comparing with the performance in 2015, the number of unauthorised building works removed increased from 24 362 to 26 430, the number of prosecutions against failure to comply with removal orders increased from 3 030 to 3 362 and the number of sub-divided flats with irregularities rectified increased from 207 to 254.

The additional posts allocated to the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the BD in 2016-17 were mainly for converting non-civil service contract posts to civil service posts without actual increase in manpower. Notwithstanding this, the JO is pursuing a series of improvement measures to enhance its efficiency and effectiveness in handling reports on water seepage, including enhancing its management information system to ensure timely handling of cases, improving its record keeping and filing system, stepping up monitoring of outsourced consultants' performance, continuing the consultancy study on the latest technological methods with a view to identifying the source of water seepage more effectively and fostering building owners' awareness of their responsibilities in building maintenance and repair through publicity and public education.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)085****(Question Serial No. 3050)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding signboard control, would the authorities inform this Committee:

- a. of the changes in staff establishment and estimated expenditure for signboard control in 2016-17 as compared with 2015-16;
- b. of the estimated number of signboards in the territory at present, as well as the respective numbers of signboards erected upon application under the Buildings Ordinance, registered under the Validation Scheme for Unauthorised Signboards, and registered under the Minor Works Control System, according to the records of the authorities;
- c. of the numbers of Dangerous Structure Removal Notices and removal orders against signboards not yet complied with. Please list, according to document types, the respective numbers of statutory orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon LAU Kwok-fan (Member Question No. 37)

Reply:

- a. The Buildings Department (BD) takes enforcement action against unauthorised signboards in response to public reports and through its large scale operations. The enforcement action is carried out by the professional and technical staff of the Signboard Control Unit (SBCU) of the BD as part of their overall duties. The numbers of staff involved and the expenditures incurred in 2015-16 and 2016-17 are tabulated below-

	<b>2015-16</b>	<b>2016-17</b>
Number of professional and technical staff of the SBCU	35	35
Expenditure (\$ million)	30.2	32 (estimate)

- b. According to the results of a stock taking exercise conducted by the BD in 2011, there were about 120 000 signboards in Hong Kong, of which the majority were unauthorised. Up to end of 2016, 20 175 minor works submissions associated with the erection, alteration and removal of signboards have been received under the Minor Works Control System and 214 unauthorised signboards have been validated under the Signboard Validation Scheme. The BD does not compile statistics on the number of signboards that have been erected with the prior approval and consent of the Building Authority under the Buildings Ordinance (BO) (Cap. 123).
- c. The BD will issue Dangerous Structure Removal Notices (DSRNs) under section 105 of the Public Health and Municipal Services Ordinance (Cap. 132) in respect of dangerous or abandoned signboards, and removal orders under section 24 of the BO in respect of unauthorised signboards. As at end of 2016, 268 DSRNs and 1 282 removal orders issued against signboards have not yet been complied with. The overdue periods of these outstanding DSRNs and removal orders are tabulated as follow-

<b>Overdue Period</b>	<b>No. of DSRNs</b>	<b>No. of Removal Orders</b>
Less than 1 year	231	608
1 to 3 years	37	438
4 to 6 years	0	168
7 to 9 years	0	64
10 years or above	0	4
<b>Total</b>	<b>268</b>	<b>1 282</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)086****(Question Serial No. 0600)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Building Safety Loan Scheme provides loans to individual owners of private buildings who may wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. Regarding the loan scheme, what were the numbers of applications received, the total amount of financial assistance involved, the numbers of buildings benefited, the duration between submission of application and release of loan in general, the numbers of applications rejected, and the general reasons for rejection in each of the past three years?

Asked by: Hon LEE Wai-king, Starry (Member Question No. 19)

Reply:

In the past three years, the number of applications received, the number of applications approved, the total amount of financial assistance approved and the number of buildings benefited under the Building Safety Loan Scheme are tabulated as follows:

Year	Number of applications received	Number of applications approved	Total amount of financial assistance approved (\$million)	Number of buildings benefited
2014	1 827	1 516	117.6	242
2015	1 246	722	42.8	222
2016	998	1 016	71.1	266

Approved loans will be released to the applicants based on the progress of works and submission of corresponding certification. In 2014, 2015 and 2016, the average duration between submission of application and release of loan were about 13 months, 11 months and 8 months respectively.

In 2014, 2015 and 2016, the numbers of applications rejected were 3, 32 and 8 respectively. The major reason for the rejections was that the applicants did not provide the required information.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)087****(Question Serial No. 1261)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Department mentioned in the indicators under the Programme: “The estimate in 2017 has taken into account the adjustment in work priority. Resources will be redeployed to step up enforcement actions against non-compliant notices, enhancing assistance to owners to facilitate compliance, and strengthening regulation of service providers.” As such, it is estimated that the numbers of mandatory building inspection notices and window inspection notices to be issued in 2017 will decrease substantially. In this connection, could the Government inform this Committee:

- (1) of the details of the adjustment in work priority?
- (2) of the details of the redeployment of resources?
- (3) of the numbers of non-compliant mandatory building inspection notices and window inspection notices in the past two years, and of the enforcement actions taken?

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

Reply:

- (1) & (2) In 2017, the Buildings Department (BD)’s work priority with respect to the implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) is to clear the outstanding statutory notices instead of selecting new target buildings. As such, the BD will step up enforcement actions by issuing warning letters and fixed penalty notices as well as instigating prosecutions against building owners who, without reasonable excuse, fail to comply with the statutory notices. The BD will also continue its public education and publicity efforts and, in collaboration with the Home Affairs Department, the Hong Kong Housing Society and the Urban Renewal Authority, offer assistance to building owners to encourage compliance. In addition, the BD will strengthen the regulation of service providers by stepping up audit check and prosecution or disciplinary actions against malpractices.

The two schemes will continue to be implemented by the existing 127 professional and technical staff in the Mandatory Building Inspection Sections as well as other supporting manpower in 2017-18 as part of their overall duties. We are not able to provide details on the redeployment of resources.

- (3) As at 31 December 2015, there were 38 184 MBIS notices and 167 839 MWIS notices not yet discharged whereas the numbers have been reduced to 35 474 MBIS notices and 102 347 MWIS notices by 31 December 2016. Up to 31 December 2016, the BD had issued over 12 500 warning letters and instigated 30 prosecutions against building owners who, without reasonable excuse, failed to comply with MBIS notices; and issued over 38 500 warning letters and 1 700 fixed penalty notices against building owners who failed to comply with MWIS notices.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)088****(Question Serial No. 3254)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Department stated that it would continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. Please provide:

1. the distribution of manpower and expenditure for the consultancy study in the past three years and this year, as well as the details and completion time of the consultancy study;
2. the numbers of complaints received by the Joint Office, the average handling time for each complaint, and the distribution of manpower and expenditure in the past three years.

Asked by: Hon MO Claudia (Member Question No. 52)

Reply:

1. The Buildings Department (BD) commissioned a consultant to study on the latest technological methods in identifying sources of water seepage in buildings in October 2014. The study researches into technological matters relating to water seepage investigation in buildings both locally and overseas. It will assess and recommend the most suitable testing methods for use in private buildings and help formulate technical guidelines for use by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the BD. The study is expected to complete in 2017 and the JO will then consider how to follow up on the findings.

The estimated expenditure of the study is \$4.5 million and the expenditures in the past three years are tabulated below –

	2014-15	2015-16	2016-17
Expenditure (\$ million)	0.3	0.5	0.8 (Estimated)



The JO staff monitor and supervise the work of the consultant as part of their overall duties. We are not able to provide a breakdown of the manpower involved solely for the work.

2. The numbers of water seepage reports received in 2014, 2015 and 2016 were 27 896, 29 617 and 36 376 respectively. The JO does not compile statistics on the average handling time of the cases. The time required for investigating a water seepage case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners and occupants are cooperative.

The staff establishment and the expenditure of the BD and the FEHD in connection with the operation of the JO in the past three years are tabulated below –

<b>BD</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Number of professional and technical staff	64	64	64
Staff cost and departmental expenses (\$ million)	29	31	32 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	28	30	31 (estimated)

<b>FEHD</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Number of investigation staff	219	219	220
Staff cost and departmental expenses (\$ million)	72.1	80.7	86.4 (estimated)

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)089****(Question Serial No. 2933)**

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

Question:

It is mentioned in the Estimates that the Department “continued the large scale operation on comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in 80 buildings”, please advise on:

the number of UBWs successfully removed in each of the past three years;

the expenditure earmarked for this purpose in this financial year.

Asked by: Hon OR Chong-shing, Wilson (Member Question No. 44)

Reply:

In 2014, 2015 and 2016, 22 866, 24 362 and 26 430 unauthorised building works (UBWs) were removed respectively. The Buildings Department (BD) does not compile statistics on the number of UBWs removed from rooftops, flat roofs, yards and lanes.

In 2016-17, enforcement action against UBWs is carried out by the 633 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the expenditure involved solely for enforcement action against UBWs on rooftops, flat roofs, yards and lanes.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)090****(Question Serial No. 2325)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned on page 76 that the decrease in the number of fire safety directions (FSDns) issued in 2016 was due to redeployment of resources for the territory-wide special joint operation with the Fire Services Department to inspect mini-storages. However, with reference to the Estimates for 2016, the Buildings Department (BD) expected to issue 5 100 FSDns in 2016, while the actual number was 3 676.

Would the BD inform this Committee:

- (1) whether the Department has evaluated the fire safety impact on other composite buildings when deploying manpower resources for the above operation;
- (2) of the number of staff deployed from normal inspection establishment for the said joint operation by the Department;
- (3) of the numbers of repair/investigation orders issued against mini-storages in 2016, broken down by the 18 districts, and how many of them have been complied with?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. 13)

Reply:

- (1) The purpose of the Fire Safety (Buildings) Ordinance (Cap. 572) is to enhance the fire safety protection of composite buildings and domestic buildings constructed, or with their building plans first submitted to the Building Authority, on or before 1 March 1987 to meet the current requirements. The Fire Services Department and the Buildings Department (BD) will issue Fire Safety Directions to owners and/or occupiers with regard to fire safety measures of the relevant buildings and specify the required fire safety improvement works. In redeploying resources for the territory-wide special joint operation to inspect mini-storages, the BD has assessed and taken into account the impact on the overall progress of enforcement of the Fire Safety (Buildings) Ordinance against composite buildings.

- (2) Starting from June 2016, 40 professional and technical staff of the BD have been deployed for the territory-wide special joint operation on mini-storages.
- (3) The geographical distribution of removal orders and repair orders issued by the BD\* against mini-storages and orders complied with under the special joint operation in 2016 is tabulated below -

District	Number of orders issued		Number of orders discharged	
	removal order	repair order	removal order	repair order
Central & Western	2	2	0	0
Eastern	52	52	4	4
Southern	19	19	0	0
Yau Tsim Mong	17	17	0	0
Sham Shui Po	35	35	0	0
Kowloon City	21	21	0	0
Wong Tai Sin	38	38	0	0
Kwun Tong	61	61	1	1
Tsuen Wan	23	23	0	0
Tuen Mun	1	1	0	0
Kwai Tsing	36	36	0	0
<b>Total</b>	<b>305</b>	<b>305</b>	<b>5</b>	<b>5</b>

Note \*: BD is still in the progress of issuing such orders.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)091****(Question Serial No. 2326)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned on page 77 that the decrease in the estimated number of sub-divided flats (SDFs) to be inspected in 2017 is due to the reduction in the number of target buildings in large scale operations (LSOs).

Would the Buildings Department (BD) inform this Committee:

- (1) of the numbers of target buildings in the above LSOs in 2015, 2016 and 2017 in each of the 18 districts, as well as their changes;
- (2) SDFs rectified of irregularities accounted for less than 10% in both 2015 and 2016. What measures will be taken by the BD to deal with the SDFs that have not been rectified for long?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. 14)

Reply:

- (1) The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with sub-divided flats (SDFs). The geographical distribution of buildings targeted under these LSOs in 2015 and 2016 is tabulated as follows:-

<b>District</b>	<b>2015</b>	<b>2016</b>
Central and Western	6	16
Wan Chai	16	0
Eastern	11	0
Southern	3	1
Wong Tai Sin	5	3
Kwun Tong	4	6
Yau Tsim Mong	45	6
Sham Shui Po	13	21

<b>District</b>	<b>2015</b>	<b>2016</b>
Kowloon City	34	17
North	13	7
Sha Tin	2	3
Tai Po	9	5
Sai Kung	0	0
Tsuen Wan	12	4
Tuen Mun	7	5
Yuen Long	22	3
Kwai Tsing	8	3
<b>Total</b>	<b>210</b>	<b>100</b>

For the LSOs in 2017, the selection of target buildings is still in progress and the geographical distribution of target buildings is not yet available.

- (2) Where actionable unauthorised building works associated with SDFs are identified, the BD will issue removal orders against the owners concerned and consider instigating prosecution against owners who fail to comply with the orders. As regards SDFs used for domestic purpose in industrial buildings, the BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, the BD will institute prosecution against the owner concerned, and consider applying to the court for a closure order to close down the premises and arranging government contractors to carry out the necessary rectification works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)092****(Question Serial No. 1050)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) has listed identifying the sources of water seepage in buildings as one of the Matters Requiring Special Attention in the past years, yet the ineffectiveness of the BD and the Joint Office (JO) set up by the Department and the Food and Environmental Hygiene Department has been subject to criticism by members of the public for a long time, while the value for money audit by the Audit Commission also cited a considerable number of maladministration-related problems. Would the Director of Buildings inform this Committee:

- 1) of the policies and measures in the new financial year to improve the efficiency and effectiveness of the JO in response to the recommendations of the audit report and the Public Accounts Committee, and to ensure the expenditure on identifying the sources of water seepage in buildings will be properly utilised by the Department and the JO, producing value for money;
- 2) of the estimated expenditures and manpower required for the work mentioned above.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 1)

Reply:

- 1) The Joint Office (JO) has been implementing a series of improvement measures to enhance its efficiency and effectiveness in the handling of reports on water seepage in buildings, including enhancing its management information system to ensure timely handling of cases, improving its record keeping and filing system, stepping up monitoring of the contractors' performance, continuing the consultancy study on the latest technological methods with a view to identifying the source of water seepage more effectively, and fostering building owners' awareness of their responsibilities in building maintenance and repair through publicity and public education. The JO will continue its efforts in these aspects. In parallel, the JO is also taking measures to implement the relevant recommendations made by the Audit Commission and the Public Accounts Committee (PAC) of the Legislative Council within practical limits. The PAC will be kept informed of the implementation progress.

- 2) The staff establishment and the estimated expenditures of the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) for the operation of the JO in 2017-18 are tabulated below –

**FEHD**

Number of investigation staff	220
Staff cost and departmental expenses (\$ million)	94 (estimated)

**BD**

Number of professional and technical staff	64
Staff cost and departmental expenses (\$ million)	33 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	30 (estimated)

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)093****(Question Serial No. 1730)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) and the Joint Office (JO) have not been cost-effective in identifying the sources of water seepage in buildings, causing grievances among public rental housing tenants and private housing owners. Once again, “identifying the sources of water seepage in buildings” has been stated under Matters Requiring Special Attention by the BD in 2017-2018. In this connection, would the Director inform this Committee:

1. of the policies and measures to collect comments and criticisms from the public with a view to improving the effectiveness of work in the new financial year;
2. Last year, staff of the JO was invited to attend a seminar on water seepage in buildings organised by the large private housing estate Laguna City in my constituency, the relevant District Council (DC) member and me. The response from the residents was very positive.

During the seminar, the public expressed their views on the unsatisfactory performance of the JO and called for follow-up actions. Similar activities can facilitate direct communication among the BD, the JO and residents affected by water seepage, with the public's voice being heard.

In the new financial year, will the BD and the JO set aside manpower and resources to attend/participate in similar seminars on water seepage in buildings at the request of LegCo members and DC members? If yes, what are the details? What are the expenditure and manpower resources involved? If no, what are the reasons? Will the BD consider setting aside manpower for actively attending seminars on water seepage in buildings to explain the JO's work?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 2)

Reply:

The Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department welcomes comments and suggestions from the public with a view to enhancing the effectiveness of its work. Members of the public may provide comments and suggestions to the JO through 1823, e-mails, letters, etc.

The JO staff has been attending meetings and seminars with building owners, owners' corporations, District Council members and Legislative Council members to discuss water seepage issues as part of their overall duties, and will continue to do so in the new financial year. We are not able to provide a breakdown of the manpower and expenditure involved, and we currently have no plan to set aside resources solely for such work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)094****(Question Serial No. 1731)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In the new financial year, the Buildings Department will “complete the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings” and “update guidelines on testing methods for water seepage investigations”. Could the Department inform this Committee:

1. of the expenditure spent on the above consultancy study so far?
2. of the expected impact of the new technology recommended by the study on the expenditure and manpower of the Department in 2017-2018 and the future financial years?
3. given that the successful rate of identifying the sources of water seepage in buildings by the Department and the Joint Office is merely 40%, of the expected increase in the percentage of successfully identifying the sources of water seepage?
4. of the details of “the latest technological methods” covered by the above study?
5. of the expenditure involved in updating the guidelines on testing methods for water seepage investigations?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 3)

Reply:

The consultant has identified a number of methods for ascertaining sources of water seepage in buildings and field tests are being conducted to assess the methods. The study will recommend the most suitable testing methods for use in private buildings and help formulate technical guidelines for use by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage. The study is expected to be completed this year. At this stage, it is difficult to assess the implications of any testing methods on the expenditure and manpower of the JO as well as the expected success rate in identifying sources of water seepage.

- 2 -

The cumulative expenditure of the consultancy study as of 13 March 2017 amounted to about \$1.6 million. We are not able to provide a breakdown of the expenditure involved solely for updating the guidelines on testing methods for water seepage investigations.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)095****(Question Serial No. 1732)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What were the numbers of water seepage complaints investigated by the Joint Office, the average expenditure and time taken for each case, and the numbers of cases where the source of water seepage could be identified and could not be identified in each of the past three financial years?

What are the estimated number of cases of water seepage in buildings to be investigated in the coming financial year, the average expenditure and time to be taken for each case? What are the percentage changes as compared with the previous three financial years?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 4)

Reply:

Statistics on water seepage reports received, reports handled and results of investigation in the past three years are tabulated below –

<b>Number of Cases</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Reports received	27 896	29 617	36 376
Reports handled <sup>(1)</sup>	22 056	25 093	29 148
• Cases screened out <sup>(2)</sup>	10 961	12 000	13 196
• Cases with investigations concluded	11 095	13 093	15 952
- Source of water seepage identified	4 816	4 679	6 846
- Source of water seepage could not be identified and investigation terminated	2 133	3 494	3 721
- Seepage ceased during investigation	4 146	4 920	5 385

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

Note <sup>(2)</sup>: These include unjustified cases and withdrawal cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department.

The JO is unable to predict the number of cases of water seepage in buildings to be investigated in 2017, which depends on the number of reports received.

The JO does not compile statistics on the average expenditure and the time taken for handling water seepage reports. The time required for investigating a water seepage case varies due to a number of factors, including the nature and complexity of the case and whether the relevant owners and occupants are cooperative. Therefore, the JO is unable to predict the average expenditure and time to be taken for each case in 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)096****(Question Serial No. 2372)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The colour dye testing method adopted so far by the Joint Office (JO) to test the sources of seepage has been criticised as disturbing, ineffective and “outdated”. Members of the public often phone up my office to enquire if they could directly request the JO to switch to hiring private water seepage investigation adjuster companies which mainly use the infrared ray testing method. Could the Department inform this Committee:

Is it possible for members of the public who lodge a complaint with the JO for water seepage nuisance to request the JO to outsource the case to a private investigation company using the infrared ray testing method so as to avoid the hassle; if so, of the procedures; if not, the reasons for that.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 5)

Reply:

In handling reports on water seepage, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) will, with the assistance of outsourced consultants, conduct a series of appropriate non-destructive tests to ascertain the source of seepage, including moisture level monitoring, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls and reversible pressure test for water supply pipes. The BD keeps abreast of the latest technologies with a view to exploring more effective investigation methods in identifying the sources of water seepage in buildings. In recent years, outsourced consultants engaged by the JO have already employed new equipment such as infrared camera and microwave tomography scanning device on a trial basis to facilitate identification of the sources of water seepage in complicated cases.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)097****(Question Serial No. 2378)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What is the expenditure earmarked for outsourcing cases in which the source of water seepage cannot be identified by the Joint Office to private consultants? What is the estimated number of cases to be outsourced?

Concerning the above expenditure and number of cases, what are the percentage changes as compared with the figures in the past three financial years?

In this financial year, upon completion of the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings by the Department, will the number of cases to be outsourced be reduced? If yes, how much is the estimated saving on outsourcing expenditure?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 6)

Reply:

The Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department refers cases in which the source of seepage cannot be identified in its initial investigation to outsourced consultants for professional investigation. The JO cannot predict the number of such cases in 2017-18.

The expenditures for engaging outsourced consultants in 2014-15, 2015-16, 2016-17 and 2017-18 are tabulated below –

2014-15 (a)	2015-16 (b)	2016-17 (c)	2017-18 (d)	Change (%)		
				(d)-(a)	(d)-(b)	(d)-(c)
\$28 million	\$30 million	\$31 million (estimated)	\$30 million (estimated)	+7%	0%	-3%



As regards the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings commenced in October 2014, the consultant has identified a number of methods and field tests are being conducted to assess those methods. Upon completion, the study will recommend the most suitable methods for use by the JO for handling reports on water seepage. It is expected that the study will be completed this year. At this stage, it is difficult to assess if there will be any saving on the outsourcing expenditure.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)098****(Question Serial No. 2381)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What is the number of complaint cases lodged by members of the public due to dissatisfaction with identifying the sources of water seepage in buildings to the Office of The Ombudsman, District Council Members and LegCo Members according to the records of the Buildings Department and the Joint Office in the 2016-17 financial year? What follow-up actions have been taken by the Department after receiving the complaints?

Has the Department reserved manpower to record and follow up the complaints in the 2017-18 financial year? If so, what are the details?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 7)

Reply:

Statistics on the numbers of complaints about “water seepage in buildings” lodged with the Office of The Ombudsman involving the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) in 2016-17 are tabulated below -

	<b>2016-17</b> <b>(as at 3 March 2017)</b>
BD	71
FEHD	83

The BD and the FEHD do not compile statistics on the number of complaints lodged with District Council Members and Legislative Council Members against the work of Joint Office (JO).

The cause of water seepage in a building is complicated and often involves more than one source. The JO set up by BD and FEHD will conduct a series of appropriate non-destructive tests to ascertain the source of seepage, including moisture level monitoring, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls, and reversible pressure test for water supply pipes. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory. However, there may still be cases where the source of water seepage cannot be established after conducting extensive practical tests, especially where the seepage is not obvious or is only intermittent. Upon the receipt of a complaint against the result of water seepage investigation, the JO will comprehensively review the case to verify if all the practical tests have been conducted properly. For cases where the source of water seepage cannot be ascertained, the JO will record all the investigation information and inform the complainants that they may contact the JO should the seepage condition deteriorate or when there is new information which may be useful for further investigation.

The JO deals with complaints as part of its overall duties in handling reports on water seepage. We are not able to provide a breakdown of the manpower involved solely for dealing with these complaints.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)099****(Question Serial No. 0657)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of posts in the Buildings Department will be increased by 55 posts in this financial year. What is the expenditure involved for such staff establishment? What measures will be taken to step up enforcement actions in industrial buildings? And if inspections will be strengthened, what will be the number of inspections in comparison with the past?

Asked by: Hon WONG Ting-kwong (Member Question No. 50)

Reply:

The notional annual mid-point salary value of the 55 posts to be created in the Buildings Department (BD) in 2017-18 is \$31,207,410.

Among building irregularities in industrial buildings (IBs), the BD is particularly concerned about the significant safety risk associated with illegal domestic use. In this regard, apart from responding to reports on illegal domestic premises (including sub-divided flats) in IBs, the BD will step up enforcement actions to eradicate such premises in an orderly and systematic manner through large scale operations (LSOs). Once such premises are identified, the BD will issue removal orders and discontinuation orders against the owners. In case of non-compliance with the orders, the BD will institute prosecution against the owner concerned, as well as consider applying to the court for a closure order to close down the premises and arrange for government contractors to carry out the necessary rectification works. In 2017, the BD will mount LSOs on 20 IBs for taking enforcement action against illegal domestic premises. Inspections of premises are carried out by BD staff as part of their daily duties and no statistics on their specific number is kept.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)100****(Question Serial No. 3180)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

- Continued to implement the revised enforcement policy against unauthorised building works (UBWs) introduced since April 2011 and respond to reports on UBWs from members of the public.

What is the progress regarding the implementation of the enforcement policy against UBWs, including the numbers of UBWs handled and UBWs to be handled? What is the expenditure related to UBWs since the implementation of the policy?

Asked by: Hon WONG Ting-kwong (Member Question No. 52)

Reply:

The numbers of unauthorised building works (UBWs) removed and irregularities rectified since 2011 are tabulated as follows -

<b>Year</b>	<b>No. of UBWs removed and Irregularities rectified</b>
2011	17 879
2012	13 581
2013	14 972
2014	22 866
2015	24 362
2016	26 430
2017 (Estimate)	28 000

Enforcement action against UBWs is carried out by the 633 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD in 2016-17 as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for enforcement action against UBWs.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)101****(Question Serial No. 0755)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In December 2016, the Office of The Ombudsman pointed out that delay by the Buildings Department in registering removal orders at the Land Registry (LR) for some units with unauthorised building works not yet removed might undermine the right of prospective buyers and mortgage institutions to know the information, as well as prejudice the interests of prospective buyers. Please advise this Committee:

- 1) the number of outstanding removal orders not yet registered at the LR broken down by the issuing date of removal orders (i.e. one to three years, four to six years, seven to nine years, and ten years or above from the issue date);
- 2) of the measures to improve the situation of the right of prospective buyers and mortgage institutions being affected to know the information and the interests of prospective buyers being prejudiced due to delay in registering removal orders at the LR.

Asked by: Hon WU Chi-wai (Member Question No. 50)

Reply:

- 1) The Buildings Department (BD) has not compiled statistics on the number of removal orders that have not been registered at the Land Registry (LR).
- 2) The BD has been taking actions to strengthen the monitoring of the progress of registration of removal orders at the LR. In particular, BD is currently upgrading its information system to enable the automatic uploading of the LR's computer data on the registration of removal orders so as to facilitate its monitoring of the registration of newly-issued removal orders at the LR.

As for earlier orders which have not been registered, the BD has revised its internal guidelines to require staff to immediately arrange for the registration of such orders when they follow up on their compliance. Further, the BD has recently revised its webpage to remind the public that some earlier removal orders may not have been registered at the LR, and that premises without removal orders do not necessarily mean that they are free of unauthorised building works (UBWs). Prospective buyers are advised to conduct inspection of the premises concerned and check the corresponding approved plans and minor works records in the BD's Building Information Centre or via the BD's Building Records Access and Viewing On-line system to ascertain the presence of UBWs. Professional advice should be sought as necessary to ensure that the premises are free of UBWs. Prospective buyers may also check with vendors for the relevant information or make enquiry to the BD.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)102****(Question Serial No. 0759)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the control of unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) as mentioned in the Programme, please inform this Committee:

- 1) of the respective numbers of NTEHs surveyed and removal orders issued against UBWs for the surveyed NTEHs in each of the past two years, broken down by administrative districts, as well as the number of compliance cases among the removal orders issued;
- 2) of the respective numbers of NTEHs surveyed and First Round Targets, broken down by administrative districts, as well as the work plan for the survey of NTEHs in 2017-18;
- 3) of the number of NTEHs requiring priority enforcement action among those identified as targets in the past two years, as well as the number of prosecutions instigated by the Department and number of convictions regarding the outstanding removal orders;
- 4) of the detailed work plan for the Programme, as well as the manpower and expenditure for implementing the work plan in 2017-18;
- 5) According to the information of the Buildings Department, the Department did not instigate any prosecutions against owners of NTEHs with outstanding removal orders in 2014 and 2015. Please inform this Committee whether the Department has any plans to take enforcement action against such cases.

Asked by: Hon WU Chi-wai (Member Question No. 55)

Reply:

- 1) - 4) Statistics on the respective numbers of New Territories Exempted Houses (NTEHs) surveyed, NTEHs with suspected First Round Targets requiring priority enforcement action, removal orders issued, removal orders complied with, prosecutions instigated and convictions in each of the administrative districts in the New Territories in 2015 and 2016 are tabulated below –

2015

<b>District</b>	<b>NTEHs surveyed</b>	<b>NTEHs with suspected First Round Targets</b>	<b>Removal Orders issued<sup>(1)</sup></b>	<b>Removal Orders complied with<sup>(1)</sup></b>	<b>Prosecutions instigated<sup>(1)</sup></b>	<b>Convictions<sup>(1)</sup></b>
Islands	642	15	11	3	0	0
Kwai Tsing	0	0	0	0	0	0
North	1 037	59	5	0	0	0
Sai Kung	1 030	118	20	1	0	0
Sha Tin	342	20	18	0	0	0
Tai Po	976	107	23	6	0	0
Tsuen Wan	192	12	1	0	0	0
Tuen Mun	645	78	53	8	1	1
Yuen Long	410	25	18	0	0	0
<b>Total</b>	<b>5 274</b>	<b>434</b>	<b>149<sup>(2)</sup></b>	<b>18</b>	<b>1</b>	<b>1</b>

2016

<b>District</b>	<b>NTEHs surveyed</b>	<b>NTEHs with suspected First Round Targets</b>	<b>Removal Orders issued<sup>(1)</sup></b>	<b>Removal Orders complied with<sup>(1)</sup></b>	<b>Prosecutions instigated<sup>(1)</sup></b>	<b>Convictions<sup>(1)</sup></b>
Islands	92	3	0	0	0	0
Kwai Tsing	0	0	0	0	0	0
North	1 996	217	11	0	0	0
Sai Kung	553	100	0	0	0	0
Sha Tin	299	14	0	0	0	0
Tai Po	600	102	0	0	0	0
Tsuen Wan	147	28	0	0	0	0
Tuen Mun	440	26	0	0	0	0
Yuen Long	310	87	16	0	0	0
<b>Total</b>	<b>4 437</b>	<b>577</b>	<b>27<sup>(2)</sup></b>	<b>0</b>	<b>0</b>	<b>0</b>

Note <sup>(1)</sup> : Follow-up action is still ongoing and the numbers may increase.

Note <sup>(2)</sup> : The 149 removal orders in 2015 involved 137 NTEHs and 27 removal orders in 2016 involved 24 NTEHs.

The Buildings Department (BD) estimates that 4 000 NTEHs will be surveyed to identify First Round Targets and non-reported unauthorised building works (UBWs) for priority enforcement action in 2017. The work will be carried out by the 37 professional and technical staff of the Village Houses Section (VHS) of the BD as part of their overall duties in implementing the enhanced enforcement strategy against UBWs in NTEHs. The estimated expenditure to be incurred by the VHS in 2017-18 is \$40 million.

- 5) For NTEHs surveyed in 2014 and 2015, the BD has instigated 19 prosecutions with seven convictions against owners who fail to comply with removal orders without any reasonable excuse. The BD will continue to closely monitor the compliance status of the issued removal orders and consider instigating prosecution where necessary.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)103**

**(Question Serial No. 0867)**

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

Question:

Regarding the problem of water seepage, please inform this Committee:

- 1) of the statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants in each year from 2014 to 2017;
- 2) of the general follow-up work for cases where the source of seepage cannot be identified;
- 3) of the number of prosecutions instigated against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions in 2015 and 2016;
- 4) of the staff establishment and operational expenses of the Joint Office (JO) deployed by the Government in each year from 2014 to 2017; and
- 5) of the percentage of the expenditure of the JO spent on equipment for checking the source of seepage; and the estimated expenditure in the past three years for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

Asked by: Hon WU Chi-wai (Member Question No. 118)

Reply:

- 1) Statistics on water seepage reports received, reports handled, cases with source of water seepage identified and entry warrants granted by the Court in the past three years are tabulated below –

Number of Cases	2014	2015	2016
Reports received	27 896	29 617	36 376
Reports handled <sup>(1)</sup>	22 056	25 093	29 148
• Cases screened out <sup>(2)</sup>	10 961	12 000	13 196
• Cases with investigations concluded	11 095	13 093	15 952
Cases with source identified <sup>(1)</sup>	4 816	4 679	6 846
Entry warrants granted by the Court <sup>(1)</sup>	74	64	55

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

Note <sup>(2)</sup> : These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD).

- 2) For cases where the source of water seepage cannot be ascertained, the JO will notify the persons who lodged the water seepage reports and keep the investigation information for reference. Such persons may contact the JO should the seepage condition deteriorate or when there is new information which may be useful for the investigation.
- 3) In 2015 and 2016, the JO instigated 61 and 95 prosecutions respectively against building owners connected with sources of water seepage under the Public Health and Municipal Services Ordinance and there were 44 and 68 convictions respectively. As there is a lapse of time between the instigation of prosecution and adjudication by the Court, the number of convictions may not necessarily correspond to that of the prosecutions instigated in the same year.
- 4) The staff establishment and the expenditure of the BD and the FEHD in connection with the operation of the JO in the past three years are tabulated below –

BD	2014-15	2015-16	2016-17
Number of professional and technical staff	64	64	64
Staff cost and departmental expenses (\$ million)	29	31	32 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	28	30	31 (estimated)

<b>FEHD</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Number of investigation staff	219	219	220
Staff cost and departmental expenses (\$ million)	72.1	80.7	86.4 (estimated)

- 5) Outsourced consultants engaged by the JO may make use of different methods and equipment in investigating sources of water seepage. We are not able to provide a breakdown of the expenditure spent solely on equipment.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)104****(Question Serial No. 0875)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding mandatory building inspection under the Programme, please inform this Committee:

- 1) of the respective numbers of mandatory building inspection notices received and discharged in 2015 and 2016 in each of the 18 districts;
- 2) of the improvement measures by the Buildings Department (BD) in 2017-18 given the large backlog of building inspection notices or non-compliant notices? What are the details and estimated expenditure involved?
- 3) whether the BD has instigated prosecution against non-compliant mandatory building inspection notices in 2015 and 2016; if so, of the number concerned?

Asked by: Hon WU Chi-wai (Member Question No. 65)

Reply:

- 1) The geographical distribution of statutory notices issued and discharged under the Mandatory Building Inspection Scheme (MBIS) in 2015 and 2016 is shown at **Annex**.
- 2) In 2017-18, the Buildings Department (BD) will continue its public education and publicity efforts to enhance public awareness and understanding of the requirements of the MBIS. In addition, the BD will continue to work with the Home Affairs Department to assist building owners in forming owners' corporations and, in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority (URA), provide financial and technical assistance to help owners comply with the statutory notices. The BD will also step up enforcement actions by issuing warning letters and instigating prosecutions against those building owners who, without reasonable excuse, fail to comply with the statutory notices. The BD may arrange for the required inspection and necessary repair works to be carried out in the event of

default by owners. Cost of the inspection and repair works, supervision charges and a surcharge not exceeding 20% on the cost due will be recovered from the owners concerned.

The above-mentioned measures will be implemented by the 127 professional and technical staff of the Mandatory Building Inspection Sections, six staff of the Public Education and Publicity Unit and assisted by three staff of the Information Unit of the BD as part of their overall duties. We are not able to provide a breakdown of the expenditure to be incurred solely for the relevant work.

- 3) Up to 31 December 2016, the BD issued over 12 500 warning letters against building owners who failed to comply with statutory notices issued under the MBIS. While there was no prosecution case in 2015, the BD instigated 30 prosecutions in 2016 against building owners who failed to comply with the statutory notices.



**Number of Mandatory Building Inspection Notices  
issued and discharged in 2015 and 2016**

District	Number of Notices			
	2015		2016	
	Issued	Discharged <sup>Note</sup>	Issued	Discharged <sup>Note</sup>
Central & Western	662	582	769	1 013
Eastern	4 040	701	656	1 676
Southern	398	101	195	172
Wan Chai	701	838	916	954
Kowloon City	2 054	898	1 424	1 391
Kwun Tong	18	46	19	252
Sham Shui Po	2 774	279	325	983
Wong Tai Sin	46	59	28	190
Yau Tsim Mong	510	282	779	593
Islands	27	10	7	211
Kwai Tsing	99	0	63	57
North	43	3	54	3
Sai Kung	0	3	10	1
Sha Tin	60	407	13	51
Tai Po	2	1	163	32
Tsuen Wan	37	5	116	21
Tuen Mun	22	18	8	643
Yuen Long	26	14	26	38
<b>Total</b>	<b>11 519</b>	<b>4 247</b>	<b>5 571</b>	<b>8 281</b>

Note : The figures do not necessarily correspond to the notices issued in the same year.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)105****(Question Serial No. 0876)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the handling of sub-divided flats (SDFs) stated under the Programme, please inform this Committee:

- 1) of the number of SDFs inspected in 2015 and 2016 respectively, broken down by the 18 districts;
- 2) of the number of SDFs rectified of irregularities in 2015 and 2016 respectively, broken down by the 18 districts;
- 3) whether an analysis has been conducted on the distribution and risk level of SDFs, as well as districts requiring priority action in the past 3 years? If so, what are the details?

Asked by: Hon WU Chi-wai (Member Question No. 63)

Reply:

- 1) & 2) The geographical distribution of sub-divided flats (SDFs) inspected and SDFs rectified of irregularities in 2015 and 2016 is tabulated as follows: -

District	2015		2016	
	No. of SDFs inspected	No. of SDFs rectified of Irregularities*	No. of SDFs inspected	No. of SDFs rectified of Irregularities*
Central and Western	138	1	99	7
Wan Chai	193	10	115	2
Eastern	195	4	112	27
Southern	7	0	39	0
Wong Tai Sin	110	5	47	0
Kwun Tong	407	0	324	3

District	2015		2016	
	No. of SDFs inspected	No. of SDFs rectified of Irregularities*	No. of SDFs inspected	No. of SDFs rectified of Irregularities*
Yau Tsim Mong	633	61	492	77
Sham Shui Po	641	51	331	75
Kowloon City	456	71	371	47
North	14	0	29	0
Sha Tin	56	0	9	4
Tai Po	78	0	57	0
Sai Kung	0	0	2	0
Tsuen Wan	218	3	421	8
Tuen Mun	130	1	42	1
Yuen Long	144	0	311	3
Kwai Tsing	46	0	243	0
Islands	0	0	1	0
<b>Total</b>	<b>3 466</b>	<b>207</b>	<b>3 045</b>	<b>254</b>

Note \*: The figures do not necessarily correspond to the SDFs inspected in the same period.

- 3) As regards the districts requiring priority action, the Buildings Department (BD) would take into account a number of factors in selecting buildings for taking enforcement action against SDFs, including public reports received.

As regards the risk level of SDFs, according to BD's experience, commonly found building irregularities associated with SDFs include the formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, the erection of partition walls that block fire escape routes, sub-standard drainage works that result in water seepage, and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs. These irregularities may pose fire and structural risk to the occupants and the buildings concerned. Where actionable irregularities are identified, the BD will issue removal orders to the owners concerned, and consider instigating prosecution against those who fail to comply with the removal orders.

In addition to risks posed by the aforesaid building irregularities, occupants of domestic SDFs in industrial buildings (IBs) are also exposed to high fire risks posed by other units within the same building which are still being used for industrial activities or storage of dangerous and inflammable goods. Apart from responding to reports on illegal domestic premises (including SDFs) in IBs, the BD will step up enforcement actions to eradicate such premises in an orderly and systematic manner through large scale operations. Once such premises are identified, the BD will

issue removal orders and discontinuation orders against the owners. In case of non-compliance with the orders, the BD will institute prosecution action against the owner concerned, as well as consider applying to the court for a closure order to close down the premises and arrange for government contractors to carry out the necessary rectification works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)106****(Question Serial No. 0878)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding mandatory window inspection under the Programme, please inform this Committee:

- 1) of the respective numbers of mandatory window inspection notices received and discharged in 2015 and 2016 in each of the 18 districts;
- 2) whether the Buildings Department (BD) has instigated prosecution against non-compliant mandatory window inspection notices in 2015 and 2016; if so, of the number concerned;
- 3) of the measures to be taken by the Department in 2017-18 to cope with contractors exaggerating or overcharging the works cost for window inspection? What are the expenditure and details involved?

Asked by: Hon WU Chi-wai (Member Question No. 67)

Reply:

- 1) The geographical distribution of statutory notices issued and discharged under the Mandatory Window Inspection Scheme (MWIS) in 2015 and 2016 is shown at **Annex**.
- 2) In 2015 and 2016, while no prosecution was instigated, the Buildings Department (BD) issued 38 564 warning letters and 1 713 fixed penalty notices (FPNs) against building owners who failed to comply with statutory notices issued under the MWIS. The majority of building owners comply with the statutory notices after receiving FPNs, but the BD would consider instigating prosecution against those building owners who fail to comply with the statutory notices without reasonable excuse despite having been served with FPNs.

- 3) In 2017-18, the BD will continue its public education and publicity efforts on the MWIS. In particular, the BD will make use of pamphlets and Announcements of Public Interest (API) to advise building owners of their rights as consumers and that they should exercise caution in selecting service providers for carrying out window inspection. The BD will also make available useful and relevant reference materials, such as the market price range for window inspection and parts repair (e.g. hinges, screws), to assist building owners in making informed decisions. In addition, the BD will publish a new “Layman’s Guide on Mandatory Window Inspection Scheme” aiming to educate the public on how to identify common window defects requiring repair under the MWIS.

Public education and publicity activities in relation to the MWIS are handled by six staff of the Public Education and Publicity Unit, and assisted by three staff of the Information Unit of the BD as part of their overall duties. We are not able to provide a breakdown of the manpower resources and the manpower-related expenditure incurred solely for the activities in relation to the MWIS.

**Number of issued and discharged  
Mandatory Window Inspection Notices in 2015 and 2016**

Districts	Number of Notices			
	2015		2016	
	Issued	Discharged <sup>Note</sup>	Issued	Discharged <sup>Note</sup>
Central & Western	7 943	8 752	5 552	10 624
Eastern	18 027	17 323	18 513	23 180
Southern	5 138	3 538	4 388	6 406
Wan Chai	7 556	8 989	4 443	9 484
Kowloon City	8 363	9 595	9 572	14 018
Kwun Tong	7 353	5 443	1 484	9 308
Sham Shui Po	7 180	7 337	3 166	7 151
Wong Tai Sin	1 418	3 847	763	2 575
Yau Tsim Mong	8 295	11 792	11 523	17 284
Islands	2 272	970	1 156	3 342
Kwai Tsing	7 135	8 391	3 794	5 043
North	333	2 564	1 659	1 606
Sai Kung	89	508	200	347
Sha Tin	8 013	9 369	2 383	8 930
Tai Po	2 281	2 023	4 62	2 665
Tsuen Wan	11 376	7 611	9 273	13 452
Tuen Mun	17 222	13 747	6 277	10 611
Yuen Long	3 265	1 828	1 672	5 746
<b>Total</b>	<b>123 259</b>	<b>123 627</b>	<b>86 280</b>	<b>151 772</b>

Note : The figures do not necessarily correspond to the notices issued in the same year.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)107****(Question Serial No. 0943)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS), please inform this Committee:

- 1) How many cases of suspected irregularities involving contractors have been received in each of the years since the implementation of the MBIS and MWIS? How many of them have been referred to other enforcement departments or relevant organisations to follow up? If so, what are the details of each referral case (including the date, the enforcement departments or organisations that such case as referred to and the result)?
- 2) Does the Department have any administrative or other supportive measures to help owners comply with the schemes?

Asked by: Hon WU Chi-wai (Member Question No. 62)

Reply:

- 1) Up to 31 December 2016, the Buildings Department (BD) has handled 44 cases of suspected irregularities involving contractors under the Mandatory Window Inspection Scheme (MWIS) since its commencement in June 2012. There is no such case under the Mandatory Building Inspection Scheme (MBIS). A breakdown of the 44 cases by year is tabulated below -

<b>Year</b>	<b>Number of Cases</b>
2012	0
2013	2
2014	6
2015	15
2016	21
<b>Total</b>	<b>44</b>



The BD has investigated into these cases and taken appropriate follow-up actions in substantiated cases, including instigating prosecution and/or disciplinary actions. So far, the registered minor works contractors involved in four cases have been convicted and they were fined up to \$6,000. Disciplinary action against the convicted contractors is also being considered. Besides the four aforesaid cases, one case involving suspected use of false instrument was referred to the Police in 2016. However, the case was subsequently not pursued due to insufficient evidence.

- 2) The BD, in collaboration with the Home Affairs Department (HAD), Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA), will continue to operate various financial and technical assistance schemes and implement other measures to support building owners in fulfilling their statutory responsibilities under the MBIS and the MWIS, and in carrying out building repair and maintenance works in general. These include -
- (a) the Mandatory Building Inspection Subsidy Scheme administered by the HKHS and the URA, which provides subsidies, subject to a cap, for covering the expenses on the first prescribed building inspection of the common parts of a building conducted by a registered inspector, as well as providing standard tender documents and services agreements to owners for the appointment of a service provider;
  - (b) other assistance schemes, including the Integrated Building Maintenance Assistance Scheme administered by the URA which provides owners in need with one-stop financial assistance and technical support for the formation of Owners' Corporation and for carrying out building repair; the Building Safety Loan Scheme administered by the BD which offers low-interest loans for voluntary or mandatory building or slope repairs, maintenance and upgrading of fire services, lift, electrical and gas risers installations, and removal of unauthorised building works etc.; the Building Maintenance Grant Scheme for Elderly Owners administered by the HKHS which caters specifically for the needs of elderly owners; and the "Smart Tender" Building Rehabilitation Facilitating Services scheme which strengthens technical support for property owners in carrying out building repair and maintenance works;
  - (c) the BD's continued public education and publicity efforts, including district briefing sessions held in collaboration with the HAD, the HKHS, the URA to enhance public awareness of the MBIS and the MWIS, the relevant requirements and the details of the assistance schemes mentioned above;
  - (d) publication of useful and relevant reference materials, such as the market price range for window inspection and parts repair (e.g. hinges, screws) and a new "Layman's Guide on MWIS" to educate the public on how to identify common window defects requiring repair under the MWIS;

- (e) working with the HAD to assist building owners in forming owners' corporations; and
- (f) offering technical advice through meetings with the building owners, registered inspectors and qualified persons.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)108****(Question Serial No. 0969)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Comprehensive Building Safety Improvement Loan Scheme under the Programme, please advise this Committee:

- 1) of the numbers of buildings involved in the loan applications approved in 2015 and 2016, and of the number of approved loan applications by the 18 districts;
- 2) of the respective amount of annual loan repayment in 2014, 2015 and 2016.

Asked by: Hon WU Chi-wai (Member Question No. 64)

Reply:

- 1) Loan applications approved under the Comprehensive Building Safety Improvement Loan Scheme in 2015 and 2016 involved 222 and 266 buildings respectively. The geographical distribution of approved loan applications in 2015 and 2016 is tabulated as follows -

<b>District</b>	<b>Approved Applications in 2015</b>	<b>Approved Applications in 2016</b>
North	4	3
Sai Kung	43	4
Shatin	45	13
Tai Po	23	10
Tsuen Wan	8	17
Tuen Mun	47	97

<b>District</b>	<b>Approved Applications in 2015</b>	<b>Approved Applications in 2016</b>
Yuen Long	19	55
Kwai Tsing	51	40
Central & Western	74	119
Wan Chai	51	75
Eastern	61	111
Southern	7	14
Kowloon City	65	134
Kwun Tong	8	81
Yau Tsim Mong	137	123
Sham Shui Po	69	84
Wong Tai Sin	10	25
Islands	0	11
<b>Total</b>	<b>722</b>	<b>1 016</b>

- 2) The amount of annual loan repayment in the past three years is tabulated as follows -

<b>Year</b>	<b>Amount of Loan Repayment (\$million)</b>
2014	44
2015	49
2016	49

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)109****(Question Serial No. 0971)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the fire safety improvement directions (FSIDns) issued to specified commercial buildings and the fire safety directions (FSDns) issued to composite buildings under the Programme, please inform this Committee:

- 1) of the number of FSIDns issued to and discharged from specified commercial buildings from 2013 to 2016;
- 2) of the number of FSIDns yet to be discharged from specified commercial buildings up to 2016;
- 3) of the number of FSDns issued to and discharged from composite buildings in each of the 18 districts in 2015 and 2016;
- 4) of the measures to clear the backlog of outstanding FSDns of composite buildings; of the details and estimated expenditure of the measures concerned.

Asked by: Hon WU Chi-wai (Member Question No. 66)

Reply:

- 1) From 2013 to 2016, the Buildings Department (BD) issued 1 029 fire safety improvement directions (FSIDns) to specified commercial buildings (SCBs) and 2 515 FSIDns were discharged. The FSIDns discharged may not correspond to the FSIDns issued during the same period.
- 2) As at end of 2016, there were 5 922 outstanding FSIDns in respect of SCBs.
- 3) For composite buildings, the geographical distribution of the numbers of fire safety directions (FSDns) issued and discharged in 2015 and 2016 is tabulated below -

<b>District</b>	<b>No. of FSDns issued</b>		<b>No. of FSDns Discharged(*)</b>	
	<b>2015</b>	<b>2016</b>	<b>2015</b>	<b>2016</b>
Central & Western	779	521	174	189
Wan Chai	843	571	173	195
Eastern	604	432	164	251
Southern	175	131	36	49
Yau Tsim Mong	881	708	476	491
Sham Shui Po	691	337	243	240
Kowloon City	755	351	288	199
Wong Tai Sin	81	84	43	62
Kwun Tong	190	47	32	21
Tsuen Wan	154	89	13	33
Tuen Mun	19	21	1	7
Yuen Long	274	112	16	61
North	151	131	25	16
Tai Po	169	86	7	10
Sai Kung	13	0	0	0
Sha Tin	48	9	0	2
Island	7	39	6	1
Kwai Tsing	23	7	6	1
<b>Total</b>	<b>5 857</b>	<b>3 676</b>	<b>1 703</b>	<b>1 828</b>

**Note (\*):** The figures do not necessarily correspond to the FSDns issued in the same year.

- 4) In 2017-18, the BD will step up enforcement action concerning the outstanding FSDns, including instigating prosecution against building owners who fail to comply with FSDns without reasonable excuse. The BD will also take measures to encourage and render assistance to building owners in complying with FSDns. These measures include –

- (a) working with the Home Affairs Department to assist building owners in forming owners' corporations;
- (b) offering technical advice through meetings with the building owners and their appointed consultants;
- (c) in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority, providing technical and financial assistance to eligible building owners; and
- (d) supporting District Fire Safety Committees and other organisations in organising seminars and activities to enhance public awareness of the importance of fire safety in old buildings.

In 2017-18, the 104 professional and technical staff of the BD's Fire Safety Section will follow up on the outstanding FSDns as part of their overall duties in implementing the Fire Safety (Commercial Premises) Ordinance (Cap. 502) and the Fire Safety (Buildings) Ordinance (Cap. 572). We are not able to provide a breakdown of the expenditure involved solely for the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)110****(Question Serial No. 0998)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the maintenance of private slopes, please inform this Committee:

- 1) of the numbers of cases involving engagement of consultants and contractors by the Department to carry out the required slope investigation and repair works in the event of default by owners and the expenditure involved in 2015 and 2016 respectively;
- 2) up to March 2017, did the Department successfully recover the cost from the owners concerned in all these cases? If not, what is the progress? Were any amounts written off? What are the details and reasons?
- 3) at present, how many dangerous hillside orders have not yet been complied with (or the required repair has not yet been completed) for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon WU Chi-wai (Member Question No. 68)

Reply:

- 1) The Buildings Department (BD) engages consultants and contractors to carry out the required slope investigation and repair works in the event of default by owners. The costs of such works plus supervision charges and surcharges will be recovered from the owners afterwards. Such works were carried out in respect of 12 dangerous hillside orders (DHOs) in 2015 and 11 DHOs in 2016. The amount paid to consultants and contractors was \$17.2 million in 2015-16 and \$20.3 million in 2016-17 (up to December 2016).



- 2) From 2015-16 to the end of 2016, the amount of cost recovered and written off in relation to the carrying out of slope investigation and repair works in the event of default by owners is as follows –

	<b>Amount of cost recovered from Owners (\$ million)</b>	<b>Amount of cost written off<sup>Note</sup> (\$)</b>
2015-16	1.1	58,139
2016-17 (up to December 2016)	13.7	84,649

Note : The reasons for writing off the cost include that the owner has deceased without a probate and the whereabouts of the owner is not known.

- 3) Up to end February 2017, statistics on outstanding DHOs based on the overdue period are tabulated below –

<b>Overdue period</b>	<b>Number of DHOs</b>
less than 1 year	80
1 to 3 years	228
4 to 6 years	156
7 to 9 years	115
10 years or above	116
<b>Total</b>	<b>695</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)111****(Question Serial No. 3009)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2017-18”, the Buildings Department (BD) will “complete the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, including updating guidelines on testing methods for water seepage investigations”. Please inform this Committee:

- 1) The consultancy study commenced in October 2014 and is expected to be completed in 18 months. Since the consultant already submitted the interim report to the BD in February 2015, is the BD currently testing any new technologies for assisting in the investigation of the sources of water seepage? If so, what are the results of the preliminary assessment?
- 2) When is the report expected to be published and the Legislative Council be briefed on it?
- 3) Are there any new technologies expected to be tested or adopted? If so, when are they expected to be officially used in the daily water seepage investigation?

Asked by: Hon WU Chi-wai (Member Question No. 49)

Reply:

The consultant has identified a number of methods for identifying sources of water seepage and field tests are being conducted to assess the methods. Upon completion, the study will recommend the most suitable methods and help formulate technical guidelines for use by the Joint Office set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage. The study is expected to be completed this year. At this stage, it is difficult to assess whether, and if so, when new testing methods will be adopted.

The findings of the study are intended for internal reference and there is no plan to publish the report upon its completion.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)112****(Question Serial No. 3216)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the number of responses to reports on unauthorised building works (UBWs) from members of the public since the implementation of the revised enforcement policy against UBWs introduced since April 2011, by years (from 1 April to 31 March of the following year), by the 18 District Council districts and by types of buildings (New Territories Exempted Houses/composite buildings/commercial buildings/domestic buildings).

Asked by: Hon YEUNG Alvin (Member Question No. 10)

Reply:

The geographical distribution of reports on unauthorised building works attended to from 2011 to 2016 is tabulated as follows -

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17 (up to end December 2016)</b>
Central and Western	2 908	3 596	3 289	3 386	2 476	2 381
Eastern	4 560	3 544	2 819	3 830	2 576	2 088
Southern	953	992	610	612	729	676
Wan Chai	3 396	2 910	2 794	2 233	1 912	1 312
Kowloon City	3 275	3 810	4 056	4 605	3 054	1 927
Kwun Tong	2 622	3 000	2 773	2 327	2 290	1 433
Sham Shui Po	4 261	4 562	3 510	6 493	3 293	2 898
Wong Tai Sin	774	861	533	678	770	773
Yau Tsim Mong	8 186	8 278	7 949	4 895	4 206	3 133
Islands	436	621	418	625	350	524
Kwai Tsing	735	803	855	1 142	1 820	1 946
North	839	1 261	1 590	772	1 156	1 039
Sai Kung	809	1 360	760	514	680	793
Sha Tin	1 280	1 389	1 072	968	1 160	422

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b> (up to end December 2016)
Tai Po	1 492	1 658	2 063	1 787	1 470	1 230
Tsuen Wan	1 174	1 679	1 468	1 872	2 298	1 884
Tuen Mun	937	1 040	1 365	1 092	1 864	1 165
Yuen Long	3 403	3 758	4 371	3 590	5 368	3 554
<b>Total</b>	<b>42 040</b>	<b>45 122</b>	<b>42 295</b>	<b>41 421</b>	<b>37 472</b>	<b>29 178</b>

The Buildings Department does not compile the above statistics by types of buildings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)113****(Question Serial No. 0393)**

Head: (91) Lands Department

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

Programme: (3) Legal Advice

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Lands Department contracts out to private firms the processing of applications for approval of Deeds of Mutual Covenant and title checking for payment of compensation for land resumption. Will the Government advise us of the following in table form:

- (1) the amount involved in the work contracted out in the past five years;
- (2) the manpower deployed by the Department to oversee the work contracted out; and
- (3) whether any errors or omissions have been found in the work contracted out to private firms in the past five years? If yes, please provide the details of the cases and the amount involved.

Asked by: Hon CHAN Chun-ying (Member Question No. 37)

Reply:

- (1) The respective amounts paid to contracting-out solicitors' firms for checking of Deeds of Mutual Covenant (DMC) and checking of title of resumed lots in the past five years (2012 to 2016) are as follows:

Year	DMC Checking (\$ million)	Title Checking (\$ million)
2012	0.19	0.20
2013	0.14	1.48
2014	0.46	0.79
2015	0.42	1.26
2016	0.38	0.71

- (2) Normally, one Legal Officer and one Land Conveyancing Officer in the Legal Advisory and Conveyancing Office (LACO) of the Lands Department are the case officers for each DMC and each title checking case. Where the case has been contracted out, the concerned case officers are responsible for monitoring the work of the contracting-out solicitors' firm.
- (3) We have not detected any errors or omissions of the contracting-out solicitors' firms in contracted-out title checking cases that had led to wrong payment of resumption compensation. For contracted-out DMC cases, there were occasions of non-compliance with some of the DMC guidelines issued under LACO Circular Memorandum No. 64 in respect of which the contracting-out solicitors' firms did not raise questions, and those incidences were subsequently corrected upon further discussions with the concerned solicitors' firms. Such incidences did not involve the making of any erroneous payments.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)114****(Question Serial No. 0397)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2017-18, it is said that the Lands Department (Lands D) will continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land. Will the Government inform this Committee of the following:

- 1) The manpower for handling the above tasks in the past three years;
- 2) How many working days did Lands D take to commence its enforcement procedures after reports of unlawful occupation of land had been received or after cases had been identified during inspections initiated by Lands D. What was the manpower involved?
- 3) Regarding the net increase of 38 posts under Programme (1) in this financial year, please list the details of the posts; among the staff members deployed to these posts, how many will be responsible for lease enforcement work?

Asked by: Hon CHAN Chun-ying (Member Question No. 36)

Reply:

- 1) The manpower for handling land control and lease enforcement work in the Lands Department (Lands D) for the past three years is as follows:

Year	2014-15	2015-16	2016-17
(a) number of full-time equivalent staff for handling land control work (including vegetation work on government land)	214	206	215
(b) number of full-time equivalent staff for handling lease enforcement work	94	107	107*

\* In addition, 25 staff were employed on Post-Retirement Service Contract terms to handle lease enforcement work.

- 2) Unlawful occupation of government land takes different forms including, for instance, bicycles on public pavements/bicycle parks, skips on public carriageways, miscellaneous articles on back lanes, steps/ramps/shop front extensions on public pavements, encroachment by adjoining private lot owners and banners on roadside railings. Given the huge caseload and diversities involved, each District Lands Office has to take follow up action according to the different nature and priority of the cases and it is therefore difficult to give a precise indication of the time taken to commence action. As a general principle, Lands D will accord top priority to cases which pose a risk to public safety, by taking, upon detection, immediate land control action under Land (Miscellaneous Provisions) Ordinance (Cap. 28). Higher priority will also be accorded to cases involving unlawful occupation of larger areas of government land and cases causing serious nuisances.
- 3) In 2017-18, Lands D has earmarked provisions for the creation of 64 posts under Programme (1) which will be partly offset by the deletion of 26 time-limited posts. The net increase is therefore 38 posts. Lands D's current plan is to deploy six of these posts for lease enforcement work, and three of these posts for land control work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)115****(Question Serial No. 0159)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

How many applications in total have been received/how many invitations in total have been made by the Government since the launch of the Pilot Scheme for Arbitration on Land Premium (the Pilot Scheme)? Among them, how many cases have been concluded through mediation? When will the Government review the effectiveness of the Pilot Scheme?

Asked by: Hon CHAN Tanya (Member Question No. 406)

Reply:

The Pilot Scheme for Arbitration on Land Premium (the Pilot Scheme) was launched in October 2014 for a trial period of two years. Up to the end of February 2017, the Lands Department (Lands D) had extended a total of 19 invitations to lot owners to settle premium discussions through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 19 invitations, one case with a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently that case was settled through premium negotiation.

As a relatively new initiative, time is needed for the Pilot Scheme to gather momentum. Given the limited number of cases handled, the Government has decided to extend the Pilot Scheme for two years in order to accumulate more experience. We will conduct a general review of the Pilot Scheme after more experience has been gained.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)116****(Question Serial No. 2355)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please elaborate on the following over the past five years:

- (a) the remuneration for officers inspecting unlawful occupation of government land and the related expenditure; the remuneration for officers taking relevant enforcement action and the related expenditure;
- (b) the remuneration for officers processing “the regularisation of tenancy” and the related expenditure;
- (c) the remuneration for officers handling several cases of in-situ land exchange in Kwu Tung North and Fanling North New Development Areas and the related expenditure; and
- (d) the number of cases in which non-residential sites were converted to residential sites, the new floor area involved, the remuneration for officers calculating and handling such premium incomes and the related expenditure over the past five years.

Asked by: Hon CHU Hoi-dick (Member Question No. 53)

Reply:

- (a) In the past five financial years (2012-13 to 2016-17), an average of 213 staff were involved in land control work (including vegetation work on government land) involving an average staff expenditure of \$82.18 million per year. There is no separate breakdown in respect of the expenditure for conducting inspections and for taking enforcement actions as both are integral elements of the land control work.
- (b) As staff handling applications of short term tenancies for regularisation also carry out other land administration duties, there are no separate breakdowns on their remuneration and related expenditure.

- (c) The Lands Department (Lands D) received a total of ten in-situ land exchange applications in respect of the land earmarked for private development within the Kwun Tung North and Fanling North New Development Areas. As at the end of February 2017, out of these ten applications, two applications have been accepted for further processing. There is no separate breakdown in respect of the remuneration for officers and related expenditure deployed solely for handling such applications as staff of the District Lands Office/North processing the cases also carry out other land administration duties.
- (d) From 1 April 2012 up to end of February 2017, Lands D approved and executed 17 cases of lease modification or land exchange involving change of the permitted use in the lease from non-residential uses (including agricultural or industrial uses) to residential uses. These 17 cases involved a total residential gross floor area of about 511 000 square metres.

We are unable to provide a separate breakdown of the manpower and expenditure deployed solely for the related premium assessment work as the officers involved also carry out other land administration duties.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)117**

**(Question Serial No. 2414)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (a) the staff establishment and relevant expenditure for land sales and tender exercises in the past five years;
- (b) updated information on the district area, and address and area of the lots of government land left idle; and
- (c) updated information on the district area, and address and area of the lots of sites granted by short term tenancies.

Asked by: Hon CHU Hoi-dick (Member Question No. 66)

Reply:

- (a) The work on readying the government sites for open sale is undertaken by staff in the Lands Department (Lands D) as part of their overall duties. We are unable to provide a separate breakdown of the manpower and expenditure deployed solely for undertaking such work as the said staff also carries out other land administration duties.
- (b) The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- (c) There are currently over 5 000 short term tenancies (STTs). The area of land currently covered by these STTs as at end of February 2017 with breakdown by district is tabulated below:-

	Area of land granted by STTs (hectare) (ha)
Hong Kong East	17
Hong Kong West & South	54
Kowloon East	52
Kowloon West	61
Islands	1 720*
North	53
Sai Kung	53
Sha Tin	55
Tuen Mun	50
Tai Po	38
Tsuen Wan & Kwai Tsing	144
Yuen Long	120
Sites for railway development projects	53
Total	2 470

\* Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)118****(Question Serial No. 1416)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to assessing ex-gratia payments to primary producers in the agriculture and fisheries industries arising from development projects, please inform this Committee:

- (a) What was the total amount of ex-gratia payments disbursed to primary producers in the agriculture and fisheries industries arising from different development projects in each of the past three years (2014-15 to 2016-17)? What was the respective number of applications? Please list the figures by development project.
- (b) What are the numbers of applications for ex-gratia allowance being processed and pending processing? Please advise when the processing of all applications is expected to be completed and payments disbursed.
- (c) What are the numbers of applications for ex-gratia allowance processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2014-15 to 2016-17)?

Asked by: Hon HO Chun-yin, Steven (Member Question No. 25)

Reply:

- (a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by different nature of projects and the respective number of applications involved in the past three financial years are tabulated below-

Ex-gratia payments disbursed to farmers, fishermen and mariculturists:

<b>Nature of Projects</b>	<b>2014-15</b> (\$ million) (about) [Number of Applications involved]	<b>2015-16</b> (\$ million) (about) [Number of Applications involved]	<b>2016-17</b> (up to end February 2017) (\$ million) (about) [Number of Applications involved]
Sewerage Works	0.48 [48]	0.31 [42]	0.01 [2]
Road Works	13.45 [149]	0.81 [30]	0.59 [10]
Land Supply	0.06 [2]	7.06 [191]	0.36 [8]
Railways	0 [0]	0 [0]	1.20 [4]
Marine Works	40.60 [702]	18.50 [1 043]	10.40 [632]
Other Public Works	0.01 [1]	0.02 [5]	0.11 [1]
<b>Total</b>	<b>54.60 [902]</b>	<b>26.70 [1 311]</b>	<b>12.67 [657]</b>

- (b) For ex-gratia payments to farmers, fishermen and mariculturists, there were about 700 applications being processed as at end February 2017. It is expected that the processing of all these applications would be completed with payment disbursed on a progressive basis from 2017 to 2019.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)119****(Question Serial No. 1430)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on the management of government land, please inform this Committee of:

- (a) The staff establishment for conducting inspections at government land in the past three years (2014-15 to 2016-17).
- (b) The figures on unlawful occupation of government land identified by the Government in the past three years (2014-15 to 2016-17).
- (c) The respective figures on prosecution by the Government and successful conviction in the past three years (2014-15 to 2016-17), and the highest and lowest fine imposed respectively upon conviction.
- (d) The staff establishment for and expenditure on public education and publicity.

Asked by: Hon HO Chun-yin, Steven (Member Question No. 64)

Reply:

- (a) Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). In the past three financial years (2014-15 to 2016-17), an average of 212 staff were involved in land control work (including vegetation work on government land), involving an average staff expenditure of \$86 million per year. There is no separate breakdown in respect of the expenditure for conducting inspections of government sites.
- (b) In the past three calendar years (2014 to 2016), there were 8 397, 8 915 and 12 011 cases respectively (including those referred by other government departments or identified by Lands D during inspections) having been confirmed to involve unlawful occupation of government land.



- (c) Under the applicable statutory enforcement regime, the authority may consider taking prosecution when the unlawful occupation has not ceased according to the statutory notices and when there is sufficient evidence identifying the responsible party. In the past three calendar years (2014 to 2016), 14, 14 and 34 prosecutions were instituted respectively in relation to unlawful occupation of government land in which, 11, 14 and 33 of them were convicted respectively and the fines range from \$200 to \$378,000.
- (d) There is no separate breakdown in respect of expenditure for land control related public education and publicity.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)120**

**(Question Serial No. 2542)**

Head: (91) Lands Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (-) Not Specified  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of all the actual expenditure on the salary, regular allowances, job-related allowances and non-accountable entertainment allowances payable to the Director of Lands in 2016-17.

Asked by: Hon KWOK Ka-ki (Member Question No. 36)

Reply:

In 2016-17, the annual salary provision for the Director of Lands is \$2,831,400 and the actual expenditure of allowances (passages and education allowances) payable to the Director of Lands as at the end of February 2017 was \$191,000. There is no non-accountable entertainment allowance payable to the Director of Lands as all entertainment expenses are accountable.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)121****(Question Serial No. 1530)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

The Government indicated that 11 606 government sites had been cleared from unlawful occupation. What was the area of the sites involved? Upon clearance, will any developments be carried out on the sites? If yes, what are the details? If no, what are the reasons?

Asked by: Hon LAM Cheuk-ting (Member Question No. 16)

Reply:

In 2016, Lands Department completed land control action against unlawful occupation of 11 606 government sites. We do not keep statistics on the area for such cases, as the unlawful occupation took different forms including, for instance, banners on roadside railings, bicycles on public pavements/bicycle parks, skips on public carriageways, miscellaneous articles on back lanes, steps/ramps/shop front extensions on public pavements and encroachment by adjoining private lot owners. Given the diverse nature of occupation, it is not meaningful to keep statistics on land area for all the cases, such as those involving public pavements. Generally most of the unlawful occupation cases do not involve government land with development potential, as government land with such potential is normally fenced up.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)122****(Question Serial No. 1531)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government indicated that 5.53 hectares of land were resumed in 2016-17. Where is the land located? What is the expenditure involved?

Asked by: Hon LAM Cheuk-ting (Member Question No. 15)

Reply:

The locations and expenditures involved for about 5.53 hectares (ha) of land resumed in 2016 under different ordinances are as follows –

<b>Location</b>	<b>Approximate area resumed (ha)</b>	<b>Estimated compensation expenditure (\$ million)</b>
Kowloon	0.007	0.01
Tai Po	0.475	19.55
Tuen Mun	0.052	4.12
Yuen Long	2.462	200.34
North	1.563	365.34
Sai Kung	0.969	48.41

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)123**

**(Question Serial No. 1570)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Pilot Scheme for Arbitration on Land Premium (the Pilot Scheme), please inform this Committee:

- (1) of the details of the land premium cases handled under the Pilot Scheme in 2016-17;
- (2) how effective is the Pilot Scheme in achieving its planned objectives?

Asked by: Hon LAM Cheuk-ting (Member Question No. 24)

Reply:

- (1) The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years. Up to the end of February 2017, the Lands Department (Lands D) had extended a total of 19 invitations to lot owners to settle premium discussions through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 19 invitations, one case with a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. In another case, while agreeing in principle to arbitration, the applicant eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration. The applicants of the remaining 17 invitations have chosen to continue premium negotiations with Lands D.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently that case was settled through premium negotiation.

- (2) As a relatively new initiative, time is needed for the Pilot Scheme to gather momentum. Given the limited number of cases handled, the Government has decided to extend the Pilot Scheme for two years in order to accumulate more experience. We will conduct a general review of the Pilot Scheme after more experience has been gained.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)124****(Question Serial No. 1573)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (1) In response to the recommendations made by the Director of Audit in Report No. 65 on the disposal of vacant school premises (VSP) by the Education Bureau (EDB), what follow-up actions will be taken by the Lands Department (Lands D) in 2017-18?
- (2) Besides EDB passing a list of vacant properties to Lands D, do other government departments have a similar mechanism for passing such a list to Lands D? If yes, please provide a breakdown by government department of the information on the government properties left idle over the past three years, including their locations, areas and the duration for which they have been left idle.
- (3) Please provide a breakdown by district of the information on each of the 29 VSP mentioned in Report No. 65 of the Director of Audit, including their location, site area and the duration for which they have been left idle.
- (4) Please provide a breakdown by district of the information on each of the 71 VSP with physical possession not delivered to the Government after cessation of school operation as mentioned in Report No. 65 of the Director of Audit, including its location, site area and the duration for which it has been left idle.

Asked by: Hon LAM Cheuk-ting (Member Question No. 21)

Reply:

- (1) The Education Bureau (EDB) and the Lands Department (Lands D) have agreed on the mechanism and procedures for handling vacant school premises (VSP), including VSP on sites where the leases provide the Government with the rights to re-enter after cessation/diminution of school use, and have strengthened communication and coordination under the mechanism in order to optimise the use of VSP as early as

possible. Lands D will, as appropriate, continue to take suitable actions to recover possession of VSP on sites for which there is a cessation/diminution of user clause in the land leases and VSP held on government land licences. For VSP on sites returned to or recovered by Lands D, we will make early arrangements to put them to suitable use. Where long-term uses have been identified and agreed within the Government, Lands D will arrange to dispose of the sites for the purpose. Where implementation of the identified long-term uses will take time or where long-term uses are yet to be determined, Lands D will try to put the sites together with the VSP thereon to temporary uses, such as allocating them for use by government bureaux/departments, renting them out on short-term tenancies upon identification of suitable temporary uses, or including the VSP into the list of vacant government sites of the relevant districts for circulation to the relevant District Councils and application by interested parties for greening and community uses on a short-term basis. To further facilitate public access to the list of VSP managed by Lands D which may be available for application on short-term basis by non-governmental organisations, Lands D is making arrangements for uploading the information onto its website starting from around the end of March 2017.

- (2) Lands D normally manages government land instead of built government properties. Under the existing mechanism within the Government, when government properties become surplus to requirement, the relevant bureaux/departments may pass the information to the Government Property Agency (GPA) for exploring suitable alternative uses.
- (3) It has all along been the Government's policy objective to put VSP into gainful use. When there is a vacant or to-be-vacated school premises, EDB will consider the suitability of the premises for educational use or whether it is needed to be re-allocated for school or other educational use. For VSP no longer required by EDB for school uses, EDB will inform the Planning Department (PlanD) and other relevant departments (such as Lands D and Housing Department (HD)) in accordance with the central clearing house mechanism. PlanD will consider suitable alternative long-term uses (such as government, institution or community, residential and other uses) for the concerned VSP sites. Upon confirmation on the long-term uses of the concerned VSP sites through the central clearing house mechanism, PlanD will inform the relevant departments such as Lands D and HD of the recommendations for their follow up as appropriate.

Regarding the 29 VSP under EDB's purview which were not being used as at 30 April 2015 as mentioned in Report No.65 of the Director of Audit, the land leases of four VSP do not contain a cessation/diminution of user clause allowing the Government to re-enter the land under the lease after cessation of the school use. The land lease of one VSP allows uses other than school use. For the remaining 24 VSP which have been reused, reallocated, or being planned for educational use, information on their respective districts, year of school closure and site area as provided by EDB is listed in the following table:



<b>No.</b>	<b>District</b>	<b>School year in which the school ceased operation (Note 1)</b>	<b>Approx. site area (square metres) (m<sup>2</sup>) (Note 2)</b>
1	Southern	2013/14	3 300#
2	Southern	2011/12	2 000
3	Wan Chai	2006/07	1 600
4	Kowloon City	2003/04	3 000
5	Kwun Tong	2007/08	3 100 #
6	Kwun Tong	2008/09	3 200 #
7	Sham Shui Po	2008/09	1 300
8	Sham Shui Po	2007/08	1 200
9	Yau Tsim Mong	2006/07	1 200
10	North	2004/05	700
11	Sha Tin	2009/10	5 200 #
12	Sha Tin	2012/13	6 400
13	Tai Po	2012/13	5 800
14	Yuen Long	2012/13	3 050
15	Central and Western	2008/09	1 600
16	Hong Kong East	2010/11	4 300 #
17	Kwun Tong	2011/12	3 700 #
18	Kwun Tong	2010/11	2 900
19	Sham Shui Po	2013/14	3 700
20	Tai Po	1999/00	2 400
21	Tsuen Wan	2010/11	3 600 #

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (m <sup>2</sup> ) (Note 2)
22	Tuen Mun	2010/11	5 300 #
23	Islands	2006/07	5 800
24	Kowloon City	2013/14	3 200

Note 1: “School year in which the school ceased operation” refers to the year the school premises ceased to be used by the original school on site. Some of these school premises have been put to temporary use afterwards.

Note 2: The area of school premises standing on public housing estates of the Hong Kong Housing Authority refers to internal floor area of the premises as marked with #. The site areas of other school premises are rough estimates based on records available to EDB and are for reference only.

- (4) Among the 71 VSP mentioned in Report No. 65 of the Director of Audit, the physical possession of which had not been delivered to the Government after cessation of school operation, the land leases of 28 VSP do not contain a cessation/diminution of user clause allowing the Government to re-enter the land after the cessation of school use, while the leases of two VSP allow uses other than school use. In other words, the Government does not have a contractual right to re-enter the private land concerned on the grounds that the school has ceased operation. For the remaining 41 VSP, 25 are under EDB’s purview and 16 have come under Lands D’s purview upon review through the central clearing house mechanism. Among the 25 VSP under EDB’s purview, 22 were being deployed for educational uses (with five under temporary waiver granted by Lands D) as at end-February 2017. For the remaining three VSP, the proposed uses of two of them have already had EDB’s in-principle support and the school sponsoring bodies (SSBs) are taking active follow up actions; while EDB is following up with the relevant government departments on requiring the SSB to surrender the remaining one VSP for reallocation for educational use. Regarding the 16 VSP under Lands D’s purview, as at end-February 2017, Lands D has repossessed five VSP and would continue to recover possession of three VSP and to process the proposals submitted for other uses in respect of remaining eight VSP. Information on the respective districts, year of school closure and site area of these 41 VSP is listed in the following table:

<b>No.</b>	<b>District</b>	<b>School year in which the school ceased operation (Note 1)</b>	<b>Approx. site area (m<sup>2</sup>)</b>
1	Wong Tai Sin	2008/09	2 000
2	North	2005/06	7 600
3	North	2006/07	16 100
4	North	2008/09	6 900
5	North	2006/07	900
6	North	2006/07	4 100
7	North	2007/08	7 800
8	Tai Po	1996/97	3 500
9	Tai Po	1996/97	1 100
10	Tai Po	1995/96	2 700
11	Tuen Mun	2005/06	1 900
12	Tuen Mun	2006/07	4 500
13	Islands	2003/04	200
14	Islands	2003/04	500
15	Islands	2006/07	Southern portion: 1 700 Northern portion: 1 800
16	Central and Western	2001/02	1 000
17	Eastern	2007/08	6 500
18	Southern	2011/12	2 000
19	Southern	2004/05	1 500
20	Wan Chai	2004/05	11 200

<b>No.</b>	<b>District</b>	<b>School year in which the school ceased operation (Note 1)</b>	<b>Approx. site area (m<sup>2</sup>)</b>
21	Wan Chai	2000/01	2 100
22	Wan Chai	2006/07	3 000
23	Wan Chai	2006/07	2 000
24	Kowloon City	2007/08	400
25	Kowloon City	2008/09	1 200
26	Kowloon City	2012/13	2 300
27	Kowloon City	2008/09	1 200
28	Kowloon City	2008/09	1 700
29	Kowloon City	2013/14	3 200
30	Sham Shui Po	2008/09	1 300
31	Sham Shui Po	2007/08	1 300
32	Sham Shui Po	2006/07	1 900
33	Sham Shui Po	2006/07	4 600
34	Yau Tsim Mong	2005/06	1 000
35	Yau Tsim Mong	2010/11	1 100
36	North	2006/07	2 800
37	Sai Kung	2008/09	41 300
38	Sha Tin	2012/13	6 400
39	Sha Tin	2008/09	5 000
40	Tai Po	2011/12	3 100
41	Islands	2007/08	6 200

Note 1: “School year in which the school ceased operation” refers to the year the school premises was ceased to be used by the original school on site. Some of these school premises have been put to temporary use afterwards.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)125****(Question Serial No. 2401)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Ms Bernadette LINN)Director of Bureau: Secretary for DevelopmentQuestion:

Will the Government please provide details of the residential sites disposed of in the past six years?

## 2011-12

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

## 2012-13

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

## 2013-14

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2014-15

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2015-16

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2016-17

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Premium	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. 10)

Reply:

Details of the residential sites disposed of in the past six financial years are as follows:

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
<b>2011-12</b>							
1	27 April 2011	KIL 11184 - Ko Shan Road, Hung Hom, Kowloon	Residential	14 262 m <sup>2</sup>	\$1,525 million (173) [31 December 2016]	(c)	
2	12 May 2011	IL 8963 - Stubbs Road, Hong Kong	Residential	16 800 m <sup>2</sup> [1 500 m <sup>2</sup> ]	\$4,490 million (72) [30 June 2018]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
3	12 May 2011	NKIL 6498 - Begonia Road, Yau Yat Chuen, Kowloon	Residential	3 417 m <sup>2</sup>	\$579 million (10) [31 December 2015]	(c)	
4	12 May 2011	Lot 2086 in DD 105 - Ngau Tam Mei, Yuen Long, New Territories	Residential	9 392 m <sup>2</sup>	\$662 million (67) [30 June 2016]	(c)	
5	9 June 2011	IL 8949 - Borrett Road, Hong Kong	Residential	40 440 m <sup>2</sup>	\$11,650 million (181) [30 June 2017]	(b)	
6	9 June 2011	Lot 2129 in DD 121 - Ping Kwai Road, Ping Shan, Yuen Long, New Territories	Residential	6 076 m <sup>2</sup>	\$300 million (41) [31 December 2015]	(c)	
7	20 June 2011	HHIL 555 - At the Junction of Gillies Avenue South and Bulkeley Street, Hung Hom, Kowloon	Residential	5 240.7 m <sup>2</sup> (4 367 m <sup>2</sup> )	\$406.3 million (95) [31 March 2016]	(c)	(i) The total number of residential units shall not be less than 70. (ii) Each residential unit shall be ranging in saleable area from 35 m <sup>2</sup> to 40 m <sup>2</sup> .
8	20 June 2011	HHIL 556 - Lee Kung Street, Hung Hom, Kowloon	Residential	9 740 m <sup>2</sup>	\$801 million (216) [30 September 2016]	(c)	(i) The total number of residential units shall not be less than 170. (ii) Each residential unit shall be ranging in saleable area from 35 m <sup>2</sup> to 40 m <sup>2</sup> .



Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
9	28 July 2011	TCTL 36 - Area 55A, Tung Chung, Lantau Island, New Territories	Residential	129 540 m <sup>2</sup> (127 000 m <sup>2</sup> ) [2 540 m <sup>2</sup> ]	\$3,770 million (2 339) [30 September 2016]	(c)	(i) Each residential unit shall not exceed 60 m <sup>2</sup> in saleable area. (ii) The total number of residential units shall not be less than 2 020. (iii) Not less than 1 650 residential units shall be ranging in saleable area from 35 m <sup>2</sup> to 45 m <sup>2</sup> and not less than 370 residential units shall be ranging in saleable area from exceeding 45 m <sup>2</sup> to 60 m <sup>2</sup> .
10	9 August 2011	STTL 525 - Area 56A, Kau To, Sha Tin, New Territories	Residential	95 826 m <sup>2</sup>	\$5,500 million (973) [31 March 2017]	(c)	The total number of residential units shall not be less than 970.
11	25 August 2011	IL 8920 - Oil Street, North Point, Hong Kong	Hotel and Residential/ Commercial	70 200 m <sup>2</sup>	\$6,267.2 million (378) [31 December 2018]	(b)	
12	6 September 2011	TKOTL 113 - Area 66A, Tseung Kwan O, New Territories	Residential	73 662 m <sup>2</sup> (66 965 m <sup>2</sup> ) [6 697 m <sup>2</sup> ]	\$3,120 million (960) [30 September 2016]	(c)	The total number of residential units shall not exceed 1 010 and shall not be less than 960.
13	6 September 2011	Lot 1282 in DD 253 - Pak Shek Wo, Sai Kung, New Territories	Residential	1 124.8 m <sup>2</sup>	\$121.5 million (6) [30 September 2015]	(c)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
14	6 September 2011	Lot 4309 in DD 124 - Tan Kwai Tsuen Road, Yuen Long, New Territories	Residential	11 192 m <sup>2</sup>	\$361 million (170) [30 September 2016]	(c)	The total number of residential units shall not be less than 170.
15	4 October 2011	StIL 91 - Hoi Fung Path, Stanley, Hong Kong	Residential	461.4 m <sup>2</sup>	\$121.1 million (1) [30 June 2016]	(c)	
16	4 October 2011	Lot 1613 in DD 222 - Kap Pin Long, Sai Kung, New Territories	Residential	346.6 m <sup>2</sup>	\$55 million (1) [31 December 2016]	(c)	
17	10 November 2011	RBL 1168 - Near 35 South Bay Road, Hong Kong	Residential	1 204.2 m <sup>2</sup>	\$498.9 million (4) [31 December 2016]	(c)	
18	8 December 2011	Lot 724 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	2 964 m <sup>2</sup>	\$176.8 million (28 Note 7) [30 September 2016]	(c)	The total number of residential units shall not exceed 14.
19	8 December 2011	Lot 726 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 020 m <sup>2</sup>	\$180 million (28 Note 7) [30 September 2016]	(c)	The total number of residential units shall not exceed 16.
20	22 December 2011	Lot 726 in DD 4 Mui Wo - Mui Wo, Lantau Island, New Territories	Residential and Commercial	4 590 m <sup>2</sup> (3 010 m <sup>2</sup> ) [1 580 m <sup>2</sup> ]	\$55 million (50) [31 March 2016]	(c)	The total number of residential units shall not exceed 50.
21	12 January 2012	TKOTL 119 - Area 66B2, Tseung Kwan O, New Territories	Residential	45 353 m <sup>2</sup> (41 230 m <sup>2</sup> ) [4 123 m <sup>2</sup> ]	\$1,860 million (591) [31 March 2017]	(c)	The total number of residential units shall not exceed 620 and shall not be less than 590.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
22	9 February 2012	TMTL 423 - Area 48, Castle Peak Road, So Kwun Wat, Tuen Mun, New Territories	Residential	87 291 m <sup>2</sup>	\$2,739 million (1 100) [31 March 2019]	(b)	The total number of residential units shall not be less than 1 100.
23	1 March 2012	Lot 676 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential	3 423 m <sup>2</sup>	\$19 million (54) [30 June 2016]	(c)	
24	22 March 2012	ApplL 135 - At Junction of Ap Lei Chau Drive and Ap Lei Chau Praya Road, Hong Kong	Residential	21 350 m <sup>2</sup>	\$2,538 million (114) [31 December 2017]	(c)	
25	22 March 2012	Lot 1588 in DD 243 - Pik Sha Road, Sai Kung, New Territories	Residential	3 046 m <sup>2</sup>	\$700 million (8) [30 June 2016]	(c)	
<b>2012-13</b>							
1	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m <sup>2</sup>	\$1,668 million (8) [30 September 2017]	(b)	
2	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m <sup>2</sup>	\$180 million (14) [31 December 2016]	(c)	
3	24 May 2012	TKOTL 114 - Area 66C1, Tseung Kwan O, New Territories	Residential	23 936 m <sup>2</sup> (21 760 m <sup>2</sup> ) [2 176 m <sup>2</sup> ]	\$1,033 million (326) [30 September 2017]	(c)	The total number of residential units shall not exceed 326 and shall not be less than 310.
4	24 May 2012	STTL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m <sup>2</sup>	\$531.5 million (20) [30 September 2016]	(c)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
5	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	Residential	23 052.26 m <sup>2</sup>	\$6,000 million (54) [For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures]	(b)	
6	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	856.8 m <sup>2</sup>	\$15 million (4) [30 September 2016]#	(b)	
7	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	Residential and Commercial	83 675 m <sup>2</sup> (53 680 m <sup>2</sup> ) [29 995 m <sup>2</sup> ]	\$6,910 million (700) [31 December 2020]	(b)	The total number of residential units shall not be less than 700.

# Building covenant period was extended to 31 March 2017

8	1 August 2012	TKOTL 115 - Area 66D1, Tseung Kwan O, New Territories	Residential	27 643 m <sup>2</sup> (25 130 m <sup>2</sup> ) [2 513 m <sup>2</sup> ]	\$1,168.9 million (372) [31 December 2017]	(c)	The total number of residential units shall not exceed 378 and shall not be less than 360.
9	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m <sup>2</sup>	\$3,038 million (158) [30 June 2018]	(b)	
10	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential and Commercial	5 200 m <sup>2</sup> (3 200 m <sup>2</sup> ) [2 000 m <sup>2</sup> ]	\$80.8 million (40) [30 June 2017]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
11	28 September 2012	TKOTL 117 - Area 66C2, Tseung Kwan O, New Territories	Residential	45 203 m <sup>2</sup> (38 745 m <sup>2</sup> ) [6 458 m <sup>2</sup> ]	\$2,285 million (536) [31 December 2017]	(c)	The total number of residential units shall not exceed 546 and shall not be less than 520.
12	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	1 335.2 m <sup>2</sup>	\$31 million (10) [30 June 2017]	(c)	
13	7 November 2012	TKOTL 118 - Area 66D2, Tseung Kwan O, New Territories	Residential	52 339 m <sup>2</sup> (44 862 m <sup>2</sup> ) [7 477 m <sup>2</sup> ]	\$2,545 million (628) [31 March 2018]	(b)	The total number of residential units shall not exceed 630 and shall not be less than 600.
14	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Residential	52 227 m <sup>2</sup>	\$2,901 million (454) [31 March 2018]	(b)	The total number of residential units shall not be less than 440 and shall not exceed 463.
15	28 November 2012	TKOTL 95 - Area 68A2, Tseung Kwan O, New Territories	Residential	53 265 m <sup>2</sup> (42 612 m <sup>2</sup> ) [10 653 m <sup>2</sup> ]	\$2,826 million (605) [31 March 2019]	(b)	The total number of residential units shall not be less than 535.
16	13 December 2012	TKOTL 125 - Area 68A1, Tseung Kwan O, New Territories	Residential	39 923 m <sup>2</sup> (31 938 m <sup>2</sup> ) [7 985 m <sup>2</sup> ]	\$1,968 million (428) [31 March 2019]	(b)	The total number of residential units shall not be less than 400.
17	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	Residential	2 441 m <sup>2</sup> (2 034 m <sup>2</sup> )	\$193.7 million (66) [30 September 2017]	(c)	
18	9 January 2013	STTL 565 - Area 56A, Kau To, Sha Tin, New Territories	Residential	13 228 m <sup>2</sup>	\$1,466.9 million (69) [31 March 2018]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
19	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	Residential	23 145 m <sup>2</sup>	\$1,455 million (297) [31 March 2019]	(b)	The total number of residential units shall not be less than 240.
20	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Residential	35 014 m <sup>2</sup>	\$1,388 million (460) [30 September 2019]	(b)	The total number of residential units shall not be less than 460 and shall not exceed 480.
21	13 March 2013	KIL 11227 - Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Residential	106 110 m <sup>2</sup>	\$11,687.9 million (1 429) [30 June 2019]	(b)	
22	27 March 2013	STTL 566 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 120 m <sup>2</sup>	\$1,420 million (59) [30 June 2018]	(b)	
<b>2013-14</b>							
1	10 April 2013	TKOTL 112 - Area 65C1, Tseung Kwan O, New Territories	Residential	52 904 m <sup>2</sup> (45 943 m <sup>2</sup> ) [6 961 m <sup>2</sup> ]	\$2,449.2 million (804) [30 June 2019]	(b)	The total number of residential units shall not be less than 655.
2	10 April 2013	TMTL 430 - Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	1 269 m <sup>2</sup>	\$53.2 million (18) [30 June 2017]	(c)	
3	5 June 2013	NKIL 6516 - Site 1H1, Kai Tak, Kowloon	Residential	38 855 m <sup>2</sup> (38 077 m <sup>2</sup> )	\$2,270 million (545) [30 September 2018]	(b)	The total number of residential units shall not be less than 545.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
4	5 June 2013	NKIL 6517 - Site 1H2, Kai Tak, Kowloon	Residential	42 925 m <sup>2</sup> (42 066 m <sup>2</sup> )	\$2,270 million (624) [30 September 2018]	(b)	The total number of residential units shall not be less than 600.
5	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	36 022 m <sup>2</sup>	\$3,829 million (561) [30 September 2018]	(b)	
6	25 June 2013	TKOTL 93 - Area 68B1, Tseung Kwan O, New Territories	Residential	76 276 m <sup>2</sup> (63 125 m <sup>2</sup> ) [13 151 m <sup>2</sup> ]	\$3,000 million (857) [30 September 2019]	(b)	The total number of residential units shall not be less than 840.
7	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	4 494.1 m <sup>2</sup>	\$156.8 million (22) [31 March 2018]	(a)	
8	10 July 2013	TKOTL 126 - Area 68B2, Tseung Kwan O, New Territories	Residential	79 521 m <sup>2</sup> (65 810 m <sup>2</sup> ) [13 711 m <sup>2</sup> ]	\$3,670.8 million (926) [30 September 2019]	(b)	The total number of residential units shall not be less than 875.
9	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	575.2 m <sup>2</sup>	\$93.5 million (2) [31 March 2018]	(c)	The total number of residential units shall not exceed 5.
10	1 August 2013	STTL 563 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 495 m <sup>2</sup>	\$1,220 million (61) [31 December 2017]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
11	1 August 2013	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	14 806 m <sup>2</sup>	\$563.2 million (176) [30 June 2019]	(a)	The total number of residential units shall not be less than 175.
12	4 September 2013	STTL 579 - Area 56A, Kau To, Sha Tin, New Territories	Residential	30 036 m <sup>2</sup>	\$2,710 million (104) [31 December 2019]	(b)	
13	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	21 515 m <sup>2</sup>	\$751 million (523) [31 December 2019]	(b)	The total number of residential units shall not be less than 430.
14	18 September 2013	STTL 578 - Area 56A, Kau To, Sha Tin, New Territories	Residential	32 474 m <sup>2</sup>	\$2,389.9 million (160) [30 June 2019]	(b)	
15	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Residential	1 040 m <sup>2</sup>	\$139.9 million (22) [31 December 2018]	(a)	
16	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	Residential	Not specified [6 693 m <sup>2</sup> ]	\$551 million (222) [30 June 2019]	(b)	Maximum residential GFA 11 155 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 220.



Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
17	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	12 038 m <sup>2</sup>	\$143 million (261) [30 June 2019]	(b)	The total number of residential units shall not be less than 240.
18	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	16 146 m <sup>2</sup>	\$850 million (285) [30 September 2019]	(b)	The total number of residential units shall not be less than 270.
19	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	Residential	51 598 m <sup>2</sup>	\$2,888 million (590) [30 September 2019]	(b)	The total number of residential units shall not be less than 515.
20	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	Residential	12 267 m <sup>2</sup>	\$500.2 million (198) [31 March 2020]	(b)	The total number of residential units shall not be less than 175.
21	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 665 m <sup>2</sup>	\$138.8 million (13) [30 September 2018]	(a)	
22	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	784 m <sup>2</sup>	\$60.1 million (9) [31 March 2019]	(d)	
23	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	2 499 m <sup>2</sup>	\$210.1 million (12) [30 September 2018]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
24	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [3 109 m <sup>2</sup> ]	\$455.9 million (370) [31 December 2019]	(b)	Maximum residential GFA 18 654 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 370.
25	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [2 440 m <sup>2</sup> ]	\$430 million (321) [31 March 2020]	(b)	Maximum residential GFA 14 640 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 290.
26	25 February 2014	NKIL 6525 - Kai Tak Area II Site 1, Kai Tak, Kowloon	Residential	48 290 m <sup>2</sup>	\$2,911 million (822) [30 June 2019]	(b)	The total number of residential units shall not be less than 805.
27	25 February 2014	NKIL 6526 - Kai Tak Area II Site 2, Kai Tak, Kowloon	Residential	51 221 m <sup>2</sup>	\$2,938.8 million (900) [30 June 2019]	(b)	The total number of residential units shall not be less than 855.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
28	25 February 2014	NKIL 6527 - Kai Tak Area II Site 3, Kai Tak, Kowloon	Residential	55 819 m <sup>2</sup>	\$3,923.4 million (930) [30 June 2019]	(b)	The total number of residential units shall not be less than 930.
29	12 March 2014	Lot 1681 in DD 243 -Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	Residential	745.62 m <sup>2</sup>	\$160 million (2) [31 December 2018]	(a)	
30	25 March 2014	STTL 581 -Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	40 000 m <sup>2</sup>	\$1,826 million (420) [31 December 2019]	(b)	
31	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	Residential	1 306.5 m <sup>2</sup>	\$21 million (Subject to actual design by developer) [31 December 2018]	(d)	
<b>2014-15</b>							
1	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	4 287 m <sup>2</sup>	\$433.6 million (75) [30 June 2018]	(b)	
2	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	Not specified [2 061 m <sup>2</sup> ]	\$148 million (118) [31 December 2018]	(a)	Maximum residential GFA 4 122 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed.
3	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	8 145 m <sup>2</sup>	\$2,708.1 million (20) [30 September 2019]	(a)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
4	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	Not specified [6 606 m <sup>2</sup> ]	\$232.8 million (356) [30 September 2020]	(b)	Maximum residential GFA 11 010 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 140.
5	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	67 900 m <sup>2</sup>	\$2,412 million (774) [30 September 2020]	(a)	
6	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	Residential	38 370 m <sup>2</sup> (37 602 m <sup>2</sup> )	\$2,520 million (648) [30 September 2019]	(b)	The total number of residential units shall not be less than 630.
7	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	Residential	1 350 m <sup>2</sup>	\$233 million (Subject to actual design by developer) [30 September 2019]	(d)	
8	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	18 600 m <sup>2</sup>	\$703.8 million (640) [31 March 2020]	(b)	The total number of residential units shall not be less than 310.
9	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	113 250 m <sup>2</sup> [5 660 m <sup>2</sup> ]	\$2,221 million (Subject to actual design by developer) [30 September 2021]	(d)	The total number of residential units shall not be less than 1 330.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
10	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	96 600 m <sup>2</sup> [4 830 m <sup>2</sup> ]	\$1,968.3 million (Subject to actual design by developer) [30 September 2021]	(a)	The total number of residential units shall not be less than 1 140.
11	13 August 2014	TWTL 393 -Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial /Hotel	99 120 m <sup>2</sup> (39 365 m <sup>2</sup> ) [59 755 m <sup>2</sup> ]	\$3,939.8 million (845) [31 December 2021]	(a)	The total number of residential units shall not be less than 790.
12	13 August 2014	STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	10 692 m <sup>2</sup>	\$428 million (364) [30 June 2020]	(b)	The total number of residential units shall not be less than 180.
13	20 August 2014	TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	Not specified [1 174 m <sup>2</sup> ]	\$427.1 million (224) [30 June 2019]	(a)	Maximum residential GFA 7 044 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 125.
14	20 August 2014	TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 253 m <sup>2</sup>	\$156.4 million (3) [30 June 2019]	(a)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
15	29 September 2014	FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Residential	19 501 m <sup>2</sup> [6 877 m <sup>2</sup> - including the Public Carpark]	\$730 million (296) [31 December 2019]	(b)	Maximum residential GFA 16 968 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 250.
16	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	66 500 m <sup>2</sup>	\$2,542.9 million (667) [30 June 2021]	(b)	
17	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	44 192 m <sup>2</sup>	\$1,051 million (992) [30 September 2020]	(a)	The total number of residential units shall not be less than 735.
18	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	36 000 m <sup>2</sup>	\$2,138 million (502) [31 March 2021]	(a)	
19	17 December 2014	YTiL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	29 160 m <sup>2</sup>	\$1,582 million (646) [30 June 2020]	(b)	The total number of residential units shall not be less than 345.
20	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 369 m <sup>2</sup>	\$290 million (6) [30 September 2019]	(a)	
21	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	Residential	13 755 m <sup>2</sup>	\$773 million (298) [30 September 2020]	(b)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
22	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	Residential	Not specified [810 m <sup>2</sup> ]	\$372.1 million (136) [31 March 2020]	(b)	Maximum residential GFA 4 860 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed.
23	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	Not specified [2 428 m <sup>2</sup> ]	\$428.8 million (245) [31 December 2020]	(a)	Maximum residential GFA 12 140 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed.
24	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 812 m <sup>2</sup>	\$2,389.8 million (45) [31 December 2020]	(b)	
25	4 March 2015	TPTL 225 - At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	83 660 m <sup>2</sup>	\$3,480 million (1 495) [30 September 2020]	(b)	
<b>2015-16</b>							
1	15 April 2015	Lot 1909 in DD 100 - Fan Kam Road, Sheung Shui, New Territories	Residential	3 076 m <sup>2</sup>	\$302.2 million (Subject to actual design by developer) [31 December 2019]	(d)	
2	29 April 2015	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	Residential	4 793 m <sup>2</sup>	\$609 million (Subject to actual design by developer) [31 March 2020]	(d)	
3	13 May 2015	STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	Residential	20 988 m <sup>2</sup>	\$1,468.9 million (148) [31 March 2022]	(a)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
4	10 June 2015	TMTL 539 - Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	Residential	Not specified [13 908 m <sup>2</sup> ]	\$1,319 million (693) [31 March 2021]	(d)	Maximum residential GFA 26 552 m <sup>2</sup> for a building if minimum non-residential GFA is proposed.
5	17 June 2015	TMTL 500 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	72 960 m <sup>2</sup>	\$3,628.9 million (Subject to actual design by developer) [31 March 2022]	(d)	
6	24 June 2015	Lot 1872 in DD Cheung Chau - Fa Peng Road, Cheung Chau, New Territories	Residential	2 728 m <sup>2</sup>	\$68.9 million (Subject to actual design by developer) [31 March 2020]	(d)	
7	8 July 2015	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	78 200 m <sup>2</sup> (77 310 m <sup>2</sup> )	\$3,822 million (1 154) [31 March 2022]	(a)	
8	12 August 2015	Lot 2115 in DD 105 - Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	Residential	4 201 m <sup>2</sup>	\$548 million (16) [31 December 2020]	(d)	
9	2 September 2015	TPTL 226 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	61 635 m <sup>2</sup>	\$3,030 million (725) [30 June 2021]	(a)	
10	16 September 2015	TMTL 542 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	10 647 m <sup>2</sup>	\$1,730 million (37) [31 December 2021]	(d)	
11	29 September 2015	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	Residential	58 750 m <sup>2</sup>	\$7,020 million (Subject to actual design by developer) [31 December 2023]	(d)	



Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
12	23 December 2015	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	24 480 m <sup>2</sup>	\$1,056.1 million (Subject to actual design by developer) [30 September 2021]	(d)	
13	3 February 2016	NKIL 6534 -Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	Residential	28 557 m <sup>2</sup> (23 797m <sup>2</sup> )	\$1,306.2 million (Subject to actual design by developer) [31 March 2022]	(d)	
14	12 February 2016	TPTL 221 - Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	Residential	107 100 m <sup>2</sup>	\$2,130 million (Subject to actual design by developer) [31 March 2022]	(d)	
15	2 March 2016	KIL 11257 - Sheung Shing Street, Ho Man Tin, Kowloon	Residential	54 444 m <sup>2</sup>	\$6,381.2 million (Subject to actual design by developer) [31 December 2021]	(d)	
16	15 March 2016	RBL 1201 - Wong Ma Kok Road, Stanley, Hong Kong	Residential	21 000 m <sup>2</sup>	\$2,811 million (Subject to actual design by developer) [30 June 2022]	(d)	
17	23 March 2016	STTL 610 - Tai Po Road - Sha Tin Heights, Sha Tin, New Territories	Residential	8 250 m <sup>2</sup>	\$245.1 million (Subject to actual design by developer) [31 December 2020]	(d)	
<b>2016-17 (up to the end of February 2017)</b>							
1	17 May 2016	TPTL 227 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	103 266 m <sup>2</sup>	\$4,023.9 million (1 215) [31 March 2022]	(a)	
2	31 May 2016	TYTL 190 - Sai Shan Road, Tsing Yi, New Territories	Residential	Not specified [18 600 m <sup>2</sup> ]	\$938.9 million (Subject to actual design by developer) [30 September 2024]	(d)	Maximum residential GFA 37 200 m <sup>2</sup> for a pure domestic building if no non-residential GFA is proposed.

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
3	28 June 2016	TMTL 523 - Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Residential	27 280 m <sup>2</sup>	\$981.7 million (Subject to actual design by developer) [31 March 2022]	(d)	
4	13 July 2016	TPTL 228 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	38 325 m <sup>2</sup>	\$1,622 million (Subject to actual design by developer) [31 March 2022]	(d)	
5	26 July 2016	TPTL 230 - Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	Residential	24 128 m <sup>2</sup>	\$1,182 million (Subject to actual design by developer) [30 June 2022]	(d)	
6	3 August 2016	YITL 44 - Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential	52 650 m <sup>2</sup>	\$4,005.6 million (Subject to actual design by developer) [31 March 2023 : for whole lot 31 March 2020 : for public vehicle park]	(d)	The maximum GFA is 52 650m <sup>2</sup> including the GFA of a public vehicle park to be constructed by the purchaser and not less than 500m <sup>2</sup> for non-residential GFA other than the public vehicle park.
7	8 August 2016	STTL 609 - To Shek, Sha Tin, New Territories	Residential	40 320 m <sup>2</sup>	\$2,364.4 million (Subject to actual design by developer) [30 June 2022]	(d)	
8	8 August 2016	TMTL 547 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	61 600 m <sup>2</sup>	\$2,708.8 million (Subject to actual design by developer) [30 September 2022]	(d)	
9	24 August 2016	TMTL 516 - Tsing Ha Lane, Area 20, Tuen Mun, New Territories	Residential	19 141 m <sup>2</sup>	\$1,401 million (Subject to actual design by developer) [30 June 2022]	(d)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
10	30 August 2016	Lot 1066 in DD 103 - Au Tau, Yuen Long, New Territories	Residential	34 148 m <sup>2</sup>	\$988.9 million (Subject to actual design by developer) [31 December 2022]	(d)	
11	14 September 2016	STTL 614 - Lai Ping Road, Kau To, Sha Tin, New Territories	Residential	22 676 m <sup>2</sup>	\$1,953 million (Subject to actual design by developer) [30 June 2022]	(d)	
12	5 October 2016	NKIL 6533 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	31 844 m <sup>2</sup>	\$7,268.8 million (Subject to actual design by developer) [30 June 2022]	(d)	
13	2 November 2016	NKIL 6565 - Kai Tak Area 1K Site 3, Kowloon	Residential	60 814 m <sup>2</sup> (58 561 m <sup>2</sup> )	\$8,837.1 million (Subject to actual design by developer) [31 December 2021]	(d)	
14	9 November 2016	TPTL 223 - Lo Fai Road, Tai Po, New Territories	Residential	31 223 m <sup>2</sup>	\$2,355 million (Subject to actual design by developer) [30 September 2022]	(d)	
15	9 November 2016	TPTL 229 - Lo Fai Road, Tai Po, New Territories	Residential	14 977 m <sup>2</sup>	\$1,038 million (Subject to actual design by developer) [30 September 2022]	(d)	
16	16 November 2016	NKIL 6584 - Off Sin Fat Road, Kwun Tong, Kowloon	Residential	76 788 m <sup>2</sup>	\$6,388 million (Subject to actual design by developer) [31 March 2026]	(d)	
17	19 December 2016	NKIL 6562 - Kai Tak Area 1L Site 3, Kowloon	Residential	36 972 m <sup>2</sup>	\$5,412.3 million (Subject to actual design by developer) [31 March 2022]	(d)	
18	29 December 2016	NKIL 6566 - Kai Tak Area 1K Site 2, Kowloon	Residential	53 350 m <sup>2</sup> (52 380 m <sup>2</sup> )	\$5,869 million (Subject to actual design by developer) [31 March 2022]	(d)	
19	25 January 2017	NKIL 6564 - Kai Tak Area 1L Site 1, Kowloon	Residential	39 517 m <sup>2</sup>	\$5,529.7 million (Subject to actual design by developer) [31 March 2022]	(d)	

Item	Disposal date Note 1	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 2	Premium (Estimated number of residential units Note 3) [Building covenant expiry date Note 4]	Current progress at site Note 5	Other restrictions under Conditions of Sale Note 6
20	24 February 2017	APIL 136 - Lee Nam Road, Ap Lei Chau, Hong Kong	Residential	70 800 m <sup>2</sup>	\$16,855.8 million (Subject to actual design by developer) [30 June 2023]	(d)	

Note 1: Based on the date of auction/tender award.

Note 2: Maximum gross floor area (GFA) figures specified in the Conditions of Sale.

Note 3: The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or the production forecast by the Rating and Valuation Department.

Note 4: Building covenant specified in the Conditions of Sale.

Note 5: The four categories of the current progress based on information from BD up to the end of January 2017 are:

- (a) the Government has received the contractor's notification of commencement of foundation works;
- (b) the Government has received the contractor's notification of commencement of general building and superstructure works;
- (c) occupation permit has been obtained; and
- (d) construction has not yet commenced.

Note 6: The restriction on flat size/number stipulated under the Conditions of Sale

Note 7: The total flat number from a joint-development proposal on Lot 724 in DD 332 and Lot 726 in DD 332.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)126****(Question Serial No. 0370)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

It is estimated that the total acquisition/clearance costs will be \$1.89 billion in 2017, representing a substantial increase over the actual expenditure in 2015 and 2016. What are the reasons?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 1)

Reply:

The increase in the estimated costs for acquisition of private land and clearance of government land in the financial year 2017-18 is mainly due to cashflow requirements for payments of compensation and ex-gratia allowances reflecting the implementation programmes of on-going and new public works projects including: (i) Penny's Bay Reclamation (\$1,061 million), (ii) Central-Wanchai Bypass and Island Eastern Corridor Link (\$187 million), and (iii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Connecting Road) (\$100 million), and about 80 other projects.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)127****(Question Serial No. 0383)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under Matters Requiring Special Attention in 2017-18, the Lands Department mentioned that it will undertake preparatory work on resumption and clearance of land required for proposed new projects. In this connection, will the Government inform this Committee of the following:

- (1) What items were included in the proposed new projects? In which districts/on which lots? What is the manpower involved in undertaking the land resumption/clearance work? What is the staff establishment? What is the related expenditure?
- (2) Has the Government set out a timetable prioritising the land resumption/clearance work for the new projects? If yes, please provide the timetable; if no, why not?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 4)

Reply:

The proposed new projects requiring resumption and clearance of land in 2017-18 include road works, sewerage works and public housing developments. The geographical distribution and nature of these projects are as follows:-

District	Proposed New Projects (Number of Projects)
Central and Western	Road works (6)
Eastern	
Kwun Tong	
Wong Tai Sin	
North	
Tuen Mun	Road works (1) and sewerage works (1)

District	Proposed New Projects (Number of Projects)
Sai Kung	Sewerage works (8)
Sha Tin	
Tsuen Wan	
Islands	
Tai Po	Public housing development (1)
Yuen Long	Public housing development (1) and road works (2)

It is estimated that around 240 officers would be involved in undertaking the land resumption and clearance work in 2017-18. The total estimated expenditure for land resumption and clearance in 2017-18 for all on-going and new projects is about \$1,881 million. Land resumption and clearance work would be implemented according to the land requirement schedule of the projects.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)128****(Question Serial No. 0924)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Lands Department (Lands D) is responsible for processing applications for building small houses in the New Territories (NT) and issuing Certificates of Compliance (CCs). In this connection, will the Government inform this Committee of the following:

- (1) There will be a net increase of 38 posts under this Programme in 2017-18. What is the respective purview of these posts?
- (2) How many applications for building small houses in the NT is Lands D currently processing? What is the respective processing time (i.e. from the submission of applications till the issuance of CCs)? Please provide the information in table form.

Processing time (Months)	Number of cases
3	
6	
9	
:	
:	
:	
Total	Cases

- (3) How many months at most are spent on processing the cases? What are the difficulties that have been stalling the cases?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. 39)



Reply:

- (1) The posts to be created under Programme (1): Land Administration will mainly be deployed to support the policy objective of increasing land supply for housing and other developments as well as the performance of enforcement duties.
- (2) and (3) As at the end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period. For Certificate of Compliance (CC) application, upon receipt of an application for a CC, the Lands Department (Lands D) will, within 10 weeks, either issue the CC or a letter indicating the reasons of non-compliance. Lands D does not have readily available statistics on the time required from the date of submission of small house application to the issuance of CC.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)129****(Question Serial No. 3055)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding the village expansion area scheme, please advise this Committee of the following:

- a. During 2017-18, will there be any expenditure involving the village expansion area scheme? If yes, how much?
- b. Over the past ten years, how many hectares of village expansion area were developed by the Government in total? Which recognised villages whose male indigenous inhabitants may apply for small house grants in the village expansion area?
- c. During each of the past ten years, how many hectares of government land were granted to male indigenous inhabitants of recognised villages to build small houses? How many applications were involved?

Asked by: Hon LAU Kwok-fan (Member Question No. 41)

Reply:

- a. There are at present 16 village expansion areas within which sites are still available for small house development. Staff in various District Lands Offices handle small house applications within those village expansion areas as part of their regular duties. We are unable to provide a breakdown of the expenditure solely for handling such applications.
- b. During the past ten years (2007 to 2016), a total area of about two hectares of village expansion area was developed for the eligible indigenous inhabitants of Tin Liu, Ma Wan Main Street, Wo Yi Hop and Tai Po Tau Shui Wai to apply for small house grants.

- c. The number of small houses granted by way of private treaty in the past ten years (2007 to 2016) is set out below:

Year	Number of small houses granted by way of private treaty
2007	107
2008	96
2009	75
2010	172
2011	104
2012	84
2013	100
2014	128
2015	146
2016	78

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints. The Lands Department has no readily available information on the total area of land involved for the small houses granted by way of private treaty.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)130****(Question Serial No. 3056)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- a. How many hectares of residential sites have been provided to the market by the Government by methods of land disposal such as auction, tender and lease modification/land exchange each year since 2012-13? How many residential flats in total are expected to be built?
- b. According to the progress of land development mentioned above, please provide in table form the "areas of land", "numbers of residential units to be built", "dates of lease execution", "building covenant period in the lease", "any application for extension of the building covenant period", "date of first submission of plans to the Buildings Department (BD) for approval" and "date of written consent from BD for the commencement of works" of land disposal from 2012-13 to 2015-16.

Asked by: Hon LAU Kwok-fan (Member Question No. 42)

Reply:

- a. From 2012-13 up to end of February 2017, the number of government sites sold for private housing development and the estimated number of flats that could be produced are set out in the table below. The actual number of flats to be produced is however subject to the final design by developers.

Government sites sold for private housing development			
Year	No. of residential sites sold in the year*	Total area (hectares) (about)	Estimated number of flats as at the time of sale (about)
2012-13	22	25.18	6 449
2013-14	31	28.48	10 587

Government sites sold for private housing development			
Year	No. of residential sites sold in the year*	Total area (hectares) (about)	Estimated number of flats as at the time of sale (about)
2014-15	25	31.15	10 005
2015-16	17	21.50	9 463
2016-17 (up to end February 2017)	20	28.10	13 657

\* Based on the date of auction/tender award.

From 2012-13 up to end of February 2017, the number of executed lease modification and land exchange cases involving more intensive residential development or change of the permitted use in the lease of the lot concerned to residential uses, as well as the number of estimated additional flats that could be produced by these transactions are set out in the table below. The actual number of flats to be produced is however subject to the final design by developers.

Private housing developments implemented by lease modifications/land exchanges			
Year	No. of lease modification/land exchange cases executed in the year #	Total area (hectares) (about)	Additional number of flats estimated at the time of the execution of land document (about)
2012-13	9	5.96	3 543
2013-14	5	1.97	933
2014-15	5	4.36	2 611
2015-16	13	2.29	820
2016-17 (up to end February 2017)	4	4.36	1 984

# Based on the date of execution of land document.

b. Government sites sold for private housing development

From 1 April 2012 to 31 March 2016, a total of 95 government sites were sold for private residential purposes. The building covenant (BC) periods for 92 sites have yet to expire. For the three sites where BC periods have expired, the residential developments on two of them were completed before their respective BC expiry dates, while approval of extension was given in respect of the remaining one after justifications were given for the delay and a premium was paid. Details on these 95 sites are listed in the table below:

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
2012-13					
1	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	0.434	8	30 September 2017
2	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	0.902	14	31 December 2016 Note (iii)
3	24 May 2012	TKOTL 114 – Area 66C1, Tseung Kwan O, New Territories	0.4352	326	30 September 2017
4	24 May 2012	STTL 562 – Area 56A, Kau To, Sha Tin, New Territories	0.468	20	30 September 2016 Note (iv)
5	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	1.0249	54	For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures
6	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	0.11425	4	30 September 2016 Note (v)
7	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	2.34	700	31 December 2020
8	1 August 2012	TKOTL 115 – Area 66D1, Tseung Kwan O, New Territories	0.5026	372	31 December 2017
9	30 August 2012	STTL 567 – Area 56A, Kau To, Sha Tin, New Territories	1.97	158	30 June 2018
10	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	0.52	40	30 June 2017
11	28 September 2012	TKOTL 117 – Area 66C2, Tseung Kwan O, New Territories	1.2915	536	31 December 2017

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
12	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	0.17803	10	30 June 2017
13	7 November 2012	TKOTL 118 – Area 66D2, Tseung Kwan O, New Territories	1.4954	628	31 March 2018
14	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	1.44	454	31 March 2018
15	28 November 2012	TKOTL 95 – Area 68A2, Tseung Kwan O, New Territories	2.1306	605	31 March 2019
16	13 December 2012	TKOTL 125 – Area 68A1, Tseung Kwan O, New Territories	1.5969	428	31 March 2019
17	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	0.02713	66	30 September 2017
18	9 January 2013	STTL 565 – Area 56A, Kau To, Sha Tin, New Territories	0.859	69	31 March 2018
19	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	1.543	297	31 March 2019
20	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	2.6934	460	30 September 2019
21	13 March 2013	KIL 11227 - Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	2.4077	1 429	30 June 2019
22	27 March 2013	STTL 566 - Area 56A, Kau To, Sha Tin, New Territories	0.808	59	30 June 2018
2013-14					
1	10 April 2013	TKOTL 112 – Area 65C1, Tseung Kwan O, New Territories	1.3922	804	30 June 2019

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
2	10 April 2013	TMTL 430 – Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	0.3173	18	30 June 2017
3	5 June 2013	NKIL 6516 – Site 1H1, Kai Tak, Kowloon	0.7771	545	30 September 2018
4	5 June 2013	NKIL 6517 – Site 1H2, Kai Tak, Kowloon	0.8585	624	30 September 2018
5	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	0.7714	561	30 September 2018
6	25 June 2013	TKOTL 93 – Area 68B1, Tseung Kwan O, New Territories	2.6302	857	30 September 2019
7	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	0.3457	22	31 March 2018
8	10 July 2013	TKOTL 126 – Area 68B2, Tseung Kwan O, New Territories	2.7421	926	30 September 2019
9	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	0.14382	2	31 March 2018
10	1 August 2013	STTL 563 – Area 56A, Kau To, Sha Tin, New Territories	0.595	61	31 December 2017
11	1 August 2013	TMTL 435 - Castle Peak Road – Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	1.1626	176	30 June 2019
12	4 September 2013	STTL 579 – Area 56A, Kau To, Sha Tin, New Territories	3.29	104	31 December 2019



Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
13	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	0.4303	523	31 December 2019
14	18 September 2013	STTL 578 – Area 56A, Kau To, Sha Tin, New Territories	1.7476	160	30 June 2019
15	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	0.0208	22	31 December 2018
16	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	0.2231	222	30 June 2019
17	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	0.3344	261	30 June 2019
18	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	0.8073	285	30 September 2019
19	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	1.4333	590	30 September 2019
20	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	0.4868	198	31 March 2020
21	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	0.205	13	30 September 2018
22	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	0.196	9	31 March 2019
23	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	0.119	12	30 September 2018

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
24	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	0.3109	370	31 December 2019
25	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	0.244	321	31 March 2020
26	25 February 2014	NKIL 6525 - Kai Tak Area 1I Site 1, Kai Tak, Kowloon	0.878	822	30 June 2019
27	25 February 2014	NKIL 6526 - Kai Tak Area 1I Site 2, Kai Tak, Kowloon	0.9313	900	30 June 2019
28	25 February 2014	NKIL 6527 - Kai Tak Area 1I Site 3, Kai Tak, Kowloon	1.0149	930	30 June 2019
29	12 March 2014	Lot 1681 in DD 243 - Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	0.12427	2	31 December 2018
30	25 March 2014	STTL 581 - Whitehead, Ma On Shan, Sha Tin, New Territories	3.77	420	31 December 2019
31	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	0.1742	Subject to actual design by developer	31 December 2018
2014-15					
1	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	0.04764	75	30 June 2018
2	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	0.0687	118	31 December 2018
3	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.086	20	30 September 2019

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
4	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	0.2202	356	30 September 2020
5	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.94	774	30 September 2020
6	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	0.7674	648	30 September 2019
7	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	0.027	Subject to actual design by developer	30 September 2019
8	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	0.3091	640	31 March 2020
9	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	7.55	Subject to actual design by developer	30 September 2021
10	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	6.44	Subject to actual design by developer	30 September 2021
11	13 August 2014	TWTL 393 - Yeung Uk Road, Tsuen Wan, New Territories	1.416	845	31 December 2021
12	13 August 2014	STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	0.31	364	30 June 2020
13	20 August 2014	TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	0.1174	224	30 June 2019
14	20 August 2014	TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	0.10446	3	30 June 2019
15	29 September 2014	FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	0.2828	296	31 December 2019

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
16	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	1.9	667	30 June 2021
17	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	1.1048	992	30 September 2020
18	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	2.35	502	31 March 2021
19	17 December 2014	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.324	646	30 June 2020
20	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	0.4212	6	30 September 2019
21	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	0.655	298	30 September 2020
22	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	0.081	136	31 March 2020
23	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	0.2428	245	31 December 2020
24	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	1.0642	45	31 December 2020
25	4 March 2015	TPTL 225 - At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	2.3239	1 495	30 September 2020
2015-16					
1	15 April 2015	Lot 1909 in DD 100 - Fan Kam Road, Sheung Shui, New Territories	0.6409	Subject to actual design by developer	31 December 2019

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
2	29 April 2015	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	0.3424	Subject to actual design by developer	31 March 2020
3	13 May 2015	STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	0.583	148	31 March 2022
4	10 June 2015	TMTL 539 - Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	0.4831	693	31 March 2021
5	17 June 2015	TMTL 500 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	2.4336	Subject to actual design by developer	31 March 2022
6	24 June 2015	Lot 1872 in DD Cheung Chau – Fa Peng Road, Cheung Chau, New Territories	0.341	Subject to actual design by developer	31 March 2020
7	8 July 2015	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	2.7	1 154	31 March 2022
8	12 August 2015	Lot 2115 in DD 105 - Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	0.8754	16	31 December 2020
9	2 September 2015	TPTL 226 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	1.7121	725	30 June 2021
10	16 September 2015	TMTL 542 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	0.819	37	31 December 2021
11	29 September 2015	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	2.0401	Subject to actual design by developer	31 December 2023
12	23 December 2015	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	0.68	Subject to actual design by developer	30 September 2021

Item	Disposal date Note (i)	Lot - Location	Area (hectares)	Estimated number of residential units Note (ii)	BC expiry date stipulated in the Conditions of Sale
13	3 February 2016	NKIL 6534 - Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	0.3173	Subject to actual design by developer	31 March 2022
14	12 February 2016	TPTL 221 – Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	3.7696	Subject to actual design by developer	31 March 2022
15	2 March 2016	KIL 11257 – Sheung Shing Street, Ho Man Tin, Kowloon	0.9074	Subject to actual design by developer	31 December 2021
16	15 March 2016	RBL 1201 – Wong Ma Kok Road, Stanley, Hong Kong	2.53	Subject to actual design by developer	30 June 2022
17	23 March 2016	STTL 610 – Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	0.33	Subject to actual design by developer	31 December 2020

Note (i): Based on the date of auction/tender award

Note (ii): The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or the production forecast by the Rating and Valuation Department.

Note (iii): TMTL 436 - Occupation Permit was issued on 7 November 2016.

Note (iv): STTL 562 - Occupation Permit was issued on 15 June 2015

Note (v): Lot 673 in DD Peng Chau - BC was extended to 31 March 2017.

#### Development projects implemented by way of lease modifications/land exchanges

A total of 32 lease modification and land exchange cases involving increase in residential development intensity or change of the permitted use in the lease of the lot concerned to residential uses were executed during the period from 1 April 2012 to 31 March 2016. The BC periods for 29 cases have yet to expire. For the three cases where BC periods have expired, the residential development for one case was completed before its BC expiry date, while respective approvals of extension were given in respect of the remaining two cases after justifications were given for the delay and the respective premium was paid. Information details of these 32 cases were listed in the below table:

Item	Execution date	Lot - Location	Area (hectares) (about)	Estimated number of residential units <small>Note (a)</small>	BC expiry date <small>Note (b)</small>
2012-13					
1	22 June 2012	IL 2411 sB ss1 sA, IL 2411 sB ss1sB, IL 2411 sB ss1 RP, IL 2411 sB ss2, IL 2411 sB ss3, IL 2411 sB ss4, IL 2411 sB ss5, IL 2411 sB ss6, IL 2411 sB RP, IL 2411 sC ss1 sA, IL 2411 sC ss1 sB, IL 2411 sC ss1 RP, IL 2411 sC ss2, IL 2411 sC RP, IL 2411 sD ss1, IL 2411 sE ss1, IL 2411 sE ss2 and IL 2411 sE RP - 2, 3, 6, 7, 8, 9, 11, 12A, 14 and 15 New Eastern Terrace and 5, 7, 9 and 11 Dragon Road, North Point, Hong Kong	0.4690	358	30 June 2017
2	24 July 2012	IL 9038 - Peel Street and Graham Street, Central, Hong Kong	0.1690	185	30 September 2018
3	26 July 2012	YTiL 40 - 5 Tung Yuen Street, Yau Tong, Kowloon	0.3960	256	31 March 2018
4	11 September 2012	Lot 1868 in DD Cheung Chau – Wo Shun Lane, Cheung Chau	0.1610	30	30 September 2016 <small>Note (c)</small>
5	17 October 2012	KiL 11211 - Pak Tai Street and Mok Cheong Street, Ma Tau Kok, Kowloon	0.0772	168	30 September 2017
6	7 November 2012	KiL 3281 sC - 9 Belfran Road, Kowloon Tong, Kowloon	0.036826	7	31 December 2016 <small>Note (d)</small>

Item	Execution date	Lot - Location	Area (hectares) (about)	Estimated number of residential units <small>Note (a)</small>	BC expiry date <small>Note (b)</small>
7	20 November 2012	TWTL 401 - West Rail - Tsuen Wan West Station	4.2870	2 406	31 December 2019
8	21 December 2012	KIL 2098 - 298, 298A, 298B, 300, 300A and 300B Prince Edward Road West, Kowloon	0.11324	56	31 December 2016 <small>Note (e)</small>
9	21 December 2012	KIL 11212 - Sai Yee Street, Nelson Street and Fa Yuen Street, Mong Kok, Kowloon	0.2478	439	30 June 2018
2013-14					
1	30 April 2013	TWTL 402 - West Rail Tsuen Wan West Station	1.3804	983	30 June 2019
2	6 June 2013	IL 6473 RP - 3 Comfort Terrace, North Point, Hong Kong	0.07561	37	30 June 2017
3	27 June 2013	KIL 11232 - 311A-311D, 313 and 313A-313C Prince Edward Road West, Kowloon	0.1616	49	30 June 2017
4	18 February 2014	Lot 2300 in DD 106 - Kam Sheung Road, Kam Tin, Yuen Long	0.1218	1	31 March 2018
5	24 March 2014	IL 6372 - 20 Peak Road, Hong Kong	0.234681	4	31 March 2018
2014-15					
1	23 April 2014	RBL 324 - 128 Pok Fu Lam Road, Hong Kong	0.6440	32	30 June 2019
2	28 May 2014	Lot No. 2311 in DD 106 - Kam Sheung Road, Kam Tin, Yuen Long	0.3418	8	30 June 2018
3	30 July 2014	Lot No. 4303 in DD 124 - Tan Kwai Tsuen, Yuen Long	0.4495	24	31 March 2019
4	19 December 2014	NKIL 6514 - Hong Ning Road, Mut Wah Street and Hip Wo Street, Kwun Tong, Kowloon	2.1754	1 999	31 December 2021



Item	Execution date	Lot - Location	Area (hectares) (about)	Estimated number of residential units <sup>Note (a)</sup>	BC expiry date <sup>Note (b)</sup>
5	27 March 2015	NKIL 6506 - Hai Tan Street, Kweilin Street and Pei Ho Street, Sham Shui Po, Kowloon	0.7507	877	31 March 2021
2015-16					
1	13 May 2015	RBL 544 - 47 Barker Road, The Peak, Hong Kong	0.0721	Subject to actual design by developer	Not specified in the land document
2	21 July 2015	SIL 634 - 31-69 Chai Wan Road, Shau Kei Wan, Hong Kong	0.5314	470	30 September 2020
3	13 August 2015	Lot 2517 in DD 83 - Lung Ma Road, Fanling	0.0592	Subject to actual design by developer	30 September 2019
4	18 August 2015	Lot 1752 in DD 122 - Tong Yan San Tsuen, Yuen Long	0.2589	16	30 September 2019
5	14 September 2015	RBL 442 - 45 Tai Tam Road, Stanley, Hong Kong	0.3009	7	31 March 2020
6	14 September 2015	Lot 859 in DD 216 - 101 Tai Mong Tsai Road, Sai Kung	0.0618	Subject to actual design by developer	30 September 2019
7	18 November 2015	KIL 11243 - Portland Street, Mong Kok, Kowloon	0.0329	66	31 December 2019
8	27 November 2015	SIL 853 - Sai Wan Ho Street, Shau Kei Wan, Hong Kong	0.0710	144	31 December 2020
9	1 December 2015	KIL 2453 - 279, 279A, 279B and 279C Prince Edward Road West, Kowloon City, Kowloon	0.07105	18	31 December 2019
10	9 December 2015	Lot 4823 in DD 104 - San Tam Road, San Tin, Yuen Long	0.0736	1	30 June 2019
11	23 December 2015	YLTL 527 - Tai Kei Leng, Yuen Long	0.0570	63	30 June 2020
12	5 February 2016	TMTL 99 and CPTL 18 - Tuen Mun Heung Sze Wui Road, Tuen Mun	0.074322	100	31 March 2020

Item	Execution date	Lot - Location	Area (hectares) (about)	Estimated number of residential units <small>Note (a)</small>	BC expiry date <small>Note (b)</small>
13	24 March 2016	Lot 385 R.P. & Ext. in DD 352 - Discovery Bay Development	0.6242793 <small>Note (f)</small>	196	60 months from the date of the approval letter (which is 24 March 2016)

Note (a): The estimated number of residential units, if provided, is based on the information from BD or the production forecast by the Rating and Valuation Department.

Note (b): BC specified in the relevant land document (Approval Letter/Modification Letter /Conditions of Exchange)

Note (c): Lot 1868 in DD Cheung Chau - BC was extended to 30 September 2017.

Note (d): KIL 3281 sC - BC was extended to 31 March 2017. Occupation Permit was issued on 22 February 2017.

Note (e): KIL 2098 - Occupation Permit was issued on 9 July 2014.

Note (f): Based on the area of the concerned portion of the Lot 385RP & Extension in DD 352 as shown in the latest General Building Plan submitted in December 2016.

The Lands Department does not have information on the “date of first submission of plans to BD for approval” and “date of written consent from BD for the commencement of works”.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)131****(Question Serial No. 0725)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) How many applications for small houses were approved in the past five years? Among these applications, how many involved government land? What were the respective areas of private land and government land involved?
- (b) Of the above, how many applications in a single submission involved more than five small houses in an adjoining location (within 20 metres)?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 37)

Reply:

- (a) Based on cases approved and executed, the number of small houses granted by way of free building licence for private land, granting of government land under private treaty and land exchange in the past five years (2012 to 2016) are set out below:

	Number of small houses granted by way of free building licence	Number of small houses granted by way of private treaty	Number of small houses granted by way of land exchange
2012	1 020	84	16
2013	840	100	22
2014	839	128	20
2015	775	146	23
2016	562	78	16

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, Lands D has no readily available information on the total area of land involved for small houses.

- (b) Under the Small House Policy, in general, a male indigenous villager aged 18 years old or above who is descended through the male line from a resident in 1898 of a recognized village in the New Territories may apply to the authority once during his lifetime for permission to build for himself a small house on suitable Government or private land within his own village. As each individual indigenous villager has to submit his own small house application to Lands D for consideration, there is no case in a single submission involving more than one small house.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)132****(Question Serial No. 0861)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Please provide the number of cases and areas of land granted as at the end of 2016 by way of the following:
- (i) short term tenancies (STTs)
  - (ii) temporary government land allocations (TGLAs)
- (b) Regarding (i) and (ii) above, how many respective cases of STTs or TGLAs will expire one after another in the coming two years and what are the areas involved?
- (c) How many small house applications received by the Government fell under the second category (i.e. (ii) mentioned above) over the past three years (2014, 2015, 2016)? Please provide the figures on applications received as at the end of 2016 by district. How many of these applications were approved, rejected and being processed?

District	Number of applications received	Number of approved cases as at the end of 2016	Number of rejected cases as at the end of 2016	Number of cases being processed as at the end of 2016

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 14)

Reply:

- (a) (i) There are currently over 5 000 short term tenancies (STTs) with a total area of approximately 2 470 hectares (ha), including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

- (ii) There are currently about 4 300 allocations with a total area of about 3 400 ha of land were allocated to government departments on temporary basis to facilitate the implementation of government projects or provision of government services.
- (b) STTs are normally granted for a fixed term of not more than five years and thereafter monthly or quarterly. If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant can generally continue on a monthly or quarterly basis while those let by tender will generally be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tendering. STTs will be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate. The Lands Department (Lands D) does not have readily available statistics or estimate of STTs that will expire in the coming two years. Lands D also does not have readily available information on temporary government land allocations that will expire in the coming two years.
- (c) The numbers of small house applications received, approved and rejected by Lands D in the past three years (2014 to 2016) and the numbers of small house applications being processed and pending processing as at end of December 2016 are set out below:

	Number of small house applications received (2014 to 2016)	Number of small house applications approved (2014 to 2016)	Number of small house applications rejected (2014 to 2016)	Number of small house applications being processed (as at end of December 2016)	Number of small house applications pending processing (as at end of December 2016)
Islands	283	140	77	484	275
North	1 483	380	290	2 827	1 216
Sai Kung	358	197	254	720	203
Sha Tin	171	104	255	221	92
Tai Po	766	568	639	612	461
Tsuen Wan & Kwai Tsing	68	41	85	54	207
Tuen Mun	468	170	212	432	105
Yuen Long	2 769	1 361	1 724	3 795	429
Total	6 366	2 961	3 536	9 145	2 988

Note: Due to the variations in time required for processing individual small house applications, the applications approved and rejected during the three-year period may not correspond with the applications received during the period.

There are no small houses granted under temporary government land allocations.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)133****(Question Serial No. 0891)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by district of the manpower deployed by the Lands Department to directly or indirectly engage in processing small house applications in the past three years. How many small house applications were received, approved or rejected in each district during this period?

District Council district	2014(Note)				2015(Note)				2016(Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Sai Kung district												
Kwai Tsing district												
Tsuen Wan district												
Islands district												
Sha Tin district												
Tai Po district												
Tuen Mun district												
Yuen Long district												
North district												

Note: (i) Manpower (direct and indirect); (ii) Number of applications received; (iii) Number of applications approved; (iv) Number of applications rejected

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 48)



Reply:

A breakdown of the number of staff involved in New Territories District Lands Offices (DLO) for handling small house (SH) applications, the number of SH applications received, the number of SH applications approved, and the number of SH applications rejected in the past three years is set out below:

DLO	2014 (Note)				2015 (Note)				2016 (Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Islands	7	81	53	26	8	127	37	39	8	75	50	12
North	10	590	136	84	10	532	98	71	10	361	146	135
Sai Kung	10	119	86	111	10	140	63	95	10	99	48	48
Sha Tin	7	35	53	62	7	81	19	109	7	55	32	84
Tai Po	20	335	231	207	19	270	194	172	19	161	143	260
Tsuen Wan & Kwai Tsing	1	25	6	52	1	23	34	11	1	20	1	22
Tuen Mun	6	179	45	97	6	218	71	53	6	71	54	62
Yuen Long	38	1 158	504	554	38	1 156	473	713	38	455	384	457

Note: (i) Number of Staff Involved; (ii) Number of SH Applications received; (iii) Number of SH Applications approved; (iv) Number of SH Applications rejected.

- (1) In view of the time required for processing the small house applications, the cases approved/rejected in a particular year do not necessarily correspond to the applications received in that year.
- (2) Some of the staff involved in handling small house applications are also responsible for other land administration duties.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)134****(Question Serial No. 0892)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

The Lands Department, responsible for handling small house applications and applications for the removal of alienation restrictions (ARs), possesses information on the background of applicants for removal of ARs. In view of the case of selling rights to build small houses a year ago, the public is very concerned that the removal of ARs may be misused.

- (a) In each of the past five financial years, how many applications for removal of ARs were made within one year of issuance of Certificates of Compliance (CCs) in respect of small houses in the New Territories?
- (b) Of these cases, how many applications made within one year of issuance of CCs were approved?
- (c) If there is no information on the time elapsed between the issuance of CCs and the receipt/approval of applications for removal of ARs, does the Department plan to collect such information in order to address public concerns?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 47)

Reply:

- (a) and (b) The Lands Department has not categorised the applications for removal of restriction on alienation according to the time since issue of Certificates of Compliance. In respect of small houses, we set out below the number of cases for which we have given approval to remove restrictions on alienation in each of the past five years (2012 to 2016):

Year	Number of approved cases for removal of restriction on alienation
2012	404
2013	485
2014	577
2015	462
2016	409

- (c) We have no plan to keep statistics on this particular aspect, as the timing of removal of restriction on alienation is not relevant to the processing work. It also does not serve as a useful indicator of abuse, given that the restriction on alienation may be lifted upon application any time during the restriction period subject to premium payment.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)135****(Question Serial No. 0894)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past three years, how many cases of small house applications processed involved land exchange with the Government? How many hectares of land were involved?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 36)

Reply:

The number of small houses granted by way of land exchange in the past three years (2014 to 2016) is set out below:

	2014	2015	2016
Number of small houses granted by way of land exchange	20	23	16

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of land granted for individual small houses may be smaller due to site constraints. In 2016, the total area surrendered and the total area regranted for small house developments are about 1 370 square metres and 1 230 square metres respectively. The Lands Department does not have readily available statistics on the total area of land involved in small houses granted by way of land exchange before 2016.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)136****(Question Serial No. 0895)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

In the past year, of the approved small house applications, how long does it take on average to process an application? Please provide a breakdown by the time taken: within a year, two years, three years, four years, five years, and six years or longer.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 35)

Reply:

For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered, such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed that period. As such, Lands Department has not been keeping statistics based on the time taken to process applications.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)137****(Question Serial No. 0897)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the expenditure on staff in various District Lands Offices dedicated to processing small house applications in the past three years.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 30)

Reply:

The number of staff involved in New Territories District Lands Offices (DLOs) for handling small house applications and the staff expenditure in the past three financial years (2014-15 to 2016-17) are set out below:

	Number of staff (on full-time equivalent basis)	Staff expenditure
2014-15	100	\$39.8 million
2015-16	98	\$41.3 million
2016-17	99	\$43.4 million

Note: Some of the staff involved in handling small house applications are also responsible for other land administration duties.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)138****(Question Serial No. 0898)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) It is learnt that under the internal guidelines on small houses of the Lands Department (Lands D), an applicant for construction of a small house is allowed to change the land on which his small house will be built to another piece of land during the application process. Is this mechanism only applicable to small house applications by way of a building licence, i.e. only limited to conversion among private lands? Alternatively, can the applicant change the way of applications during the application process (e.g. changing the applications for a building licence to land exchange or private treaty grant, and vice versa)?
- (b) Continued from the above question, how many applications for construction of small houses involved a change in land under application through this mechanism in the past three years? How many applications were approved by Lands D?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 29)

Reply:

- (a) Under the Small House Policy, in general, a male indigenous villager aged 18 years old or above who is descended through the male line from a resident in 1898 of a recognised village in the New Territories may apply to the authority once during his lifetime for permission to build for himself a small house on suitable government or private land within his own village. In general, where an indigenous villager owns suitable private land within the village environs, he should be required to develop that land if he applies for a small house grant and should not be granted government land. He is allowed to change his application site to another private lot owned by him during the application processing stage. If private land within the village environs is not readily available, the Lands Department (Lands D) may consider an application for building a small house on government land by way of Private Treaty Grant. A small house applicant could change his type of application during the application processing stage, e.g. from a Building Licence to a Land

Exchange, and vice versa, or from a Private Treaty Grant to a Building Licence. However, if the change is from a Building Licence to a Private Treaty Grant, Lands D will not allow the change unless the private land in the original application is found not suitable for small house development and private land within the village environs is not readily available.

- (b) Lands D has no readily available information on the number of applications for change of site during the application stage.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)139****(Question Serial No. 0900)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Of the 642 recognised villages, how many villages for which “village environs” (“VE”) boundaries have been drawn up are there currently? What was the total area of VE with VE boundaries drawn up as at the end of 2016?
- (b) What is the number of recognised villages for which VE boundaries have not been drawn up as at the end of 2016? Why have VE boundaries not yet been drawn up? Has a timetable been set for drawing up VE boundaries?
- (c) Please list the recognised villages for which VE boundaries have not been drawn up as at the end of 2016 in table form.

District	Recognised villages for which VE boundaries have not been drawn up

- (d) If upon receipt of applications for construction of small houses in recognised villages for which VE boundaries have not been drawn up, how will they be handled so as to be in line with the policy of “land suitable for building small houses is generally confined to areas within VE”?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 16)

Reply:

- (a) Village Environ (VE) generally refers to the area within a 300-foot radius from the edge of the last Village Type House built before the introduction of the Small House Policy on 1 December 1972. At present, the VE boundaries for 569 out of the 642 recognised villages have been drawn up. Depending on relevant considerations such as topography, environment and accessibility, not all land within a VE is

considered suitable for development. The Lands Department (Lands D) does not have readily available information on the area of land within VE boundaries which may be developed.

- (b) Action to draw up the VE of the remaining 73 recognised villages is underway. That said, some of the villages are subject to such problems as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, villagers' divergent views on the village boundaries, and the villages having been deserted. Since the time required for resolving these problems varies significantly according to the complexity of each case, Lands D is not in a position to give a meaningful indication of the time required for completing the exercise.
- (c) Information on the 73 recognised villages referred to in (b) above, as grouped by district, is as follows:

District	Recognised villages for which VE boundaries have not been drawn up
Islands	Ngong Ping and Tai Po (2 nos.)
Sai Kung	Chuk Yuen, Long Ke, Man Wo, Pak Tam, Tai No, Tai No Sheung Yeung (including Tin Liu), Tai She Wan and Wong Keng Tsai (8 nos.)
Tai Po	San Wai Tsai, Sha Lo Tung Cheung Uk, Sha Lo Tung Lei Uk, Yin Ngam, Kam Shan, Pan Chung San Tsuen and Yue Kok (7 nos.)
Tsuen Wan	Ma Wan Main Street, Tin Liu, Ha Tong Lek, Sheung Fa Shan and Sheung Tong (5 nos.)
Yuen Long	Fung Kong Tsuen, Ha Tsuen San Wai, Hong Mei Tsuen, Lo Uk Tsuen, San Uk Tsuen, Sik Kong Tsuen, Sik Kong Wai, Tin Sum Tsuen, Tseung Kong Wai, Tung Tau Tsuen, Fung Kat Heung, Chi Tong Tsuen, Kam Tin San Tsuen, Cheung Kong Tsuen, Chuk Hang, Ha Che, Lin Fa Tei, Lo Uk Tsuen, Ma On Kong, Ngau Keng, Shek Wu Tong, Sheung Che, Shui Lau Tin, Shui Tsan Tin, Ta Shek Wu, Tai Kek, Wang Toi Shan, Yuen Kong, Yuen Kong San Tsuen, Kap Lung, Tong Fong Tsuen, Ping Shan San Tsuen, Chuk Hang (Tai Wai Wo Liu), Lung Tin Tsuen, Shung Ching San Tsuen, Ha Yau Tin Tsuen, Kong Tau San Tsuen, Kong Tau Tsuen, Muk Kiu Tau Tsuen, Nam Pin Wai, Sai Pin Wai, Sham Chung Tsuen, Shan Pui Tsuen, Sheung Yau Tin Tsuen, Shui Tsiu Lo Wai, Tai Tong Tsuen, Tai Wai Tsuen, Tsoi Uk Tsuen, Tung Tau Tsuen, Wong Uk Tsuen and Ying Lung Wai (51 nos.)
Total	73 nos.

- (d) If the VE boundaries of a recognised village have not been drawn up, consideration may also be given to a small house application for a site within a “Village Type Development” zone covering that recognised village on the relevant statutory plan.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)140****(Question Serial No. 0901)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under the existing Small House Policy, in general, land suitable for building small houses is confined to areas within Village Environs (VE). (1) If the proposed small house site lies outside a VE but is located within a "Village Type Development" zone ("V" zone), provided that the "V" zone concerned overlaps with the VE, consideration may also be given to such an application. (2) As regards sites within a VE but outside a "V" zone, it depends on the requirements of the land use zone on which the proposed small house site lies. In this connection, will the Government inform this Council:

- (a) when the Government started to implement this policy; and
- (b) how many small house applications falling under category (1) were received by the Government over the past three years (2014, 2015 and 2016)? Please list, by district, the figures on applications received as at the end of 2016. Among these applications, how many were approved, rejected or being processed?

District	Number of applications received	Number of applications approved as at the end of 2016	Number of applications rejected as at the end of 2016	Number of applications being processed as at the end of 2016

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 15)

Reply:

- (a) With the implementation of the amendments to the Town Planning Ordinance in 1993, consideration may be given to a small house application if the proposed small house site lies outside the relevant village environ (VE) but is located within a “Village Type Development” zone (“V” zone) on the relevant statutory plan, provided that the “V” zone encircles or overlaps with the VE. As regards the site within a VE but outside a “V” zone, depending on the requirements of the land use zone on which the proposed small house site lies, application for planning permission may be submitted to the Town Planning Board for consideration. If planning permission is obtained, the Lands Department (Lands D) will consider the small house application.
- (b) Lands D does not have readily available statistics on the location (whether within or outside the VE) in respect of small house applications received, approved, rejected or under processing.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)141****(Question Serial No. 1012)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

There are currently 642 recognised villages. On what criteria does the Government base any addition or deletion of recognised villages? Will the Government inform this Committee of the names of the five villages added or deleted recently and the reasons?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 28)

Reply:

The Lands Department (Lands D) considers and examines applications for inclusion in the List of Recognised Villages based on the following five criteria:

- (i) the village was in existence in 1898;
- (ii) the village name appeared on both the Demarcation District sheets produced between 1899 and 1904 and the Block Government Leases that came into effect in 1905;
- (iii) there are private lots within the village area on which erection of houses is allowed under the land lease;
- (iv) village houses had been granted on concessionary terms in the village before the implementation of the Small House Policy; and
- (v) there must be signs of continuous habitation by indigenous villagers within the village since 1945.

During the past five years (2012 to 2016), Lands D has not made any additions or deletions to the List of Recognised Villages.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)142****(Question Serial No. 1015)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- a. In the past five years (2012 to 2016), for small houses with removal of alienation restrictions ("ARs") approved, what was the average time elapsed between the dates of issuance of Certificates of Compliance and removal of ARs approved?
- b. Please provide the numbers of staff members in various District Lands Offices directly or indirectly handling small house applications and the relevant staff expenditure in 2017-18(Estimates), 2016-17(Revised) and 2015-16(Actual).

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 49)

Reply:

- (a) The Lands Department has not categorised the applications for removal of restriction on alienation according to the time lapsed since the issue of Certificates of Compliance. In respect of small houses, we set out below the number of cases for which we have given approval to remove restrictions on alienation in each of the past five years (2012 to 2016):

Year	Number of approved cases for removal of restriction on alienation
2012	404
2013	485
2014	577
2015	462
2016	409

- (b) The number of staff, on full-time equivalent basis, involved in handling small house applications and the relevant staff expenditure in the past three financial years (2015-16 to 2017-18) are set out below:

	Number of staff (on full-time equivalent basis)	Staff expenditure
2015-16	98	\$41.3 million
2016-17	99	\$43.4 million
2017-18 (estimate)	99	\$45.4 million

Note: Some of the staff involved in handling small house applications are also responsible for other land administration duties.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)143****(Question Serial No. 3089)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the area of land involved in the Rural Planning and Improvement Strategy/Village Improvement projects carried out by the Lands Department and the details of these projects in the past five years (2012 to 2016).

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 50)

Reply:

The projects carried out under the Rural Planning and Improvement Strategy/Village Improvement in the past five years and the land involved were as follows-

Year	Details of the works involved	Approximate Area of land involved (figures in brackets indicate the area of private land resumed) (hectares)
2012	-	-
2013	Widening of a section of existing access road of 180 m long and construction of a new access road of 120 m long at Mok Tse Che, Sai Kung.	0.30 (0.13)
2014	Construction of a new access ramp at She Shan Road and construction of a new access road of 320 m long at Ha Tin Liu Ha and Sheung Tin Liu Ha.	0.86 (0.71)
2015	-	-
2016	-	-

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)144****(Question Serial No. 1256)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) Please provide the number of cases handled by the Lands Department (Lands D) in respect of land management, and squatter control and clearance in 2016 in each District Council district:
  - (i) Land management
    - (a) lease enforcement cases
    - (b) government sites cleared from unlawful occupation
  - (ii) Squatter control and clearance
    - (a) unauthorised structures demolished
    - (b) surveyed structures inspected
    - (c) structures cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety)
- (2) It is said under Matters Requiring Special Attention in 2017-18 that Lands D will continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings. What are the details of the work and the action in 2016-17? What are the work objectives for 2017-18?
- (3) Regarding the notices issued by Lands D in respect of land control and lease enforcement in 2016, in what ways, how many, how frequent and to whom were the notices issued?
- (4) Members of the public suffer losses from time to time by purchasing or renting unauthorised structures on private agricultural land for domestic purpose. How many such cases did Lands D receive in 2016, and what are the enforcement procedures?

Asked by: Hon LEUNG Che-cheung (Member Question No. 9)

Reply:

- (1) On land management, the breakdown of number of cases handled by the Lands Department (Lands D) in 2016 by the 12 District Lands Offices (DLOs) is as follows:

(i) Land management

Lease Enforcement and Land Control cases

District <sup>(Note)</sup>	(a) No. of cases with lease enforcement actions taken on private land	(b) No. of government sites cleared of unlawful occupation
Hong Kong East	44	1 784
Hong Kong West & South	28	895
Kowloon East	118	1 642
Kowloon West	89	2 877
Islands	63	110
North	191	256
Sai Kung	20	659
Sha Tin	91	492
Tuen Mun	74	334
Tai Po	216	484
Tsuen Wan & Kwai Tsing	326	543
Yuen Long	880	1 530
Total	2 140	11 606

(ii) Squatter control and clearance

- (a) In 2016, the Squatter Control Unit of Lands D demolished 271 unauthorised squatter structures on government land as shown in the table below:

District <sup>(Note)</sup>	No. of unauthorised structures demolished*
Hong Kong	50
Kowloon	28
Islands	12
Sai Kung	19
Sha Tin	8
Tai Po	4
North	30

District <sup>(Note)</sup>	No. of unauthorised structures demolished*
Tuen Mun	17
Tsuen Wan & Kwai Tsing	65
Yuen Long	38
Total	271

\* The figures above only cover unauthorised structures demolished by the Squatter Control Unit on government land. The statistics do not cover unauthorised structures demolished by DLOs under lease enforcement and land control as presented in the table under part (1)(i) of this reply.

- (b) In 2016, the Squatter Control Unit of Lands D inspected 197 844 surveyed squatter structures as shown in the table below:

District <sup>(Note)</sup>	No. of surveyed squatter structures inspected
Hong Kong	4 487
Kowloon	2 037
Islands	16 953
Sai Kung	14 553
Sha Tin	14 220
Tai Po	9 173
North	45 627
Tuen Mun	19 594
Tsuen Wan & Kwai Tsing	9 844
Yuen Long	61 356
Total	197 844

Note: Lands D does not have breakdown by District Council boundary.

- (c) The distribution of structures cleared in 2016 under programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) is as follows:

District	No. of structures cleared
Central & Western	-
Wan Chai	-
Eastern	-
Southern	1
Yau Tsim Mong	-
Sham Shui Po	-

District	No. of structures cleared
Kowloon City	-
Wong Tai Sin	-
Kwun Tong	16
Tsuen Wan	-
Tuen Mun	112
Yuen Long	159
North	126
Tai Po	44
Sai Kung	191
Sha Tin	25
Kwai Tsing	-
Islands	10
<b>Total</b>	<b>684</b>

- (2) Concerning the enforcement actions to combat unauthorised structures on private agricultural land, Lands D will continue in 2017-18 to strengthen lease enforcement actions against unauthorised structures on private agricultural land according to the enforcement strategy adopted since April 2014, by various measures including (i) for unauthorised structures being erected on private agricultural land, issuing statutory notices under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) (the Ordinance) demanding the registered owners to self-demolish such unauthorised structures, or if the owners fail to do so, taking up the demolition work and recovering the costs so incurred; (ii) for completed unauthorised structures, proceeding with re-entry action if breaches are not purged in good time after registration of warning letters in the Land Registry; and (iii) not accepting applications to regularise unauthorised domestic structures on private agricultural land.

Concerning the enforcement action against non-conforming uses in industrial buildings, the Government announced in July 2016 the risk-based enforcement arrangements against lease breaches in industrial buildings, targeting units in breach of the lease matching two conditions: (i) there are other premises in the same industrial building currently issued with Licences for Manufacture and/or Storage of Dangerous Goods by the Fire Services Department; and (ii) the uses attract the flow of people. For cases meeting the two criteria, Lands D will proceed with re-entry action if the breaches are not rectified in time. In 2017-18, Lands D will continue with this risk-based approach in prioritising lease enforcement against non-conforming uses in industrial buildings. As for other categories of lease breaches in industrial buildings, Lands D continues with its current arrangement: namely, DLOs will, in general, issue a warning letter to the owners requiring that the breach of uses be purged within 28 days. If the breach is not rectified upon expiry

of the warning period, DLOs will register the warning letter at the Land Registry (i.e. commonly known as "imposing an encumbrance"), and reserve the right to take further lease enforcement action in the future.

In 2017-18, Lands D will also continue to strengthen land control actions against unlawful occupation of government land, including the tightening of arrangements when processing applications for regularizing unlawful occupation which has already commenced.

- (3) In general, if a breach of lease conditions is confirmed, Lands D will take appropriate lease enforcement actions, including issuing a warning letter to the owners requiring them to rectify the breach. If the breach is not rectified within a specified period, Lands D will register the warning letter in the Land Registry, commonly known as "imposing an encumbrance" and, where necessary, take further lease enforcement actions including re-entry or vesting. Lands D served 2 140 warning letters in 2016.

In 2016, Lands D posted 57 680 statutory notices under the Ordinance when dealing with unlawful occupation of government land. As the notices are posted on each of the objects with unlawful occupation of government land found on site, the number of notices is usually larger than the number of land control cases.

- (4) In the calendar year of 2016, there were a total of 751 cases of unauthorised structures on private agricultural land identified by Lands D. In the same calendar year, the number of cases involving enforcement actions (which may take the form of issue of warning letters/statutory notices; registration of warning letters in the Land Registry; re-entry and/or vesting) taken against unauthorised structures on private agricultural land was 1 397. Please note that the cases involving enforcement actions in a year may not necessarily correspond to the cases identified in the same year. The enforcement procedures are elaborated at (2) and (3) above.

In addition, the Squatter Control Units of Lands D has erected 397 notice boards across the territory, reminding the public that illegal structures or unauthorised extensions built after 1 June 1982 will lead to demolition of the squatter structures concerned, and that purchase of squatter structures is not protected by the law nor confers any right upon clearance.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)145****(Question Serial No. 2998)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the staff establishment and operational expenses under Programme (1):

1. How many of the 2 994 employees are on the Directorate Pay Scale and what are their ranks?
2. In respect of salaries, allowances, job-related allowances and personnel related expenses, what is the amount spent on each item for the directorate staff and what are their respective percentages in the total expenses?
3. Please list the amount of expenses and non-recurrent expenditure (if any) under this programme.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 28)

Reply:

1. There are 31 directorate posts working solely on land administration work under Programme (1), excluding nine directorate posts involved not only in Programme (1) but also in areas of work under other programmes. A breakdown of these posts is as follows:

Rank	No. of Posts	Salary
Deputy Director	2	\$187,750 – \$204,950 (Directorate Pay Scale Point D3)
Assistant Director	7	\$161,450 - \$176,550 (Directorate Pay Scale Point D2)
Chief Professional or equivalent	22	\$135,950 - \$148,750 (Directorate Pay Scale Point D1)
Total	31	

2. There are no separate breakdowns relating to the salaries, allowance, job-related allowances or personnel related expenses of directorate officers in respect of Programme (1).
3. The 2017-18 estimates of expenses under Programme (1) is about \$1,802 million. There is no provision for non-recurrent expenditure.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)146****(Question Serial No. 3026)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (1) What were the reasons for clearing squatter structures in the past five years? Please provide in table form (reference may be drawn to the following table and please indicate what "Others" refer to) the numbers of cases involving:

	Unauthorised extension	Unauthorised transaction	Change of materials	Fire/Landslide	Others
2012					
2013					
2014					
2015					
2016					

- (2) What is the estimated expenditure this year?
- (3) Many squatter residents in the New Territories said that they were not familiar with the law and did not know they were not allowed to repair their squatter structures or raise the roofs without permission. But the structures need to be repaired or the roofs raised for heat insulation in order to improve the living conditions. In the end they were asked by the Squatter Control Unit to demolish their structures. With the clearance and resumption of the land, the residents were made homeless. Given that the residents are not familiar with the law and some alterations (e.g. raising the roofs for heat insulation) are justifiable, will the Government review the existing squatter policy, relax the restrictions or deal with the breaches leniently?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 20)

Reply:

- (1) The Government conducted a Squatter Control Survey in 1982 (SCS) during which the locations, dimensions, height, building materials and use of squatter structures were recorded (the SCS Record). Those surveyed structures, still unauthorised and temporary in nature, are tolerated until they are required to be cleared for development, environmental improvement or safety reasons, or until they are phased out through natural wastage (e.g. when the structures are not occupied or cease to exist). The locations, dimensions, height, building materials and use of those surveyed structures should comply with the SCS Record. Non-compliance may result in cancellation of the tolerated status of the surveyed structures, deletion of the relevant SCS Record and eventually clearance. The Lands Department (Lands D) does not have readily available statistics giving a breakdown of the number of surveyed structures cleared by the reasons prompting the clearances.
- (2) The estimated demolition cost for 2017-18 is about \$6 million.
- (3) Under the squatter control policy, repair of surveyed structures is allowed, provided that approval of the respective Squatter Control Office is obtained and there is no change to the location, dimensions, height, building materials (except where the materials recorded in the SCS are no longer appropriate for safety and/or environmental considerations) and use as recorded in the 1982 SCS. If the surveyed structure deviates from the SCS Record, Lands D will issue a warning letter to the occupier(s) requiring rectification of the irregularities before a specified date, failing which the concerned SCS Record will be cancelled and appropriate enforcement action will be taken by Lands D. If there is evidence showing that an unauthorised structure is a new extension completed after 22 June 2016, actions such as cancelling the squatter control number instantly, demolishing the whole unauthorised structure on government land and lease enforcement against cases on private land which are in breach of lease conditions will be carried out upon detection without giving any opportunity to rectify. In case any occupiers are rendered homeless due to the clearance action, arrangements would be made for them to be admitted to the transit centres of the Housing Department. At this stage, the Government has no plan to change the current policy on surveyed structures.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)147****(Question Serial No. 3298)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

What measures does the Government have to avoid developers from leaving the acquired government land for residential development vacant and undeveloped for a long time?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. 8)

Reply:

As a general practice, Conditions of Sale or land leases of residential sites include a Building Covenant (BC) clause, under which the developer is required to complete construction of the minimum gross floor area specified under the lease and obtain an occupation permit from the Building Authority within the time period imposed in the clause. The Lands Department will carry out site inspections at regular intervals to monitor the development progress on site in order to ensure timely completion of the development. In the event of non-performance of the BC clause, the Government may either re-enter the site under the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) or impose other appropriate conditions including payment of a premium on the developer's application for an extension of the time period imposed under the BC clause if the application is considered justified and approved.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)148****(Question Serial No. 0656)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding staff establishment, it is expected that the number of non-directorate posts will increase to 4 134 in March 2018, representing an increase of 55 posts over the preceding year. Please provide details about the posts, their pay scales and duties.

Asked by: Hon POON Siu-ping (Member Question No. 14)

Reply:

In 2017-18, there will be a net increase of 55 posts in the Lands Department. The composition of these additional posts is set out below:

Rank	Additional Posts*	Salary Band **
Senior Estate Surveyor	1	A
Estate Surveyor	9	A
Senior Land Executive	3	A
Land Executive	13	B
Land Inspector I	6	B
Land Inspector II	13	B
Senior Survey Officer (Estate)	3	B
Survey Officer/Trainee (Estate)	12	B
Landscape Architect / Assistant Landscape Architect	1	A
Land Surveyor/Assistant Land Surveyor	4	A
Senior Survey Officer (Land)	1	B
Survey Officer/Trainee (Land)	5	B
Survey Officer/Trainee (Photogrammetric)	1	B
Senior Technical Officer (Cartographic)	1	B
Technical Officer/Trainee (Cartographic)	8	B

Rank	Additional Posts*	Salary Band **
Technical Officer/Trainee (Reprographic)	1	B
Senior Solicitor	1	A
Senior Land Conveyancing Officer	1	A
Land Conveyancing Officer I	2	B
Land Conveyancing Officer II	1	B
Assistant Clerical Officer	2	B
Motor Driver	1	C
Total	90	

\* The creation of 90 posts as set out above will be partly offset by the deletion of 35 posts having regard to prevailing operational needs. The net increase is therefore 55 posts.

\*\* The pay range of the salary band

Band	Salary
A	Master Pay Scale (MPS) 34 to 49
B	MPS 10 to 33
C	Below MPS 10 or equivalent

The posts to be created will mainly be deployed to carry out land administration duties related to the policy objective of increasing land supply for housing and other developments and the strengthening of enforcement work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)149****(Question Serial No. 0044)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2017-18”, the Administration states that it will “continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings” and it will also “continue to implement the Pilot Scheme for Arbitration on Land Premium to facilitate agreement on land premium, and continue to streamline the processing of applications under the leases.” In this connection, please provide the details and targets of the above exercises as well as the manpower and resources allocated for these exercises. How will the Administration step up the relevant prosecutions?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 61)

Reply:

In 2017-18, the Lands Department (Lands D) estimates that lease enforcement actions would be taken against around 2 000 cases of lease breaches, including those involving unauthorised structures on private agricultural land, misuse of carparking spaces and loading/unloading areas, breaches of uses or other lease conditions in industrial buildings. As the identification of cases and prioritisation of lease enforcement work involving different types of breaches may vary during the year, we do not have a precise estimate of the breakdown by types of cases.

In 2017-18, it is estimated that 113 full-time equivalent staff will be deployed for lease enforcement work (including lease enforcement concerning unauthorised structures on private agricultural land and lease breaches in industrial buildings) at an estimated staff cost of \$51.12 million, including the creation of six non-directorate posts at an additional staff cost of \$2.15 million.

In 2017-18, Lands D also estimates that land control actions would be taken to clear about 11 600 sites involving unlawful occupation of government land. Moreover, 218 full-time equivalent staff will be deployed to take up the district land control work (including vegetation work on government land) at an estimated cost of \$97.35 million, including creation of three non-directorate posts at an additional cost of \$0.81 million.

To step up prosecution against unlawful occupation of government land, Lands D will arrange regular prosecution training courses/seminars for district land control staff to improve their investigation skills for identifying offenders, collecting reliable evidence admissible to the court as well as taking both witness and cautioned statements so as to enhance the chance of conviction. Lands D will also introduce measures to tighten arrangements for the processing of applications seeking to regularise the occupation of government land already commenced without prior permission.

As regards the implementation of the Pilot Scheme for Arbitration on Land Premium, up to the end of February 2017, Lands D had extended a total of 19 invitations to lot owners to settle premium discussions through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. In 2017-18, the Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria under the Pilot Scheme and invite relevant applicants to use arbitration to determine the amount of land premium payable. Lands D is using its existing manpower and resources to handle the work under the Pilot Scheme.

In recent years, Lands D has implemented a number of measures to streamline and expedite the processing of lease modification/land exchange applications and premium assessments. They mainly include streamlining the consultation process where local consultations have been conducted within a reasonably short time on essentially the same development proposal to avoid duplication; centralising at Lands D Headquarters the premium assessments in respect of lease modifications/land exchanges involving a premium of over \$100 million or a gross floor area permissible after the lease modification/land exchange exceeding 10 000 square metres; adopting a new set of updated construction costs data as a common reference by the Government and market practitioners to facilitate agreement in premium negotiations; introducing a mechanism for deemed approval under leases in respect of tree submissions approved under the Town Planning Ordinance and also a system of mandatory self-certification by authorised professionals of compliance for tree works within lots; and streamlining the processing of applications for the use of data centres. Lands D will continue to review and where practicable, implement further measures in consultation with stakeholders to facilitate land development, including the revision of Practice Notes to guide developers and practitioners concerning approval under leases.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)150****(Question Serial No. 0068)**

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Lands Department stated that the number of non-directorate posts will be increased by 55 to 4 134 posts as at 31 March 2018. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 22)

Reply:

In 2017-18, there will be a net increase of 55 posts in the Lands Department. The composition of these additional posts is set out below:

Rank	Additional Posts*	Annual Salary Provision Per Post
Senior Estate Surveyor	1	1,363,920
Estate Surveyor	9	927,840
Senior Land Executive	3	887,160
Land Executive	13	541,440
Land Inspector I	6	429,360
Land Inspector II	13	270,720
Senior Survey Officer (Estate)	3	566,880
Survey Officer/Trainee (Estate)	12	260,910
Landscape Architect/Assistant Landscape Architect	1	711,120
Land Surveyor/Assistant Land Surveyor	4	711,120
Senior Survey Officer (Land)	1	566,880
Survey Officer/Trainee (Land)	5	260,910
Survey Officer/Trainee (Photogrammetric)	1	260,910
Senior Technical Officer (Cartographic)	1	566,880
Technical Officer/Trainee (Cartographic)	8	260,910



Rank	Additional Posts*	Annual Salary Provision Per Post
Technical Officer/Trainee (Reprographic)	1	260,910
Senior Solicitor	1	1,363,920
Senior Land Conveyancing Officer	1	970,860
Land Conveyancing Officer I	2	713,100
Land Conveyancing Officer II	1	429,360
Assistant Clerical Officer	2	255,060
Motor Driver	1	212,220
Total	90	

\* The creation of 90 posts as set out above will be partly offset by the deletion of 35 posts having regard to prevailing operational needs. The net increase is therefore 55 posts.

The posts to be created will mainly be deployed to carry out land administration duties related to the policy objective of increasing land supply for housing and other developments and strengthening of enforcement work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)151****(Question Serial No. 3189)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

At end-January 2017, Planning Department (PlanD) has reviewed the long-term uses of 173 vacant school premises (VSPs) and recommended the long-term uses of 28 school sites for residential use, including public, private and village type development. In this connection, what is Lands Department (Lands D)'s executive plan and timetable to implement PlanD's recommendations on the long-term uses of the 28 school sites? What is the latest progress of the follow-up work with Education Bureau (EDB) concerning the VSPs as identified by Director of Audit's Report No.65 and Public Accounts Committee's Report No.65? (Please provide details of meetings/correspondences between EDB and Lands D concerning the issue since the VSP problem exposed, with understanding/decisions reached in these meetings/correspondences).

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 10)

Reply:

It has all along been the Government's policy objective to put vacant school premises (VSP) into gainful use. For VSP no longer required by the Education Bureau (EDB) for school uses, EDB will inform the Planning Department (PlanD) and other relevant departments (such as Lands Department (Lands D) and Housing Department(HD)) in accordance with the central clearing house mechanism. PlanD will consider suitable alternative long-term uses (such as government, institution or community, residential and other uses) for the concerned VSP sites. Upon confirmation of the long-term uses of the concerned VSP sites through the central clearing house mechanism, PlanD will inform relevant departments, such as Lands D and HD, of the recommendations for their follow up as appropriate.

For VSP on sites returned to or recovered by Lands D and where their long-term uses have been identified and agreed within the Government, Lands D will arrange to dispose of the sites together with the VSP thereon for such long-term uses. Where implementation of the identified long-term uses will take time or where long-term uses are yet to be determined, Lands D will try to put the sites together with the VSP thereon to temporary uses, such as allocating them for use by government bureaux/departments, renting them out on short-term tenancies upon identification of suitable temporary uses, or including the VSP into the list of vacant government sites of the relevant districts for application by interested parties for greening and community uses on a short-term basis.

Against the above background, the involvement/progress of Lands D in respect of the 28 VSP sites recommended for residential use, including public, private and village type development, is as follows :-

- (a) Six VSP sites are wholly or partly private lots. For five of these, Lands D does not have the authority to recover the relevant private land according to the relevant land leases simply because of cessation of school operation. Since these five VSP sites are privately owned, implementation of their long-term uses will depend on private initiatives. For the remaining one, Lands D is taking action to recover the concerned land according to the relevant land lease.
- (b) Two VSP sites were sold for residential use under the Government's land sale programme in March 2014 and April 2015 respectively; and another two VSP sites would be disposed for residential development through Government's land sale programme in due course.
- (c) One VSP site has been approved for village type development, and two VSP sites which have been recommended for village type development have been put into the list of VSP available for application on short-term basis pending the implementation programme for their long-term uses. Lands D is currently considering the applications for village type development for another five VSP sites.
- (d) One of the remaining ten VSP sites has reverted back to EDB for primary school use upon review and agreement by the concerned departments. For the rest of the nine VSP sites, Lands D will continue to provide land administration input for implementation of public housing development (of these, the development of public housing on four sites has commenced while the development for another five are under planning by the concerned department).

EDB and Lands D have reached consensus on the mechanism and procedures for handling VSP and strengthening communication and coordination with a view to putting VSP to gainful use as soon as possible. Lands D has been continuing with its efforts in taking suitable action to recover possession of VSP (including VSP on land for which there is a cessation/diminution of user clause in the land lease and VSP held on government land licences) as appropriate. In respect of the use and disposal of VSP on private land that

have not been returned by EDB to PlanD under the central clearing mechanism, EDB has discussed with Lands D on the mechanism to handle these cases with a view to strengthening mutual communication and cooperation in order to improve the handling of these cases. The progress with details of the follow-up actions taken by Lands D and EDB has been reported in past Government Minutes in response to the relevant Reports of the Public Accounts Committee. We will continue to keep the Public Accounts Committee informed of the progress as appropriate.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)152****(Question Serial No. 3249)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

In his 2014 Policy Address, the Chief Executive announced the introduction of the Pilot Scheme to facilitate early agreement on land premium payable for lease modification/land exchange applications, with the objective of expediting land supply for housing and other uses. The Pilot Scheme was proposed to be reviewed in 2016, after a trial period of two years. However, the Lands Department (Lands D) decided in November 2016 to defer the review of the Pilot Scheme by two years. In this connection, will the Administration inform this Committee:

- a) the justifications for Lands D's decision to defer the review of the Pilot Scheme;
- b) details of each arbitration case for lease modification/land exchange application under the Pilot Scheme since its introduction, with the result of each arbitration case and the reason(s) for each unsuccessful case;
- c) Lands D's response to criticisms against the Pilot Scheme such as the overly narrow scope of the arbitration, the absence of any discussion on how the land premium payable is determined, and the Administration's reluctance to set an upper cap on the land premium payable, making the risk of using arbitration become unforeseeable as the arbitration result is binding; and
- d) Lands D's plan to facilitate the use of the Pilot Scheme, in light of the overall lackluster response to the Pilot Scheme since its introduction?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 11)

Reply:

- a) and b) Up to the end of February 2017, the Lands Department (Lands D) had extended a total of 19 invitations to lot owners to settle premium discussions through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications.

Among the 19 invitations, one case with a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. In another case, while agreeing in principle to arbitration, the applicant eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration. The applicants of the remaining 17 invitations have chosen to continue premium negotiations with Lands D.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently that case was settled through premium negotiation.

As a relatively new initiative, time is needed for the Pilot Scheme to gather momentum. Given the limited number of cases handled, the Government has decided to extend the Pilot Scheme for two years in order to accumulate more experience. We will conduct a general review of the Pilot Scheme after more experience has been gained.

- c) The purpose of the Pilot Scheme is to facilitate early agreement on land premium payable for lease modification/land exchange applications, with the objective of expediting land supply for housing and other uses. Hence, the scope of the Pilot Scheme is confined to the amount of premium. The trigger point under the Pilot Scheme is for a case to have failed agreement after at least two appeals during which there would have been substantial exchanges of views on the premium assessment. In addition, substantive discussions will be conducted with the issues in dispute crystallized and set out in a List of Disputes which will be put to determination by the arbitrators during the arbitration process.

The arbitration mechanism is a consensual dispute resolution process to allow an independent and impartial third party to adjudicate the premium payable based on arbitration terms and conditions agreeable to both parties. It will not be appropriate to set any cap or minimum on the land premium payable. To ensure that arbitration will yield additional supply of floor space, it is necessary that the arbitration result is final and binding.

- d) The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria under the Pilot Scheme and invite relevant applicants to use arbitration to determine the amount of land premium payable. Private land owners can also make requests for arbitration on suitable lease modification/land exchange applications under processing. Meanwhile, the Government has received comments from some stakeholders on implementation details including the detailed terms of the draft template of the Arbitration Agreement. The Government will fine-tune administrative arrangements along the way and welcome any suggestion for further improvement of the Pilot Scheme.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)153****(Question Serial No. 3085)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise on the number of small houses and village houses, by district, in the territory and the estimated area of land occupied in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 77)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

District	Number of small houses granted (2012 to 2016)
Islands	151
North	535
Sai Kung	347
Sha Tin	143
Tai Po	926
Tsuen Wan & Kwai Tsing	18
Tuen Mun	270
Yuen Long	2 279
Total	4 669

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. Lands D has no readily available information on the total area of land involved for the small houses granted in the past five years.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)154****(Question Serial No. 3087)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise on the respective area of land, by district, occupied by small houses and village houses in the territory.

Asked by: Hon SHIU Ka-chun (Member Question No. 76)

Reply:

The number of small houses granted by the Lands Department (Lands D) since the implementation of the small house policy in 1972 up to the end of December 2016 is set out below:

District	Number of small houses granted (1972 to 2016)
Islands	2 808
North	4 849
Sai Kung	4 955
Sha Tin	1 996
Tai Po	8 405
Tsuen Wan & Kwai Tsing	877
Tuen Mun	2 987
Yuen Long	14 704
Total	41 581

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. Lands D has no readily available information on the total area of land involved for these small houses granted over the years.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)155**

**(Question Serial No. 1864)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

- (a) Please list the number of the temporary sites, site areas and locations of the sites currently managed by the Lands Department (Lands D) but not yet let by way of short term tenancy (STT);
- (b) The total numbers and the total areas of sites let by way of STT by Lands D in the past five years;
- (c) Land let by way of STT by Lands D according to sizes ( $\leq 200$  square metres, 201-400, 401-600, 601-800, 801-1 000, 1 001-2 000, 2 001-4 000, 4 001-6 000, 6 001-8 000, 8 001-10 000,  $\geq 10\ 001$  square metres) and by 18 districts in the past five years;
- (d) The numbers of temporary land allocation granted by Lands D to government departments and the land use of each allocated site in the past five years;
- (e) The properties managed by Lands D according to the categories of uses of the buildings in the past five years;
- (f) Please list all the sites, site areas and uses of the sites granted by way of private treaty in the past two years;

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 66)

Reply:

- (a) The Lands Department (Lands D) fences off and manages those areas of unallocated government land which: (i) have some potential for development but where the long-term use is yet to be determined or not yet due for implementation; or (ii) have little potential for development but may be put to gainful use such as community and greening purposes not involving substantial building(s). In general, except for those sites under category (i) which are earmarked for disposal in the short term, Lands D would try to put the sites to appropriate temporary use(s), including temporary uses by government bureaux or departments on temporary government land allocations (TGLAs) or by parties outside the Government through short term tenancy (STT). For sites under category (ii), the relevant District Lands Offices (DLOs) have been circulating the lists to the relevant District Councils on a regular basis. The list relevant to the concerned district is also copied to the subject District Office and District Social Welfare Office and is available for public inspection at the subject DLO.
- (b) & (c) Information on the area and location of land granted by STTs in the past five years by district is tabulated below:

District	Area of land granted by STTs in hectare (ha)				
	2012	2013	2014	2015	2016
Hong Kong East	1.44	1.27	0.88	0.28	0.71
Hong Kong West & South	0.85	4.25	4.08	0.59	2.24
Kowloon East	9.09	13.13	7.29	8.85	3.44
Kowloon West	15.32	12.40	7.92	4.51	5.38
Islands	46.81	6.42	5.00	1.14	1 693.76 (Note)
North	4.28	6.32	3.64	1.99	15.42
Sai Kung	2.23	4.84	3.27	2.24	8.78
Sha Tin	3.12	4.66	17.51	2.14	6.52
Tuen Mun	3.75	6.13	1.07	4.66	1.87
Tai Po	5.37	4.17	0.88	3.00	2.69
Tsuen Wan & Kwai Tsing	21.64	10.19	7.28	4.31	0.54
Yuen Long	12.89	1.12	5.01	4.19	2.90
Sites for railway development projects	12.35	0.04	0.17	0.01	0.10
Total by area	139.14	74.94	64.00	37.91	1 744.35 (Note)
Total by number of STTs granted in the year	283	221	240	222	226

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

Due to the number of STTs involved, Lands D is not able to compile a breakdown by the suggested ranges of area within the limited time.

- (d) We do not have readily available statistics on TGLAs granted before 2014. Information on the number and land use of TGLAs granted in 2014, 2015 and 2016 is set out in the following table:

	2014		2015		2016	
Uses	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)
Works areas	70	60.01	56	77.84	51	31.08
Site office, depot/storage	15	4.15	20	5.65	22	6.41
Community facilities	8	0.74	12	4.95	11	2.28
Others e.g. kiosks, barging point	5	2.03	3	1.17	1	0.98
Total	98	66.93	91	89.61	85	40.75

Note: The above TGLAs were granted to government departments including Highways Department, Civil Engineering and Development Department, Water Supplies Department, Drainage Services Department, Home Affairs Department, Environmental Protection Department etc. For those works sites which are required for government projects, such as those for construction of roads or highways, they are allocated for implementation of the permanent use and the sites concerned would normally become part of the infrastructure upon expiry of the TGLA.

- (e) Properties managed by Lands D in the past five years included mainly properties with leases expired, properties vested in the Financial Secretary Incorporated and lots re-entered by the Government due to default of the former owners, as well as lots with buildings resumed or surrendered. Information on prevailing uses of the properties is set out in the following table:

Prevailing uses	Numbers of properties/units managed				
	2012	2013	2014	2015	2016
Domestic uses	133	133	69	68	63
Shop and other non-domestic uses	47	43	42	42	42
Occupied by non- governmental organisations (NGOs) for non-profit-making purposes	36	36	34	35	36
Roof	21	21	12	12	12
Total	237	233	157	157	153

- (f) A total of 32 private treaty grants involving grant of land (excluding small house land grants) were executed in 2015 and 2016. Information on the use and area of the sites is summarised in the following table:

Uses	2015		2016	
	No. of Private Treaty Grant	Total site area (m <sup>2</sup> )	No. of Private Treaty Grant	Total site area (m <sup>2</sup> )
Residential	10	146 221	7	17 066
School/college	1	19 552	4	26 805
Religious/ welfare	1	1 240	0	0
Railway purposes	0	0	6	67 784 and strata of land and airspace as described in the leases
Others, e.g. garden, electricity substation, horse-racing and related facilities	1	1 595	2	683 660

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)156****(Question Serial No. 1808)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

How many small house applications in the New Territories were involved in the “Agriculture” zone over the past three years? How many of them were approved? What was the area of land involved?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 42)

Reply:

The Lands Department has no readily information on the total area of the “Agriculture” zone involved in the approved small house applications. The number of received and approved cases of small house applications involved in the “Agriculture” zone in the past three years (2014 to 2016) is set out below:

Year	Number of small house applications involving land in the “Agriculture” zone received in the year	Number of applications involving land in the “Agriculture” zone approved in the year
2014	150	47
2015	204	39
2016	141	64

Note: In view of the time required for processing the small house applications, the cases approved in a particular year do not necessarily correspond to the applications received in that year.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)157****(Question Serial No. 1809)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) the number of cases of unauthorised structures on private agricultural land handled by the Lands Department in the last three years;
- 2) the number of enforcement actions, the number of structures removed by the owners as required, and the number of those removed by the Government as mentioned in question 1).

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 43)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (Lands D) in the last three calendar years (2014 to 2016) are as follows:

Calendar Year	2014	2015	2016
(a) Number of cases of unauthorised structures on private agricultural land identified <sup>(Note)</sup>	810	686	751
(b) Number of cases with enforcement actions <sup>(Note)</sup> taken during the year (which may take the form of issue of warning letters/statutory notices; registration of warning letters in the Land Registry; re-entry and/or vesting) taken against unauthorised structures on private agricultural land	665	1 021	1 397
(c) Number of cases with unauthorised structures demolished by the owners <sup>(Note)</sup>	125	211	211
(d) Number of cases with unauthorised structures demolished by Lands D <sup>(Note)</sup>	15	4	9

- 2 -

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year. Each case may involve more than one private lot and/or structure.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)158****(Question Serial No. 1811)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What was the area of the land resumed under the Lands Resumption Ordinance ("the Ordinance") in the past three years? What are the land uses planned or to be planned for these sites? What is the expected outcome of land resumption under the Ordinance in the coming three years? What will be the area of the land and the expenditure involved?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 44)

Reply:

The Government resumes land under different ordinances, depending on the context of resumption. As far as resumption under the Lands Resumption Ordinance (Cap. 124) (the Ordinance) is concerned, a total of about 7.1 hectares (ha) of land were resumed in the past three years for implementation of the public works projects as tabulated below-

Year	Number of projects involving resumption under the Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2014	2	Tuen Mun	5.6	588	Public housing and community facilities development (including two projects in terms of the scope of works)

Year	Number of projects involving resumption under the Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2015	0	-	-	-	-
2016	1	North	1.5	361	Residential care homes for the elderly

*Note: The year refers to the year in which resumption for the project took place. The actual clearance might have been/may be conducted in stages. The estimated compensation expenditure involved for the project refers to the total estimated compensation expenditure for a project throughout the years of clearance, not the expenditure in one particular year.*

Subject to completion of the relevant statutory processes and approval of relevant funding, about 2.4 ha of land are proposed to be resumed in 2017 under the Ordinance for implementation of the public works project as tabulated below-

Year (see Note)	Number of projects involving resumption under the Ordinance	Location	Area to be resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2017	1	Yuen Long	2.4	204	Public housing, social welfare facility and school

*Note: The year refers to the year in which resumption for the project is expected to take place. The actual clearance may be conducted in stages. The estimated compensation expenditure involved for the project refers to the total estimated compensation expenditure for a project throughout the years of clearance, not the expenditure in one particular year.*

We are not in a position to provide information in respect of the land to be resumed in 2018 and 2019 since the resumption plans are yet to be finalised.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)159****(Question Serial No. 1812)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following: 1) What was the number of cases involving retail and wholesale activities in industrial units in breach of lease conditions against which the Lands Department (Lands D) took land control actions? Please provide a breakdown by 18 districts in each of the past three years. 2) What was the number of cases involving retail and wholesale activities in residential units in breach of lease conditions against which Lands D took land control actions? Please provide a breakdown by 18 districts in each of the past three years.

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 45)

Reply:

- 1) The Lands Department (Lands D) does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in industrial units. The available statistics regarding lease enforcement actions taken against non-conforming uses (including non-conforming uses in the form of retail and wholesale activities) in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2014 to 2016) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2014	2015	2016
Hong Kong East	20	34	24
Hong Kong West & South	6	5	12
Kowloon East	35	44	86
Kowloon West	18	18	53
Islands	0	0	0
North	0	17	0

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2014	2015	2016
Sai Kung	0	0	0
Sha Tin	25	5	63
Tuen Mun	8	5	5
Tai Po	0	2	12
Tsuen Wan & Kwai Tsing	97	42	300
Yuen Long	0	0	3
Total	209	172	558

- 2) Lands D does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in residential units. The available statistics regarding lease enforcement actions taken against non-conforming uses (including non-conforming uses in the form of retail and wholesale activities) in non-industrial buildings (including residential buildings) in all the 12 DLOs in the past three years (2014 to 2016) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in non-industrial buildings		
	2014	2015	2016
Hong Kong East	35	15	20
Hong Kong West & South	31	14	15
Kowloon East	12	7	2
Kowloon West	3	5	7
Islands	0	0	0
North	0	1	0
Sai Kung	0	0	0
Sha Tin	0	0	0
Tuen Mun	0	0	0
Tai Po	0	0	2
Tsuen Wan & Kwai Tsing	25	10	1
Yuen Long	0	0	0
Total	106	52	47

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)160****(Question Serial No. 1814)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

How many applications were made for change in land use that involved payment of premium over the past two years? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? What were the amount of payment, plot ratio, site area and floor area involved in each approved application?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 46)

Reply:

From 1 April 2015 up to end February 2017, the Lands Department received a total of 52 applications for lease modification or land exchange involving change of the use permitted in the lease of the lot concerned and payment of premium. Out of these applications, two cases had been approved and executed, two cases had been withdrawn by the applicants, and 48 cases were under processing as at end February 2017. Details of the two approved and executed cases are as follows:

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <small>Note</small>	Lot number & Location	Permitted use after the land transaction <small>Note</small> [Permitted total maximum gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	3 August 2016 [Land exchange]	Industrial or godown purposes or both, including the purposes of concrete and /or asphalt batching	TMTL 491 Area 40, Tuen Mun	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices. [8 000]	198.97	23 800
2	27 February 2017 [Land exchange]	Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway	KIL 11264 Ho Man Tin, Kowloon	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [128 400]	6,282.37 in respect of Site A only. Premium for Site B (i.e. the remaining portion of the development site) to be assessed and paid when the development is due to proceed according to the provisions in the lease.	36 204

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user permitted in the lease conditions of the lot in question.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)161****(Question Serial No. 1815)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee:

In the past two years, how many applications were received from the MTR Corporation Limited for change in land use that involved payment of premium? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? What were the amount of payment, plot ratio, site area and floor area involved in each approved application?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 47)

Reply:

In 2015-16 and 2016-17, the Lands Department received 20 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification and land exchange. These applications do not all involve changes in land uses. Out of these applications, one application was withdrawn, and four applications are being processed while 15 have been approved with documents executed. The details of the 15 cases are as follows:

	Location	Details
1	Nam Cheong Station, Sham Shui Po (New Kowloon Inland Lot No. 6333)	Application to revise the alignment of a footbridge not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
2	Kwun Tong Line Extension, Kowloon (Mass Transit Railway Lot No. 5)	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance</p> <p>Premium Amount : \$1,000  Site Area : Not Applicable  Gross Floor Area : Not Applicable</p>
3	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11263)	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway</p> <p>Premium Amount : \$1,000  Site Area : 18 571 m<sup>2</sup>  Gross Floor Area : Not Applicable</p>
4	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70 )	<p>Application for development rights for Site J (LOHAS Park Package 9)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification:  Residential Accommodation and Kindergarten or Kindergarten cum Child Care Centre (for Site J only)</p> <p>Premium Amount: \$2,851.99 million  Site Area : 12 865 m<sup>2</sup> (for Site J only)  Gross Floor Area: Not exceeding 104 110 m<sup>2</sup> (for Site J only)</p>



	Location	Details
5	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70 )	Application for development rights for Site I (LOHAS Park Package 10)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation (for Site I only)  Premium Amount : \$1,658.8 million Site Area : 7 975 m <sup>2</sup> (for Site I only) Gross Floor Area : Not exceeding 75 400 m <sup>2</sup> (for Site I only)
6	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the maximum flat number of residential accommodation, the residential parking space number and area of local open space for the whole lot, the net operational floor area of a public toilet, etc. not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
7	South Island Line (East), Hong Kong  (Mass Transit Railway Lot No. 6)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
8	Wong Chuk Hang Station, Wong Chuk Hang  (Aberdeen Inland Lot No. 464)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: Wong Chuk Hang Station and Depot for the South Island Line (East) (SIL(E))  Premium Amount : \$1,025.021 million Site Area : 49 213 m <sup>2</sup> Gross Floor Area : Not exceeding 40 563 m <sup>2</sup> for the Depot and 10 701 m <sup>2</sup> for the Station
9	Tai Wai Station, Tai Wai  (Sha Tin Town Lot No. 520)	Application to amend the Drainage Reserve Clause not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
10	Ho Man Tin Station, Ho Man Tin  (Kowloon Inland Lot No. 11264)	Application for land exchange for Residential Development at Ho Man Tin Station  Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway  Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes  Premium Amount : \$6,282.37 million (For Site A only, Site B to be determined) Site Area : 36 204 m <sup>2</sup> Gross Floor Area : Not exceeding 128 400 m <sup>2</sup> (comprising 69 000 m <sup>2</sup> for Site A and 59 400 m <sup>2</sup> for Site B)

	Location	Details
11	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to update the premium due dates, building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange, location of a footbridge, add a new vehicular access, etc. not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
12	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the completion dates of various formation areas and public open space not involving change of use of the lot  Premium Amount : \$24.92 million Site Area : Not Applicable Gross Floor Area : Not Applicable
13	New SIL(E) / Shatin to Central Link (SCL) Integrated Admiralty Station, Harcourt Road, Rodney Street and Queensway, Admiralty  (Inland Lot No. 9070)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for : Railway purposes and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
14	Hong Kong Park Ventilation Building, Supreme Court Road, Admiralty  (Inland Lot No. 9071)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: For ventilation in connection with the SIL(E) and the SCL and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
15	No. 33 Wai Yip Street, Kowloon Bay (New Kowloon Inland Lot No. 6201)	Application to amend the dimensions of two numbers of loading and unloading bays and three numbers of car parking spaces not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)162****(Question Serial No. 1103)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What was the area of the land resumed under the Lands Resumption Ordinance ("the Ordinance") in the past three years? What are the land uses planned or to be planned for these sites? What is the expected outcome of land resumption under the Ordinance in the coming three years? What will be the area of the land and the expenditure involved?

Asked by: Hon WU Chi-wai (Member Question No. 102)

Reply:

The Government resumes land under different ordinances, depending on the context of resumption. As far as resumption under the Lands Resumption Ordinance (Cap. 124) (the Ordinance) is concerned, a total of about 7.1 hectares (ha) of land were resumed in the past three years for implementation of the public works projects as tabulated below-

Year	Number of projects involving resumption under the Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2014	2	Tuen Mun	5.6	588	Public housing and community facilities development (including two projects in terms of the scope of works)

Year	Number of projects involving resumption under the Ordinance	Location	Area resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2015	0	-	-	-	-
2016	1	North	1.5	361	Residential care homes for the elderly

*Note: The year refers to the year in which resumption for the project took place. The actual clearance might have been/may be conducted in stages. The estimated compensation expenditure involved for the project refers to the total estimated compensation expenditure for a project throughout the years of clearance, not the expenditure in one particular year.*

Subject to completion of the relevant statutory processes and approval of relevant funding, about 2.4 ha of land are proposed to be resumed in 2017 under the Ordinance for implementation of the public works project as tabulated below-

Year (see Note)	Number of projects involving resumption under the Ordinance	Location	Area to be resumed under the Ordinance (ha) (about)	Estimated compensation expenditure involved for the project (\$ million) (about)	Proposed land use
2017	1	Yuen Long	2.4	204	Public housing, social welfare facility and school

*Note: The year refers to the year in which resumption for the project is expected to take place. The actual clearance may be conducted in stages. The estimated compensation expenditure involved for the project refers to the total estimated compensation expenditure for a project throughout the years of clearance, not the expenditure in one particular year.*

We are not in a position to provide information in respect of the land to be resumed in 2018 and 2019 since the resumption plans are yet to be finalised.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)163****(Question Serial No. 1110)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the following:

- (1) the area of land granted by way of short term tenancy by the Lands Department by 18 districts in 2014-17; and
- (2) the number of cases and the area of land granted by way of short term tenancy for public carparking purpose by 18 districts in 2014-17.

Asked by: Hon WU Chi-wai (Member Question No. 104)

Reply:

- (1) The area of land granted by short term tenancies (STTs) in 2014, 2015 and 2016 by district is tabulated below:

	Area of land granted by STTs (hectare) (ha)		
	2014	2015	2016
Hong Kong East	0.88	0.28	0.71
Hong Kong West & South	4.08	0.59	2.24
Kowloon East	7.29	8.85	3.44
Kowloon West	7.92	4.51	5.38
Islands	5.00	1.14	1 693.76 <sup>Note</sup>
North	3.64	1.99	15.42
Sai Kung	3.27	2.24	8.78
Sha Tin	17.51	2.14	6.52
Tuen Mun	1.07	4.66	1.87
Tai Po	0.88	3.00	2.69
Tsuen Wan & Kwai Tsing	7.28	4.31	0.54

	Area of land granted by STTs (hectare) (ha)		
	2014	2015	2016
Yuen Long	5.01	4.19	2.90
Sites for railway development projects	0.17	0.01	0.10
Total	64.00	37.91	1 744.35 <sup>Note</sup>

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

It is estimated that 41.6 ha of land will be granted by STTs in 2017. As this is only an estimate, detailed breakdown by district is not available.

- (2) The number of cases and the area of land granted by way of STTs for public carparking purpose in past three financial years by district are tabulated below:

Locations	2014-15		2015-16		2016-17 (up to 31 December 2016)	
	Number of STTs issued in the year for public carparking purpose	Area (m <sup>2</sup> )	Number of STTs issued in the year for public carparking purpose	Area (m <sup>2</sup> )	Number of STTs issued in the year for public carparking purpose	Area (m <sup>2</sup> )
Hong Kong East	4	10 160	1	4 840	1	1 320
Hong Kong West & South	2	2 550	4	11 866	3	5 640
Kowloon East	6	17 620	4	21 000	3	6 010
Kowloon West	4	17 720	4	14 930	4	17 950
Islands	1	4 990	2	26 360	0	0
North	3	5 505	6	28 820	2	6 140
Sai Kung	4	10 850	3	29 230	8	37 724
Sha Tin	5	23 729	6	17 630	6	38 730
Tuen Mun	0	0	11	27 885	2	9 650
Tai Po	0	0	4	10 130	1	7 650
Tsuen Wan & Kwai Tsing	7	22 499	2	7 226	0	0
Yuen Long	2	8 950	1	2 090	3	5 340
Total	38	124 573	48	202 007	33	136 154

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)164**

**(Question Serial No. 1116)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (1) In response to the recommendations made by the Director of Audit in Report No. 65 on the disposal of vacant school premises (VSP) by the Education Bureau (EDB), what follow-up actions will be taken by the Lands Department (Lands D) in 2017-18?
- (2) Besides EDB passing a list of vacant properties to Lands D, do other government departments have a similar mechanism for passing such a list to Lands D? If yes, please provide a breakdown by government department of the information on the government properties left idle as at 31 December 2016, including their locations, areas and the duration for which they have been left idle.
- (3) Please provide a breakdown by district of the information on each of the 29 VSP mentioned in Report No. 65 of the Director of Audit, including their location, site area, the duration for which they have been left idle, current condition and expected subsequent uses.
- (4) Please provide a breakdown by district of the information on each of the 71 VSP with physical possession not delivered to the Government after cessation of school operation as mentioned in Report No. 65 of the Director of Audit, including its location, site area, the duration for which it has been left idle, current condition and expected subsequent uses.

Asked by: Hon WU Chi-wai (Member Question No. 106)

Reply:

- (1) The Education Bureau (EDB) and the Lands Department (Lands D) have agreed on the mechanism and procedures for handling vacant school premises (VSP), including

VSP on sites where the leases provide the Government with the rights to re-enter after cessation/diminution of school use, and have strengthened communication and coordination under the mechanism in order to optimise the use of VSP as early as possible. Lands D will, as appropriate, continue to take suitable actions to recover possession of VSP on sites for which there is a cessation/diminution of user clause in the land leases and VSP held on government land licences. For VSP on sites returned to or recovered by Lands D, we will make early arrangements to put them to suitable use. Where long-term uses have been identified and agreed within the Government, Lands D will arrange to dispose of the sites for the purpose. Where implementation of the identified long-term uses will take time or where long-term uses are yet to be determined, Lands D will try to put the sites together with the VSP thereon to temporary uses, such as allocating them for use by government bureaux/departments, renting them out on short-term tenancies upon identification of suitable temporary uses, or including the VSP into the list of vacant government sites of the relevant districts for circulation to the relevant District Councils and application by interested parties for greening and community uses on a short-term basis. To further facilitate public access to the list of VSP managed by Lands D which may be available for application on short-term basis by non-governmental organisations, Lands D is making arrangements for uploading the information onto its website starting from around the end of March 2017.

- (2) Lands D normally manages government land instead of built government properties. Under the existing mechanism within the Government, when government properties become surplus to requirement, the relevant bureaux/departments may pass the information to the Government Property Agency (GPA) for exploring suitable alternative uses.
- (3) It has all along been the Government's policy objective to put VSP into gainful use. When there is a vacant or to-be-vacated school premises, EDB will consider the suitability of the premises for educational use or whether it is needed to be re-allocated for school or other educational use. For VSP no longer required by EDB for school uses, EDB will inform the Planning Department (PlanD) and other relevant departments (such as Lands D and Housing Department) in accordance with the central clearing house mechanism. PlanD will consider suitable alternative long-term uses (such as government, institution or community, residential and other uses) for the concerned VSP sites. Upon confirmation on the long-term uses of the concerned VSP sites through the central clearing house mechanism, PlanD will inform the relevant departments such as Lands D and Housing Department of the recommendations for their follow up as appropriate.

Regarding the 29 VSP under EDB's purview which were not being used as at 30 April 2015 as mentioned in Report No.65 of the Director of Audit, the land leases of four VSP do not contain a cessation/diminution of user clause allowing the Government to re-enter the land under the lease after cessation of the school use. The land lease of one VSP allows uses other than school use. For the remaining 24 VSP which have been reused, reallocated, or being planned for educational use, information on their respective districts, year of school closure and site area as provided by EDB is listed in the following table:

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (square metres) (m <sup>2</sup> ) (Note 2)
1	Southern	2013/14	3 300#
2	Southern	2011/12	2 000
3	Wan Chai	2006/07	1 600
4	Kowloon City	2003/04	3 000
5	Kwun Tong	2007/08	3 100 #
6	Kwun Tong	2008/09	3 200 #
7	Sham Shui Po	2008/09	1 300
8	Sham Shui Po	2007/08	1 200
9	Yau Tsim Mong	2006/07	1 200
10	North	2004/05	700
11	Sha Tin	2009/10	5 200 #
12	Sha Tin	2012/13	6 400
13	Tai Po	2012/13	5 800
14	Yuen Long	2012/13	3 050
15	Central and Western	2008/09	1 600
16	Hong Kong East	2010/11	4 300 #

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (square metres) (m <sup>2</sup> ) (Note 2)
17	Kwun Tong	2011/12	3 700 #
18	Kwun Tong	2010/11	2 900
19	Sham Shui Po	2013/14	3 700
20	Tai Po	1999/00	2 400
21	Tsuen Wan	2010/11	3 600 #
22	Tuen Mun	2010/11	5 300 #
23	Islands	2006/07	5 800
24	Kowloon City	2013/14	3 200

Note 1: “School year in which the school ceased operation” refers to the year the school premises ceased to be used by the original school on site. Some of these school premises have been put to temporary use afterwards.

Note 2: The area of school premises standing on public housing estates of the Hong Kong Housing Authority refers to internal floor area of the premises as marked with #. The site areas of other school premises are rough estimates based on records available to EDB and are for reference only.

- (4) Among the 71 VSP mentioned in Report No. 65 of the Director of Audit, the physical possession of which had not been delivered to the Government after cessation of school operation, the land leases of 28 VSP do not contain a cessation/diminution of user clause allowing the Government to re-enter the land after the cessation of school use, while the leases of two VSP allow uses other than school use. In other words, the Government does not have a contractual right to re-enter the private land concerned on the grounds that the school has ceased operation. For the remaining 41 VSP, 25 are under EDB’s purview and 16 have come under Lands D’s purview upon review through the central clearing house mechanism. Among the 25 VSP under EDB’s purview, 22 were being deployed for educational uses (with five under temporary waiver granted by Lands D) as at end-February 2017. For the remaining three VSP, the proposed uses of two of them have already had EDB’s in-principle support and the school sponsoring bodies (SSBs) are taking active follow up actions; while EDB is following up with the relevant government departments on requiring the SSB to surrender the remaining one VSP for reallocation for educational use.

Regarding the 16 VSP under Lands D's purview, as at end February 2017, Lands D has repossessed five VSP and would continue to recover possession of three VSP and to process the proposals submitted for other uses in respect of remaining eight VSP. Information on the respective districts, year of school closure and site area of these 41 VSP is listed in the following table:

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (m <sup>2</sup> )
1	Wong Tai Sin	2008/09	2 000
2	North	2005/06	7 600
3	North	2006/07	16 100
4	North	2008/09	6 900
5	North	2006/07	900
6	North	2006/07	4 100
7	North	2007/08	7 800
8	Tai Po	1996/97	3 500
9	Tai Po	1996/97	1 100
10	Tai Po	1995/96	2 700
11	Tuen Mun	2005/06	1 900
12	Tuen Mun	2006/07	4 500
13	Islands	2003/04	200
14	Islands	2003/04	500
15	Islands	2006/07	Southern portion: 1 700 Northern portion: 1 800
16	Central and Western	2001/02	1 000
17	Eastern	2007/08	6 500

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (m <sup>2</sup> )
18	Southern	2011/12	2 000
19	Southern	2004/05	1 500
20	Wan Chai	2004/05	11 200
21	Wan Chai	2000/01	2 100
22	Wan Chai	2006/07	3 000
23	Wan Chai	2006/07	2 000
24	Kowloon City	2007/08	400
25	Kowloon City	2008/09	1 200
26	Kowloon City	2012/13	2 300
27	Kowloon City	2008/09	1 200
28	Kowloon City	2008/09	1 700
29	Kowloon City	2013/14	3 200
30	Sham Shui Po	2008/09	1 300
31	Sham Shui Po	2007/08	1 300
32	Sham Shui Po	2006/07	1 900
33	Sham Shui Po	2006/07	4 600
34	Yau Tsim Mong	2005/06	1 000
35	Yau Tsim Mong	2010/11	1 100
36	North	2006/07	2 800
37	Sai Kung	2008/09	41 300
38	Sha Tin	2012/13	6 400

No.	District	School year in which the school ceased operation (Note 1)	Approx. site area (m <sup>2</sup> )
39	Sha Tin	2008/09	5 000
40	Tai Po	2011/12	3 100
41	Islands	2007/08	6 200

Note 1: “School year in which the school ceased operation” refers to the year the school premises was ceased to be used by the original school on site. Some of these school premises have been put to temporary use afterwards.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)165****(Question Serial No. 1892)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- Regarding the management of brownfield sites in the New Territories and the study on their existing operations by the Government in the past five years, please reply in the following table.

Year	Total areas of brownfield sites owned by the Government in the territory with a breakdown by 18 districts (hectares)	Total areas of government-owned brownfield sites let by way of short term tenancy (hectares)	Total amounts of yearly rentals in respect of brownfield sites in the territory (HK\$)	Total areas of brownfield sites reported for being unlawfully occupied with a breakdown by 18 districts (hectares)	Figures on successful prosecutions for unlawfully occupying brownfield sites on government land (cases)	Total amounts of fines imposed for unlawfully occupying brownfield sites on government land (HK\$)
2012						
2013						
2014						
2015						
2016						

- Total numbers of brownfield sites granted with short term tenancies even when unlawful occupation of government land was substantiated upon investigation, and the total amounts of rentals involved in the past five years.
- Short term tenancies for brownfield sites on government land granted and the total amount of rentals in 2017-18.
- How many resources will be spent on developing and managing brownfield sites in the New Territories in 2017-18?



5. Will an open database of brownfield sites in the New Territories be set up in the coming five years for public inspection to facilitate reports of unlawful occupation of brownfield sites on government land by this Committee and the general public?

Asked by: Hon YEUNG Alvin (Member Question No. 35)

Reply:

With a view to facilitating the Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories in 2017 (the Study) to survey the distribution and uses of brownfield sites in the New Territories. The target is to complete the Study within 2018.

Pending the completion of the Study, and in consequence the possible emergence of a consensus on a more precise working definition of "brownfield sites" which enables the Lands Department (Lands D) to compile statistics in respect of specific sites on the basis of whether they constitute "brownfield sites", Lands D would not be in a position to provide the number of "brownfield sites" on government land granted with short term tenancy (STT), the total amount of STT rent involved and the resources spent on managing unallocated and unleased "brownfield sites" in the New Territories in 2017-18.

In respect of prosecution for unlawful occupation of government land, Lands D has not kept statistics based on the nature of unlawful occupation. Just for the purpose of illustration, among cases of prosecution for unlawful occupation of government land taken by Lands D in 2016, seven cases are related to unlawful occupation for dumping of fill materials, open storage, recycling yards and garage. All cases were convicted with fines ranging from \$16,200 to \$378,000.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)166****(Question Serial No. 2739)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What were the total land area and the distribution by district of small houses in the New Territories built in each of the past five years?

Asked by: Hon YIU Chung-yim (Member Question No. 98)

Reply:

The number of small houses completed with Certificates of Compliance issued by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

District	2012	2013	2014	2015	2016
Islands	18	19	21	24	21
North	143	120	135	100	98
Sai Kung	83	119	81	38	61
Sha Tin	18	37	30	3	6
Tai Po	251	195	177	136	167
Tsuen Wan & Kwai Tsing	1	34	13	10	0
Tuen Mun	57	50	44	59	65
Yuen Long	518	577	565	534	396

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. Lands D has no readily available statistics on the total area of land involved for the small houses cited in the above table.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)167****(Question Serial No. 3008)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the strengthening of land management and lease enforcement work by the Lands Department (Lands D) in 2016-17, how many inspections were conducted and enforcement actions were taken? During such inspections and enforcement actions, how many verbal warnings, written warnings and removal orders were issued? How many prosecutions were instituted?

During the operations, was it found out that persons committing breaches had been issued with short term tenancies by Lands D? If yes, how many cases were there in total? How long, on average, and up to how long did the unauthorised occupation of land last? What is the latest situation of the follow-up actions on the breaches?

Lands D indicated that it will continue to strengthen land control and lease enforcement work. What are the estimated manpower resources and expenditure involved in the related work in 2017-18?

Asked by: Hon YUNG Hoi-yan (Member Question No. 42)

Reply:

In 2016, Lands D cleared 11 606 government sites involving unlawful occupation, and 34 prosecutions were instituted in relation to unlawful occupation of government land, in which 33 of them were convicted. There is no readily available information of unlawful occupation of government land involving cases already issued with short term tenancy.

Lands D in 2016 took lease enforcement actions against 2 140 cases of lease breaches, which mainly involved erection of unauthorised structures on private agricultural land, misuse of carparking spaces and loading/unloading areas, breaches of uses or other lease conditions in industrial buildings. Since July 2016, Lands D has launched risk-based lease enforcement arrangements against non-conforming uses and has so far conducted proactive inspections of 15 industrial buildings. Out of the 94 premises with non-conforming uses

identified, the lease breaches in 62 premises were rectified upon verbal warnings. Warning letters in respect of the remaining 28 premises were issued and the other four premises are under investigation.

In 2017-18, Lands D estimates that 218 full-time equivalent staff will be deployed to take up the district land control work (including vegetation work on government land) at an estimated cost of \$97.35 million, including creation of three non-directorate posts at an additional staff cost of \$0.81 million. Furthermore, it is estimated that 113 full-time equivalent staff will be deployed for lease enforcement work at an estimated staff cost of \$51.12 million, including the creation of six non-directorate posts at an additional staff cost of \$2.15 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)168****(Question Serial No. 1029)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2017-18” under Programme (2) of this Head, the Planning Department states that it will continue to take forward the detailed planning of Tung Chung New Town Extension. In this regard, please inform this Committee, in tabular form, of the number, salaries and ranks of staff involved in this task in the past five years and for 2017-18. Please also explain in detail its progress in each year.

Asked by: Hon CHOW Ho-ding, Holden (Member Question No. 7)

Reply:

The planning of Tung Chung New Town Extension (TCNTE) involves different stages of works. In 2012, a planning and engineering study (the Study) was jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD), involving three stages of public engagement from 2012 to 2014 during which the public was consulted on the development direction and objectives, the initial land use options and the recommended development plan. The Study was completed in 2016, and the relevant outline zoning plans (OZPs) were exhibited under the Town Planning Ordinance (Cap. 131). The OZPs were approved by the Chief Executive in Council in February 2017. For 2017-18, PlanD will undertake detailed planning works of TCNTE in accordance with the OZPs and provide planning inputs to CEDD to facilitate the detailed design and construction works of TCNTE.

The Study was undertaken by external consultants under the supervision of staff of PlanD and CEDD as part of their overall duties. We are unable to provide a breakdown of PlanD's staffing resources involved solely with this Study. From 2016-17 to 2020-21, ten time-limited posts are created in PlanD to strengthen manpower support for undertaking the statutory and district planning works relating to TCNTE as part of the implementation of the overall strategy of Lantau Development. The estimated salary expenditure of these ten posts in 2017-18 is about \$4.02 million in terms of notional annual mid-point salary value.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)169****(Question Serial No. 1032)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2017-18” under Programme (2) of this Head, the Planning Department (PlanD) states that it will continue to conduct land use reviews to increase housing, commercial and other land supply. In this connection, please provide details, in tabular form, of the following:

1. the land use reviews or planning studies launched and being conducted by PlanD in 2016-17, their latest progress or findings, estimated completion years and the actual expenditure involved; and
2. the land use reviews or planning studies to be launched by PlanD in 2017-18, their estimated completion years, contents and the estimated expenditure.

Asked by: Hon CHOW Ho-ding, Holden (Member Question No. 6)

Reply:

- (1) Details of the land use reviews/planning studies being conducted or completed by the Planning Department (PlanD) in 2016-17 are set out below -

Land use reviews/planning studies		Responsible departments	Estimated completion year	Total fee involved (\$million)	Spending in 2016-17 (\$million)	Planning proposals/ progress
<i>Completed in 2016-17</i>						
1.	The Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau	PlanD	Completed	2.50	0.63	Its findings and recommendations have served as inputs for formulating the Sustainable Lantau Blueprint and the consultancy report has been uploaded to PlanD's website.
2.	Review of Land Requirement for Grade A Offices, Business and Industrial Uses	PlanD	Completed	4.07	0	Its findings and recommendations have served as inputs for "Hong Kong 2030+" and the final consultancy report has been uploaded to the website of "Hong Kong 2030+".
3.	Planning and Engineering Study for Kwu Tung South	PlanD and Civil Engineering and Development Department (CEDD)	Completed	17.00	0.49	Due to work priority and resource allocation, the Government has yet arrived at a conclusion concerning the study.

Land use reviews/planning studies		Responsible departments	Estimated completion year	Total fee involved (\$million)	Spending in 2016-17 (\$million)	Planning proposals/ progress
4.	Planning and Engineering Study on the Remaining Development in Tung Chung	PlanD and CEDD	Completed	42.88	3.27	The study was completed. The Recommended Outline Development Plan (RODP) was finalised, with the Environmental Impact Assessment (EIA) report approved with conditions by the Director of Environmental Protection (DEP) in April 2016. The relevant outline zoning plans and reclamation works were approved in February 2017.
<b><i>On-going in 2016-17</i></b>						
1.	Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation	PlanD and CEDD	Targeted for completion in 2017	49.50	7.58	Stage 3 Community Engagement on the draft RODP was completed and the revised draft RODP is under preparation.
2.	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong- Zhuhai- Macao Bridge – Feasibility Study	PlanD and CEDD	Targeted for completion in 2018	63.40	11.34	Stage 1 Community Engagement on the initial development concept was completed in September 2015. Stage 2 Community Engagement is scheduled for commencement in 2017.



<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Spending in 2016-17 (\$million)</b>	<b>Planning proposals/ progress</b>
3.	Hung Shui Kiu New Development Area Planning and Engineering Study	PlanD and CEDD	Substantially completed	70.40	8.20	The study is substantially completed. The revised RODP was announced in September 2016 and the EIA report was approved with conditions by the DEP in December 2016. Amendments to the relevant statutory plan will be made to take forward the recommendations of the study.
4.	Preliminary Feasibility Study on Developing the New Territories North	PlanD and CEDD	Targeted for completion in 2017	29.63	1.17	The key findings and recommendations of the study were promulgated in October 2016 under the public engagement of "Hong Kong 2030+".
5.	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	PlanD	Targeted for completion in 2017	7.00	2.24	The Stage 2 Public Engagement on the harbourfront enhancement proposals was completed in August 2016. Refinements to harbourfront enhancement proposals are in progress.

Land use reviews/planning studies		Responsible departments	Estimated completion year	Total fee involved (\$million)	Spending in 2016-17 (\$million)	Planning proposals/ progress
6.	“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”	PlanD	Targeted for completion in 2018	N.A.	N.A.	The study is in progress. As an integral part of this updating exercise, public engagement (PE) is being carried out from end-October 2016 to end-April 2017 to engage the community in an open, inclusive and collaborative manner. It is conducted by staff of PlanD and the Development Bureau as part of their overall duties, with joint up efforts of other relevant government bureaux/ departments. Separately, external expertise/ professional services are/will be engaged to undertake technical assessments.
7.	Strategic Environmental Assessment for Hong Kong 2030+	PlanD	Targeted for completion in 2018	5.28	0.33	The study is in progress. Its findings and recommendations will serve as inputs to “Hong Kong 2030+”.
8.	Transport and Land Use Assessment for Hong Kong 2030+	PlanD	Targeted for completion in 2018	5.68	0.76	The study is in progress. Its findings and recommendations will serve as inputs to “Hong Kong 2030+”.

<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Spending in 2016-17 (\$million)</b>	<b>Planning proposals/ progress</b>
9.	Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study	PlanD and CEDD	Targeted for completion in 2018	28.00	1.71	The study is in progress. The draft RODP will be prepared for public consultation in 2017-18.
10.	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and CEDD	Targeted for completion in 2017	29.90	2.50	The study is in progress. To explore the possibility of making use of the private developers' capacity to expedite the development in providing infrastructure and ancillary facilities and address public concerns, a "Market Sounding Out/and Invitation for Development Proposal" exercise is being conducted.
11.	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	Targeted for completion in 2018	8.06	1.99	Amendments to the relevant statutory plan were approved in November 2016 to take forward the study recommendations. The study has been extended to examine the feasibility of a new footbridge link to Tamar Footbridge and provide technical support for road gazettal.

<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Spending in 2016-17 (\$million)</b>	<b>Planning proposals/ progress</b>
12.	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	Targeted for completion in 2017	6.90	2.48	The study is in progress. Public consultation on the development options was conducted from March to June 2016. Taking account of the comments received and the results of the technical assessments, the recommended development scheme is being finalised.
13.	Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	PlanD and CEDD	Targeted for completion in 2018	19.0	2.76	The study is in progress. Consultations with the relevant District Councils and stakeholders on the initial land use proposals will be conducted in mid-2017.
14.	Planning and Engineering Study for Re-planning of Tseung Kwan O Area 137	PlanD and CEDD	Targeted for completion in 2019	29.61	1.00	The study commenced in December 2016 and is currently at the initial stage.

<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Spending in 2016-17 (\$million)</b>	<b>Planning proposals/ progress</b>
15.	Land Use Reviews	PlanD	On-going	N.A.	N.A.	PlanD has been carrying out reviews on the government land currently unleased or unallocated, under Short Term Tenancies or different short-term, Government, Institution or Community and other government uses, as well as Green Belt sites. Some 210 short to medium-term potential housing sites have been identified so far.

(2) Details of the land use reviews/planning studies to be commenced in 2017-18 by PlanD are set out below-

<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Study Objectives</b>
1.	Sustainability Assessment for Hong Kong 2030+	PlanD	Targeted for completion in 2018	Subject to tender	To provide financial, economic, social and sustainability assessments for the proposals under “Hong Kong 2030+”. Its findings and recommendations will serve as inputs to “Hong Kong 2030+”.

<b>Land use reviews/planning studies</b>		<b>Responsible departments</b>	<b>Estimated completion year</b>	<b>Total fee involved (\$million)</b>	<b>Study Objectives</b>
2.	Study on Existing Profile and Operations of Brownfield Sites in the New Territories	PlanD	Targeted for completion in 2018	Subject to tender	To establish a comprehensive profile of brownfield sites in the New Territories including their distribution and uses, in order to facilitate the Government to formulate appropriate policies and measures for tackling brownfield sites in a holistic manner.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)170****(Question Serial No. 1037)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18 under Programme (2) of this Head, it is mentioned that the Department will continue to handle on-going and new judicial review cases. In this regard, would the Department:

1. inform this Committee in table form the number of judicial review cases lodged against the Town Planning Board and the number of judicial review cases granted by the court from 2013 to the end of February 2017;
2. provide details of the cases in which Outline Zone Plans were stayed for the reason of judicial review as well as the districts involved and the duration of stay;
3. inform this Committee of the expenditure incurred in the administrative measures, secretariat services, technical support and related work arising from judicial review for the past five years and the estimated expenditure required for such work in the 2017-18 financial year.

Asked by: Hon CHOW Ho-ding, Holden (Member Question No. 5)

Reply:

1. The Planning Department (PlanD) serving as the executive arm of the Town Planning Board (TPB) handles judicial review (JR) cases concerning TPB's decisions. In the past four years, a total of 28 JR applications against TPB's decisions had been received. The details are as follows:

<b>Year</b>	<b>No. of JR received</b>	<b>No. of cases with leave granted by the court</b>
2013	2	1
2014	10	3
2015	14	3
2016	2	0
2017 (up to end of February)	0	0

Apart from the above, there are also nine outstanding JR cases received by TPB before 2013 for which court proceedings are still underway.

2. Since 2011, the submission of eight outline zoning plans (OZPs) (Wan Chai, Causeway Bay, Mong Kok, Yau Ma Tei, Ngau Tau Kok & Kowloon Bay, Kennedy Town & Mount Davis, Kwai Chung and Central District (Extension)) to the Chief Executive in Council for approval has been stayed by the court on account of JR cases. The duration of stay of the OZPs ranges from 32 to 67 months as at end-February 2017. The relevant JR cases involve different issues and are at various stages of legal proceeding.
3. The relevant work is undertaken by staff in PlanD as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)171****(Question Serial No. 2132)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the consultation exercise on “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, the consultation paper stated that by 2046 there will be a large number of old buildings and a total of 326 000 private housing units completed in or before 1976. With respect to these units, please provide a breakdown of the number of buildings, the number of housing units, the household size and the number of occupants by 18 District Council districts in table form.

Asked by: Hon CHU Hoi-dick (Member Question No. 3)

Reply:

The “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) estimates that the number of private housing units aged 70 years or above by 2046 (i.e. built in 1976 or before) would be about 326 000. The estimate is based on the current age profile of housing units that were derived from information obtained from relevant departments including the Census and Statistics Department and Buildings Department. The estimate only covers the number of housing units and does not include any breakdown on the number of buildings, household size or number of occupants.

The breakdown of the estimated number of private housing units by District Council (DC) districts is as follows:

<b>DC Districts</b>	<b>Estimated Number of Private Housing Units Aged 70 Years or above by 2046 (rounded to nearest thousand)</b>
Yau Tsim Mong	68 000
Kowloon City	52 000
Sham Shui Po	44 000
Eastern	38 000
Wan Chai	32 000
Central & Western	31 000

<b>DC Districts</b>	<b>Estimated Number of Private Housing Units Aged 70 Years or above by 2046 (rounded to nearest thousand)</b>
Kwun Tong	17 000
Tsuen Wan	10 000
Kwai Tsing	8 000
Wong Tai Sin	8 000
Yuen Long	6 000
Southern	4 000
Tai Po	3 000
North	3 000
Tuen Mun	1 000
Sai Kung	1 000
Sha Tin	1 000
Islands	*

\* Less than 500 units

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)172****(Question Serial No. 2149)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The charges on disposal of construction waste will be increased substantially with effect from 7 April 2017. Cases of unauthorised developments (UDs) involving illegal land or pond filling are expected to rise sharply. However, the number of Planning Department staff responsible for enforcement only saw a slight increase from 59 in 2004 to 68 in 2016, far from adequate to cope with the substantial increase in UD cases.

- (1) Will the Department increase the manpower of its Central Enforcement and Prosecution Section for taking enforcement actions in the following year? If no, what are the reasons?
- (2) Please provide a breakdown of the number of UD cases and the area of land involved by the types of UD, such as illegal land filling, illegal pond filling, open storage and vehicle park, in the past five years.
- (3) Please provide a breakdown of the number of UD cases in "Agriculture" zone and the area of land involved by the types of UD, such as illegal land filling, illegal pond filling, open storage and vehicle park, in the past five years.
- (4) Please provide a breakdown of the number of UD cases in "Green Belt" zone and the area of land involved by the types of UD, such as illegal land filling, illegal pond filling, open storage and vehicle park, in the past five years.
- (5) Please provide a breakdown of the number of UD cases in conservation zones and the area of land involved by the types of UD, such as illegal land filling, illegal pond filling, open storage and vehicle park, in the past five years.

Asked by: Hon CHU Hoi-dick (Member Question No. 20)

Reply:

- (1) Currently, planning enforcement and prosecution actions against unauthorised developments (UDs) in the rural areas of the New Territories (NT) are undertaken by 69 staff of the Planning Department (PlanD). In 2017-18, additional manpower resources will be provided in respect of planning enforcement and prosecution work. PlanD will continue to monitor closely cases of UD and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural NT.
- (2) The number of cases served with Enforcement Notices (ENs)<sup>1</sup> by the types of UD in the past five years are as follows:

Year	No. of cases with ENs issued						Total no. of cases
	Filling of land/pond	Storage	Vehicle park	Container-related use	Workshop	Others	
2012	74	138	29	11	20	49	321
2013	48	179	27	14	12	25	305
2014	71	138	42	9	10	24	294
2015	60	169	42	2	11	35	319
2016	80	201	41	2	7	42	373

We do not have readily available information on land area broken down by types of UD in the past five years.

- (3) The number of cases served with ENs within the “Agriculture” (“AGR”) zone by the types of UD in the past five years are as follows:

Year	No. of cases with ENs issued within “AGR” zone						Total no. of cases
	Filling of land/pond	Storage	Vehicle park	Container-related use	Workshop	Others	
2012	30	46	4	3	4	14	101
2013	10	65	3	3	3	4	88
2014	27	48	8	1	4	4	92
2015	19	62	10	0	6	7	104
2016	30	110	7	1	3	6	157

<sup>1</sup> PlanD normally counts the cases served with ENs as the number of confirmed UD. It does not include those cases which have been discontinued/regularised before issuance of any statutory notice.

We do not have readily available information on land area of the UD's within "AGR" zones broken down by types of UD's in the past five years.

- (4) The number of cases served with ENs within the "Green Belt" ("GB") zone by the types of UD's in the past five years are as follows:

Year	No. of cases with ENs issued within "GB" zone						Total no. of cases
	Filling of land/pond	Storage	Vehicle park	Container-related use	Workshop	Others	
2012	18	28	5	0	6	4	61
2013	16	23	4	2	3	1	49
2014	19	22	3	1	2	1	48
2015	23	30	2	1	1	6	63
2016	26	23	8	0	1	8	66

We do not have readily available information on land area of the UD's within "GB" zones broken down by types of UD's in the past five years.

- (5) The number of cases served with ENs within the "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA") and "Site of Special Scientific Interest" ("SSSI") zones by the types of UD's in the past five years are as follows:

Year	No. of cases with ENs issued within "CA", "CPA" and "SSSI" zones						Total no. of cases
	Filling of land/pond	Storage	Vehicle park	Container-related use	Workshop	Others	
2012	9	4	0	1	0	0	14
2013	5	2	0	0	0	2	9
2014	7	5	2	0	2	1	17
2015	6	7	1	0	0	2	16
2016	11	4	0	0	0	3	18

We do not have readily available information on land area of the UD's within "CA", "CPA" and "SSSI" zones broken down by types of UD's in the past five years.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)173****(Question Serial No. 2863)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please advise on the following:

- (1) the total area of industrial land in Hong Kong, with a breakdown by district, over the past five financial years;
- (2) the number of applications received for rezoning industrial land, the number of cases succeeded in changing the land use, and the area of land involved, with a breakdown by district, over the past five financial years;
- (3) the current staff establishment and expenditure for handling land use rezoning; whether the Department has considered increasing/reducing the expenditure for this area of work in this financial year. What are the details?

Asked by: Hon HO Kai-ming (Member Question No. 27)

Reply:

- (1) Sites for industrial-related uses are mainly located within industrial-related zones (see Note below) on outline zoning plans (OZPs) prepared under the Town Planning Ordinance (Cap. 131) (TPO). The zoning on OZPs is broad-brush and the land area of these zones may include public roads, ancillary facilities and utility installations. Besides, some of the industrial land within "Other Specified Uses" annotated "Business" zone are undergoing transformation to cover general business and commercial uses.

The land area falling within industrial-related zonings over the past five years (i.e. 2012-13 to 2016-17) by District Council districts is as follows:

District Council District	Area of land falling within industrial-related zones (hectares) (ha) (about) <sup>#</sup>				
	2012-13	2013-14	2014-15	2015-16	2016-17
Central and Western	5	5	5	4.4	4.4
Wan Chai	-	-	-	-	-
Eastern	17	17	17	17	17
Southern	21	22	22	20	20
Yau Tsim Mong	13	13	13	13	13
Sham Shui Po	31	31	31	31	31
Kowloon City	7.4	7.4	7.4	7.4	7.4
Wong Tai Sin	11	11	11	11	11
Kwun Tong	68	68	68	68	68
Kwai Tsing	655	655	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	276	276	276	276
Yuen Long	524	524	524	524	524
North	285	229	229	224	224
Tai Po	98	90	90	90	90
Sha Tin	76	76	76	76	73
Sai Kung	176	176	176	176	165
Islands	436	436	436	436	436
<b>Total*</b>	<b>2 738</b>	<b>2 674</b>	<b>2 667</b>	<b>2 659</b>	<b>2 646</b>

Note: The above table includes various industrial-related zones, which include mainly “Industrial”, “Other Specified Uses” annotated “Business”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Public Cargo Working Area”, “Power Station”, “Deep Waterfront Industries”, “Boatyard and Marine-oriented Industrial Uses”, and other similar land use zonings, as well as “Open Storage” and “Industrial (Group D)” which reflect primarily rural industrial uses that have existed for many years in the rural New Territories. There are industrial-related uses in other zonings or industrial land currently not covered by OZP. Sites within the above industrial-related zones may also contain other non-industrial uses.

# As at mid-March of respective financial year except 2016-17 which is as at end-February.

\* The figures may not add up to the numeric total due to rounding.

- (2) The number of planning applications under section 12A of TPO for amendment of statutory plan involving industrial-related zones over the past five years (i.e. 2012-13 to 2016-17) and the area of land involved by District Council districts are as follows:

Year	District Council District	No. of Cases (Area of land involving industrial-related zones)	
		Processed Case (ha) (about)	Approved Case (ha) (about)
2012-13	Tuen Mun	1 (0.07)	1 (0.07)
	Islands	1 (0.07)	1 (0.07)
2013-14	Yuen Long	2* (0.84)	0 (0)
	North	1 (0.29)	0 (0)
2014-15	Eastern	1 (0.12)	1 (0.12)
	Southern	1 (0.55)	1 (0.55)
	Kowloon City	1* (0.37)	0 (0)
	Kwai Tsing	1 (0.03)	0 (0)
	Sai Kung	1 <sup>@</sup> (203.73)	0 (0)
2015-16	Eastern	1* (0.49)	0 (0)
	Kwai Tsing	2* (0.16)	0 (0)
	Yuen Long	1 (3.86)	1 (3.86)
2016-17	Eastern	1 (0.49)	0 (0)
	Kwai Tsing	1 <sup>^</sup> (0.09)	0 (0)

Note: There was no section 12A application involving industrial-related zones in the remaining District Council districts not listed in the table.

\* The application(s) was/were subsequently withdrawn.

<sup>^</sup> Pending consideration by the Town Planning Board.

<sup>@</sup> The application involved a number of sites in various districts.

- (3) The relevant work is undertaken by staff in the Planning Department as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)174****(Question Serial No. 2653)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please list the location and area of the “Government, Institution or Community” (“G/IC”) sites rezoned to commercial use in the past five years; and the location and area of the “G/IC” sites to be rezoned to commercial use in the next three years.

Asked by: Hon HUI Chi-fung (Member Question No. 20)

Reply:

In the past five years (from March 2012 to February 2017), a total of 12 sites were rezoned from “Government, Institution or Community” (“G/IC”) to “Commercial” (“C”). The location and area of these “G/IC” sites are as follows:

<b>Location</b>	<b>No. of sites rezoned from “G/IC” to “C”</b>	<b>Area (hectares) (about)</b>
Tsim Sha Tsui	1	0.3
Cheung Sha Wan	2	0.6
Kwai Chung	1	0.1
Central District	1	0.3
Tung Chung	3	0.9
Kai Tak Development Area	4	5.5

To increase commercial land supply, the Government will continue to examine conversion of suitable “G/IC” sites for commercial uses. As detailed examination on suitable “G/IC” sites are yet to be completed, the Government does not have details on the location and area of the sites to be rezoned from “G/IC” to “C” in the next three years. As with the established practice, we will consult the District Councils and relevant stakeholders on the development of individual sites as and when they are ready, and submit the rezoning proposal for consideration by the Town Planning Board.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)175**

**(Question Serial No. 1566)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

As regards the public engagement on the “Hong Kong 2030+”, what was expenditure involved in 2016-17? What is the estimated expenditure in 2017-18 and what are the details?

Asked by: Hon LAM Cheuk-ting (Member Question No. 28)

Reply:

The public engagement (PE) on the “Hong Kong 2030+” is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for this work. External professional services have been engaged to assist in tasks relating to the conduct of PE, including preparation of publications, video, website, exhibitions and events, as well as undertaking independent analysis of public views collected. The expenditure for hiring such services in 2016-17 was about \$4.3 million, and the estimated expenditure in 2017-18 is about \$1.7 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)176****(Question Serial No. 2521)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Territorial Planning; (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

- 1) Please provide details of the staff establishment for Programme (1) Territorial Planning in the table below:

Rank	Number of staff	Number of vacancies	Salary Point	Professional Qualifications required

- 2) Please provide details of the staff establishment for Programme (2) District Planning in the table below:

Rank	Number of staff	Number of vacancies	Salary Point	Professional Qualifications required

- 3) How many hours of overtime work and how much allowance are involved in staff's applications for overtime allowance under each Programme? Are there any cases where staff who have worked overtime cannot claim overtime allowance?
- 4) The staff establishment of the Planning Department has rapidly increased in recent years. What are the reasons or projects based on which the Department has to increase its staffing? Are the posts involved permanent posts or contract posts? Will it be difficult to delete any surplus posts when the number of planning projects decreases in the future?

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. 12)

Reply:

- 1) The details of the staff establishment for Programme (1) Territorial Planning as at end-February 2017 are provided in the table below:

<b>Rank</b>	<b>Number of staff</b>	<b>Number of vacancies</b>	<b>Salary point*</b>	<b>Professional qualifications required</b>
Principal Government Town Planner <sup>#</sup>	1	0	D3	Corporate membership of the Hong Kong Institute of Planners or equivalent
Government Town Planner	1	0	D2	
Chief Town Planner	2	0	D1	
Senior Town Planner	16	2	MPS45 – 49	
Town Planner	29	2	MPS31 – 44	
Assistant Town Planner	2	0	MPS18 – 27	-
Chief Engineer	1	0	D1	Corporate membership of the Hong Kong Institution of Engineers or equivalent
Senior Engineer	1	0	MPS45 – 49	
Engineer	1	0	MPS32 – 44	
Analyst/Programmer I	1	0	MPS28 – 33	-
Analyst/Programmer II	1	0	MPS16 – 27	-
Principal Survey Officer (Planning)	1	0	MPS30 – 37	-
Senior Survey Officer (Planning)	6	0	MPS23 – 29	-
Survey Officer (Planning)	24	1	MPS9 – 22	-
Principal Technical Officer (Cartographic)	1	0	MPS30 – 37	-
Senior Technical Officer (Cartographic)	5	0	MPS23 – 29	-
Technical Officer (Cartographic)	17	0	MPS9 – 22	-
Photoprinter II	1	0	MPS2 – 7	-
Senior Statistician	1	0	MPS45 – 49	-
Statistician	2	0	MPS27 – 44	-
Statistical Officer I	2	0	MPS22 – 28	-
Statistical Officer II	4	0	MPS8 – 21	-
Senior Executive Officer <sup>#</sup>	1	0	MPS34 – 44	-
Executive Officer I <sup>#</sup>	2	0	MPS28 – 33	-
Executive Officer II <sup>#</sup>	1	0	MPS15 – 27	-

<b>Rank</b>	<b>Number of staff</b>	<b>Number of vacancies</b>	<b>Salary point*</b>	<b>Professional qualifications required</b>
Senior Official Languages Officer <sup>#</sup>	1	0	MPS34 – 44	-
Official Languages Officer I <sup>#</sup>	6	0	MPS28 – 33	-
Calligraphist <sup>#</sup>	1	0	MPS3 – 15	-
Accounting Officer II <sup>#</sup>	1	0	MPS14 – 27	-
Supplies Officer <sup>#</sup>	1	0	MPS27 – 33	-
Supplies Supervisor II <sup>#</sup>	2	0	MPS3 – 15	-
Personal Secretary I <sup>#</sup>	2	0	MPS16 – 21	-
Personal Secretary II <sup>#</sup>	3	0	MPS4 – 15	-
Confidential Assistant <sup>#</sup>	1	0	MPS9 – 17	-
Clerical Officer <sup>#</sup>	4	0	MPS16 – 21	-
Assistant Clerical Officer <sup>#</sup>	10	0	MPS3 – 15	-
Clerical Assistant <sup>#</sup>	9	0	MPS1 – 10	-
Motor Driver <sup>#</sup>	2	0	MPS5 – 8	-
Workman II <sup>#</sup>	3	0	MOD0 – 8	-

\* “D” denotes Directorate Pay Scale; “MPS” denotes Master Pay Scale; and “MOD” denotes Model Scale I Pay Scale.

<sup>#</sup> Also provides support to other programmes.

- 2) The details of the staff establishment for Programme (2) District Planning as at end-February 2017 are provided in the table below:

<b>Rank</b>	<b>Number of staff</b>	<b>Number of vacancies</b>	<b>Salary point*</b>	<b>Professional qualifications required</b>
Director of Planning <sup>#</sup>	1	0	D5	Corporate membership of the Hong Kong Institute of Planners or equivalent
Principal Government Town Planner	1	0	D3	
Government Town Planner	4	0	D2	
Chief Town Planner	13	0	D1	
Senior Town Planner	55	2	MPS45 – 49	
Town Planner	91	20	MPS31 – 44	
Assistant Town Planner	9	0	MPS18 – 27	-
Analyst/Programmer I	1	0	MPS28 – 33	-
Analyst/Programmer II	1	0	MPS16 – 27	-
Principal Survey Officer (Planning)	5	0	MPS30 – 37	-
Senior Survey Officer (Planning)	33	1	MPS23 – 29	-

<b>Rank</b>	<b>Number of staff</b>	<b>Number of vacancies</b>	<b>Salary point*</b>	<b>Professional qualifications required</b>
Survey Officer (Planning)	107	6	MPS9 – 22	-
Principal Technical Officer (Cartographic)	2	0	MPS30 – 37	-
Senior Technical Officer (Cartographic)	21	0	MPS23 – 29	-
Technical Officer (Cartographic)	82	4	MPS9 – 22	-
Tracer	7	0	MPS1 – 7	-
Photoprinter II	1	0	MPS2 – 7	-
Chief Executive Officer <sup>#</sup>	1	0	MPS45 – 49	-
Senior Executive Officer <sup>#</sup>	2	0	MPS34 – 44	-
Executive Officer I <sup>#</sup>	4	0	MPS28 – 33	-
Executive Officer II <sup>#</sup>	2	0	MPS15 – 27	-
Senior Official Languages Officer <sup>#</sup>	1	0	MPS34 – 44	-
Official Languages Officer I <sup>#</sup>	6	0	MPS28 – 33	-
Official Languages Officer II <sup>#</sup>	1	0	MPS14 – 27	-
Senior Calligraphist <sup>#</sup>	1	0	MPS16 – 21	-
Calligraphist <sup>#</sup>	1	0	MPS3 – 15	-
Accounting Officer I <sup>#</sup>	1	0	MPS28 – 33	-
Supplies Supervisor II <sup>#</sup>	1	0	MPS3 – 15	-
Senior Personal Secretary <sup>#</sup>	1	0	MPS22 – 27	-
Personal Secretary I <sup>#</sup>	5	0	MPS16 – 21	-
Personal Secretary II <sup>#</sup>	11	3	MPS4 – 15	-
Confidential Assistant <sup>#</sup>	1	0	MPS9 – 17	-
Senior Clerical Officer <sup>#</sup>	1	0	MPS22 – 27	-
Clerical Officer <sup>#</sup>	13	0	MPS16 – 21	-
Assistant Clerical Officer <sup>#</sup>	29	0	MPS3 – 15	-
Clerical Assistant <sup>#</sup>	29	1	MPS1 – 10	-
Office Assistant <sup>#</sup>	6	0	MPS1 – 6	-
Motor Driver <sup>#</sup>	9	0	MPS5 – 8	-
Workman II <sup>#</sup>	10	0	MOD0 – 8	-

\* “D” denotes Directorate Pay Scale; “MPS” denotes Master Pay Scale; and “MOD” denotes Model Scale I Pay Scale.

# Also provides support to other programmes.

- 3) In 2016-17, the Planning Department (PlanD)'s total expenditure on overtime allowance was about \$215,000, involving about 1 600 hours of overtime work performed by its frontline staff. There is no breakdown of the overtime allowance by Programmes.

According to the relevant Civil Service Regulations, overtime work should normally be compensated by time off in lieu. Where this is not practicable, eligible staff, that is non-professional staff in ranks with pay scales maxima on or below Point 25 and minima on or below Point 19 of the Master Pay Scale, may claim overtime allowance.

- 4) The increase in the staff establishment of PlanD in recent years was mainly due to the creation of time-limited posts to provide manpower support for various time-limited tasks. Subject to review, these time-limited posts will lapse after the approved period. For instance, 36 time-limited posts created in previous years in PlanD will lapse in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)177****(Question Serial No. 0858)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

1. As regards unauthorised developments on land and agricultural land within “Site of Special Scientific Interest” (“SSSI”), “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones, please specify their respective numbers of complaints, numbers of substantiated cases, numbers of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued, and numbers of prosecutions (numbers of cases and persons convicted) in the past five years.

2. As regards unauthorised developments on land and agricultural land within “SSSI”, “CA” and “CPA” zones, please specify their respective numbers of unauthorised development cases, areas of land involved, numbers of prosecutions (numbers of summons) and convictions (numbers of summons), as well as the highest and lowest fines imposed on convicted cases in the past five years, broken down by type of use (e.g. filling of pond/land, vehicle park, container-related uses, storage, workshop, etc.) (Note: the following table is for reference).

Land

<u>SSSI</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					



Agricultural land

<u>SSSI</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

3. As regards unauthorised developments on land and agricultural land within “GB” and “AGR” zones, please specify their respective numbers of unauthorised development cases, areas of land involved, numbers of prosecutions (numbers of summons) and convictions (numbers of summons), as well as the highest and lowest fines imposed on convicted cases in the past five years, broken down by type of use (e.g. filling of pond/land, vehicle park, container-related uses, storage, workshop, etc.) (Note: the following table is for reference).

Land

<u>GB</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

Agricultural land

<u>GB</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

4. As regards unauthorised filling of pond/land on land and agricultural land within “GB”, “AGR”, “SSSI”, “CA” and “CPA” zones, please specify their respective numbers of unauthorised pond/land filling cases, areas of land involved, numbers of prosecutions (numbers of summons) and convictions (numbers of summons), as well as the highest and lowest fines imposed on convicted cases in the past five years (Note: the following table is for reference).

Land

<u>GB</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

Agricultural land

<u>GB</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

Land

<u>AGR</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

Agricultural land

<u>AGR</u>	<u>No. of cases of unauthorised filling of land/pond</u>	<u>Area of land involved</u>	<u>No. of prosecution cases (no. of summons)</u>	<u>No. of convicted cases (no. of summons)</u>	<u>Highest and lowest fines imposed on convicted cases</u>
<u>2016</u>					
<u>2015</u>					
<u>2014</u>					
<u>2013</u>					
<u>2012</u>					

5. Please advise on the estimated expenditure and manpower to be involved in the next financial year (2017-18) for enforcement and prosecution in respect of the complaints about unauthorised developments within the above “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones, and the changes as compared with that of 2015-16 (actual) and that of 2016-17 (revised); and

6. Please advise on the expenditure and manpower involved in the enforcement and prosecution actions undertaken in this regard in the past five years.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 13)

Reply:

1. The number of complaints against alleged unauthorised developments (UDs) within “Sites of Special Scientific Interest” (“SSSI”), “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in the past five years are as follows:

<u>Year</u>	<u>No. of complaints on alleged UD<sup>1</sup> within “SSSI” zone</u>	<u>No. of ENs issued (No. of cases)</u>	<u>No. of SNs issued (No. of cases)</u>	<u>No. of RNs issued (No. of cases)</u>	<u>No. of prosecution cases (No. of persons convicted)</u>
<u>2012</u>	1	0(0)	0(0)	0(0)	0(0)
<u>2013</u>	3	0(0)	0(0)	0(0)	0(0)
<u>2014</u>	4	0(0)	0(0)	0(0)	0(0)
<u>2015</u>	4	0(0)	0(0)	0(0)	0(0)
<u>2016</u>	6	5(4)	0(0)	1(1)	1(0)

<sup>1</sup> The complaint cases within SSSI in 2012, 2013, 2014 and 2015 were confirmed to be not UD<sup>s</sup> after investigation, and no further enforcement actions were taken.

Year	No. of complaints on alleged UD's within "CA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2012	43	76(10)	0(0)	18(7)	1(1)
2013	48	28(4)	0(0)	6(3)	0(0)
2014	36	19(9)	0(0)	14(2)	0(0)
2015	55	40(10)	0(0)	39(10)	0(0)
2016	28	20(7)	0(0)	10(4)	4(4)

Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2012	28	28(4)	0(0)	29(5)	3(6)
2013	36	19(5)	0(0)	4(2)	0(0)
2014	17	41(8)	0(0)	20(3)	0(0)
2015	39	15(6)	0(0)	19(4)	1(1)
2016	32	38(7)	0(0)	26(4)	2(3)

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2012	243	372(61)	0(0)	63(14)	8(37)
2013	201	317(49)	0(0)	208(29)	14(17)
2014	166	322(48)	0(0)	138(26)	4(8)
2015	239	375(63)	0(0)	252(36)	9(26)
2016	205	441(66)	0(0)	292(42)	18(55)

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2012	245	560(101)	0(0)	332(47)	18(29)
2013	262	422(88)	0(0)	153(34)	18(45)
2014	253	485(92)	0(0)	168(40)	14(34)
2015	299	623(104)	0(0)	98(26)	14(27)
2016	312	785(157)	0(0)	262(37)	20(49)

The Planning Department (PlanD) does not have information on enforcement action taken on agricultural land within “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones.

2. to 4.

The breakdown on the prosecution cases by types of UD's involved in “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones in the past five years are as follows:

Year	No. of prosecution cases within “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones	Filling of pond/land & excavation of land	Vehicle Park	Container-related Uses	Storage	Workshop	Others
		No. of prosecution cases (minimum & maximum fines imposed for the convicted cases)					
2012	30	6 (\$15,000 & \$210,000)	4 (\$30,000 & \$195,000)	-	19 (\$8,000 & \$870,000)	1 (\$390,000)	-
2013	32	4 (\$25,000 & \$240,000)	2 (\$24,000 & \$60,000)	1 (\$25,000)	22 (\$25,000 & \$360,000)	3 (\$13,920 & \$180,000)	-
2014	18	1 (\$300,000)	1 (\$85,500)	1 (\$100,000)	14 (\$25,000 & \$260,000)	1 (\$39,400)	-
2015	24	5 (\$35,000 & \$150,000)	-	-	18 (\$18,000 & \$400,000)	1 (\$3,600)	-
2016	45	15 (\$10,000 & \$110,000)	6 (\$18,000 & \$270,000)	2 (\$20,000 & \$520,000)	21 (\$2,000 & \$370,000)	1 (\$140,000)	-

We do not have readily available information on land area of the UD's within “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones in the past five years broken down by types of UD's.

5. to 6.

As the work in respect of UD's is undertaken as part of the overall duties of the staff of PlanD, we are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work. Planning enforcement and prosecution actions against UD's in the rural areas of the New Territories were undertaken by 63 staff of PlanD in 2012. The number of staff was subsequently increased to 68 in 2013 and 69 in 2016.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)178****(Question Serial No. 0959)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

What were the respective areas of land under zonings other than "Village Type Development" that were approved for Small House development over the past five years (2012-16)? How many cases were involved respectively?

	Agriculture  Number of cases and area of land	Green Belt  Number of cases and area of land	Conservation Area  Number of cases and area of land	Government, Institution or Community  Number of cases and area of land	Others (please specify the planned use)  Number of cases and area of land
2012					
2013					
2014					
2015					
2016					

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 39)

**Reply:**

Planning applications for Small House development outside the “Village Type Development” (“V”) zone approved by the Town Planning Board from 2012 to 2016 are as follows:

<b>Year</b>	<b>Agriculture</b>		<b>Green Belt</b>		<b>Conservation Area</b>		<b>Government, Institution or Community</b>		<b>Others*</b>	
	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)
<b>2012</b>	60	1.2	17	0.2	-	-	-	-	13	0.7
<b>2013</b>	72	1.3	8	0.1	-	-	-	-	7	0.2
<b>2014</b>	84	1.4	11	0.1	-	-	-	-	8	0.1
<b>2015</b>	55	1.0	16	0.2	-	-	-	-	15	0.3
<b>2016</b>	52	0.7	5	0.04	-	-	-	-	2	0.03

\* Including “Unspecified Use Area”, areas zoned “Comprehensive Development Area”, “Recreation”, “Residential (Group D)” or “Residential (Group E)”, and areas straddling “Agriculture”, “Green Belt”, ‘Road’ and/or other zonings (except “V” zone).

Planning applications for Small House development straddling the “V” zone and other zonings are not included in the above table.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)179****(Question Serial No. 3090)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In 1993-94, the Planning Department conducted the Study on Port Back-up Land and Open Storage Requirements. The total number of port back-up land and open storage sites in 1993 was 1 690 with a total area of 560 hectares (ha). The itemised breakdown showed that 1 453 were port back-up land with a total area of 362 ha, and 237 were open storage sites with a total area of 198 ha. After the publication of the report of the Study, has the Government updated the respective numbers of port back-up land and open storage sites and their total area in the territory? If no, what are the reasons?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 51)

Reply:

The Study on Port Back-up Land and Open Storage Requirements (the Study) conducted in 1993-94 was aimed at examining the impact and future requirements of port back-up and open storage activities in the territory. The Study, involving site visits and ground surveys of the port back-up and open storage areas, was one-off in nature. While no such territory-wide survey has been conducted since then, under the Government's multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the New Territories (NT) with a higher concentration of brownfield sites (including port back-up, open storage and workshop uses), with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Area (NDA)s, Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Brownfield Study) in 2017. The Brownfield Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)180****(Question Serial No. 3202)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Preliminary Feasibility Study on Developing the New Territories North commenced in January 2014 was initially expected to be completed in early 2016. However, it is mentioned in the Budget this year that the Study is expected to be completed in early 2017. What are the reasons for the delay? When will its findings be released according to the latest plan?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 52)

Reply:

The Preliminary Feasibility Study on Developing the New Territories North (NTN) (the Study) has been substantially completed. More time is needed for the finalisation of the final report given the extensive study area and diverse issues involved. The key findings of the Study, with NTN identified as a strategic growth area, have already been promulgated in the public engagement exercise of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” which commenced in October 2016.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)181****(Question Serial No. 3231)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

- (a) What is the increase in the amount of land zoned "Village Type Development" in 2016-17? Please list in detail the location and area of the "Village Type Development" sites added;
- (b) How does the Planning Department work out the 10-year forecast for small house demand?
- (c) What are the latest 10-year forecast for small house demand and the approximate area of land required to meet the demand?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 53)

Reply:

- (a) The "Village Type Development" ("V") zones on statutory plans are drawn up having regard to a series of planning factors including the existing villages and the Village Environs of recognised villages, the local topography, the existing settlement pattern, site characteristics and the surrounding environment, environmental constraints, as well as the estimate of demand for small houses in the coming ten years. Areas of difficult terrain, dense vegetation, burial grounds, stream courses and ecologically sensitive areas are not included in the "V" zones where possible.

In general, the "V" zones on the development permission area (DPA) plans were only designated on a provisional basis and often confined to the existing village cluster only. The extent of "V" zones on the outline zoning plans (OZPs) prepared to replace the DPA plans would be refined taking into account further assessments/studies based on the aforementioned planning factors. Thus the replacement of DPA plans by OZPs often result in revision of the extent of "V" zones on the plans. In 2016-17, the size of land area zoned "V" has increased by about 8.48 hectares, which are distributed in Tai Tan, Ko Tong, Ko Tong Ha Yeung, Chuen Lung, Cheung Sheung, Ping Chau and Tai Ho, when the OZPs were prepared to replace the corresponding DPA plans.

- (b) The 10-year forecast for small house demand is provided by the Village Representatives of individual villages and collated by District Lands Offices of the Lands Department.
- (c) The demand for small houses may change with factors such as birth and growth of indigenous villagers. Whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit such an application. The Government is thus not in a position to provide accurate projections of the number of small house applications and the area of land involved in the next ten years.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)182****(Question Serial No. 0962)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, it is stated that the Planning Department (PlanD) will commence and manage the Study on Existing Profile and Operations of Brownfield Sites in the New Territories this year. In this connection, please advise:

1. When will PlanD commence the study on the distribution and use of brownfield sites in the territory, and what are the staff establishment and expenditure to be involved?
2. The Government states that Hung Shui Kiu New Development Area will be designated as a pilot area in examining the feasibility of brownfield operations. What is the progress to date?
3. The Government plans to commence a feasibility study on multi-storey buildings for brownfield operations. What is the progress to date?
4. Regarding the enforcement action taken against unauthorised use of brownfield sites, including developments not in compliance with the Town Planning Ordinance and illegal occupation of Government land, how many prosecution and convicted cases were there in the past three years?

Asked by: Hon LO Wai-kwok (Member Question No. 27)

Reply:

1. With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories (NT) through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million.

2. & 3.

The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in the Hung Shui Kiu New Development Area. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected to be completed within 2018.

4. There is no formal or standard definition for “brownfield sites” at present. The term generally refers to agricultural or rural land in the NT, predominantly privately owned, that is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage, which are incompatible with the surrounding environment. These agricultural or rural land are mostly of irregular shape and size, intermingled with villages, squatters, active and fallow farmland, vegetation clusters and small knolls.

In accordance with the Town Planning Ordinance (Cap. 131), PlanD had undertaken enforcement action against 674 unauthorised development cases in the past three years involving those types of uses commonly associated with “brownfield sites” mentioned above. PlanD had instigated prosecution for 98 cases, of which 92 cases were successful conviction with fines ranging from \$2,000 to \$560,000.

Among cases of prosecution action for unlawful occupation of Government land undertaken by the Lands Department in the past three years, eight cases were related to unlawful occupation for dumping of fill materials, open storages, recycling yard and garage and convicted with fines ranging from \$16,200 - \$378,000.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)183****(Question Serial No. 0970)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Planning and Engineering Study on Tseung Kwan O Area 137, will the Government inform this Committee:

1. the estimated staff establishment and expenditure to be involved in the above planning and engineering study;
2. the timetable for the entire study and its current progress;
3. given that provision of a transport network is needed to support the development of Tseung Kwan O Area 137, whether enhancement of the transport network of Area 137 will be considered, such as exploring the construction of a railway line linking Hong Kong Island and Area 137; if yes, the details; if no, the reasons; and
4. whether the impact of the development of Area 137 on the existing transport network, especially on the carrying capacity of the MTR Tseung Kwan O Line, has been assessed?

Asked by: Hon LO Wai-kwok (Member Question No. 30)

Reply:

The Planning and Engineering Study on Tseung Kwan O Area 137 (the Study) is jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department. Four time-limited posts (including professionals and supporting staff) are created in PlanD to oversee the Study. The Approved Project Estimate for the Study is about \$29 million in money-of-the-day prices.

Under the Study, the Government will examine the feasibility of using the site for residential, commercial and other development purposes. We will take into consideration the relevant planning factors such as the traffic and transport facilities (including the potential railway extension) in the Study. The Study commenced in December 2016 and will take about three years to complete.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)184****(Question Serial No. 1473)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department is responsible for updating “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” and the related public engagement will be completed by the end of April 2017. In this regard, please advise whether there is any detailed plan and timetable for the subsequent work, such as finalisation, promotion and implementation of the strategic study, etc. If yes, what are the details? If no, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 32)

Reply:

As an integral part of the updating exercise of the territorial development strategy known as “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”), public engagement (PE) is being carried out from end-October 2016 to end-April 2017 to tap views of the community in an open, inclusive and collaborative manner. Taking into account the public views collected during the PE, preferred spatial development option(s) will be formulated for further technical assessments before finalising the updated territorial development strategy. It is expected that the “Hong Kong 2030+” study will be completed in 2018.

To ensure that the proposals of the “Hong Kong 2030+”, which cover a wide array of policy areas, could be carried forward after the promulgation of the updated territorial development strategy, a high-level steering structure within the Government is proposed for coordinating, prioritising and monitoring relevant initiatives among bureaux and departments based on the overall strategic framework of the “Hong Kong 2030+”.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)185****(Question Serial No. 1476)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department states that it will continue to undertake land use reviews with a view to increasing land and housing supply. In this connection, please advise on the following:

1. the area and the percentage of "Green Belt" land rezoned for housing development and the ratio of public housing/Home Ownership Scheme flats/private housing mix on the rezoned sites in the past three years; and
2. whether the suggestion from the community will be considered to rezone more "Green Belt" sites for building private housing in order to help alleviate home-purchase difficulties faced by the middle class and young people? If yes, what are the details? If no, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. 33)

Reply:

As part of the multi-pronged approach to increase land supply, the Government announced in the 2014 Policy Address that it had identified some 150 potential housing sites through land use reviews, most of which could be made available in the five years of 2014-15 to 2018-19 for housing development with a view to providing over 210 000 flats (over 70% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures. Of these, some 70 sites fall within "Green Belt" ("GB") zoning (with a total area of about 150 hectares (ha), accounting for about 1% of the total area of land zoned "GB" over the whole territory) and would be capable of providing over 80 000 flats (over 70% for public housing).

The Government also announced various initiatives to increase land supply in the 2013 Policy Address, which involved a total of 42 sites that were zoned or being rezoned for residential use in the short to medium term by end-2013, capable of providing about 40 000 flats in total (over 60% for public housing), of which one was originally in "GB" zoning (with an area of about 0.12 ha).

As at end-February 2017, among these some 190 potential housing sites, 94 sites had been zoned or rezoned for housing development, and are estimated to provide a total of about 115 000 housing units (about 68 400 public housing and 46 600 private housing units). Among these 94 sites, 20 were originally zoned “GB” and are estimated to provide a total of 15 600 housing units (about 45% for public housing).

As stated in the Long Term Housing Strategy Annual Progress Report released in December 2016, the total housing supply target for the ten-year period from 2017-18 to 2026-27 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply target will be 280 000 units and 180 000 units respectively. The Development Bureau and Planning Department continue to identify suitable housing sites to meet the housing supply targets. Through the on-going land use reviews together with the identification of additional housing sites, the Government announced in the 2017 Policy Address that it had identified 26 additional sites which are mostly estimated to be made available for housing development in the next five years of 2019-20 to 2023-24, capable of providing over 60 000 flats (over 80% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures. Among these 26 sites, ten fall within “GB” zoning (with a total area of about 50 ha), capable of providing a total of about 34 000 flats (over 90% for public housing).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)186****(Question Serial No. 2181)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Under this Programme, the Planning Department mentions that “In 2016, work on enforcement and prosecution against unauthorised developments continued, with 2 664 statutory notices issued for enforcement, and 171 defendants in respect of 61 cases successfully convicted.” In this regard, please advise on:

- (1) the details of the convictions and penalties in the 61 cases successfully convicted;
- (2) the average time normally taken, the current staff establishment and the expenditure for the enforcement and evidence collection work; whether the Department will increase the manpower and expenditure for such work in this financial year; and
- (3) the current number of outstanding cases and the estimated number of cases that can be handled in this financial year.

Asked by: Hon LUK Chung-hung (Member Question No. 30)

Reply:

- (1) In 2016, the 61 successfully convicted cases involved 171 summonses, with total fine for each case ranging from \$2,000 to \$520,000. A breakdown of the number of cases by the types of unauthorised developments (UDs) is provided below:

<b>Types of UDs</b>	<b>Number of Cases</b>
Workshop	1
Storage	31
Container-related uses	3
Vehicle park	5
Filling of pond/land and excavation of land	19
Others	2
<b>Total</b>	<b>61</b>

- (2) Planning enforcement and prosecution actions against UD's in the rural areas of the New Territories are undertaken by 69 staff of the Planning Department. As the work in respect of UD's is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for this area of work. In 2017-18, additional manpower resources will be provided in respect of the planning enforcement and prosecution work.

We do not have readily available information on the average time taken for enforcement and evidence collection work as it varies from case to case.

- (3) As at 1 March 2017, five cases instigated in 2016 are yet to be considered by the court. It is estimated that 50 prosecution cases would be handled in 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)187****(Question Serial No. 0351)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Programme, the Department will commence and manage the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (NT) this year. In this regard, please advise:

- (1) regarding information on the port back-up and open storage sites currently held by the Department, please provide data, by districts, on the followings: a. the gross floor area and site area involved; b. the types of land use on the sites; and c. the number of workers involved in the existing operation;
- (2) the additional staff establishment and the estimated expenditure to be involved in commencing and managing the Study on Existing Profile and Operations of Brownfield Sites in the NT by the Department in this financial year.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. 25)

Reply:

- (1) Under the Government's multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the New Territories (NT) with a higher concentration of brownfield sites (including port back-up, open storage and workshop uses), with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Area (NDA)s, Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites. Details on the gross floor area, land use and employment involved in the brownfield sites are not available at present.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc.

- (2) Four time-limited posts (including professionals and supporting staff) have been created in PlanD to oversee the Study. The cost estimate for the Study is \$13 million. The estimated expenditure in 2017-18 for the Study is about \$9.04 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)188****(Question Serial No. 0078)**

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department stated that the number of non-directorate posts will be decreased by 14 to 840 posts as at 31 March 2018. Please inform this Council of the nature of work, ranks and salaries of these posts and the reasons for such reduction.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 24)

Reply:

In 2017-18, 36 non-directorate posts will be deleted in the Planning Department (PlanD) mainly due to the lapse of time-limited posts created in previous years for various initiatives. The ranks, salary ranges and nature of work of these posts are set out below:

<b>Rank</b>	<b>No. of posts to be deleted</b>	<b>Salary Range (per month)</b>	<b>Nature of work</b>
Senior Town Planner	5	\$105,880 – \$121,985	Town Planning
Town Planner/ Assistant Town Planner	13	\$59,425 – \$99,205 / \$32,470 – \$49,445	Town Planning
Senior Survey Officer (Planning)	1	\$41,200 – \$54,230	Technical and survey support
Survey Officer/ Survey Officer Trainee (Planning)	7	\$20,060 – \$39,350 / \$13,180 – \$14,960	Technical and survey support
Technical Officer/ Technical Officer Trainee (Cartographic)	7	\$20,060 – \$39,350 / \$13,180 – \$14,960	Cartographic support
Official Languages Officer I	1	\$51,780 – \$65,150	Translation services
Senior Executive Officer	1	\$65,740 – \$99,205	Executive support
Clerical Assistant	1	\$12,120 – \$21,255	Clerical support
<b>Total</b>	<b>36</b>		



- 2 -

Taking account of the 22 non-directorate posts to be created in 2017-18, the net decrease of non-directorate posts in PlanD in the coming year is 14.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)189****(Question Serial No. 0079)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, the Department will continue to increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate. Will the Department provide information about the resources (including manpower and financial provision) allocated for and results of this work in each of the years from 2012-13 to 2016-17? What is the manpower and financial provision to be allocated for this work in 2017-18? Has the Department set any targets for this work in 2017-18?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 59)

Reply:

Since 2013, the Town Planning Board (TPB) has granted planning permission for relaxation of development intensity for 44 housing sites. The number of sites involved in the approved cases and the estimated increase in flat number from 2013 to 2016 is as follows:

<b>Year</b>	<b>No. of Housing Sites</b>	<b>Estimated Increase in Flat No.</b>
2013	13	1 787
2014	13	1 807
2015	15	4 162
2016	3	886
<b>Total</b>	<b>44</b>	<b>8 642</b>

The relevant work is undertaken by staff in the Planning Department as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

The increase in development intensity of individual housing sites is subject to application to and approval by TPB. No specific target has been set for such work in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)190****(Question Serial No. 0080)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, the Administration states that it will “continue to conduct public engagement for the ‘Hong Kong 2030+’, and finalise the updated territorial development strategy”. In this connection, please inform this Council if the Administration has any plan to abandon its outdated mindset and try to address community needs and consider community cohesiveness and harmony in a holistic and inclusive approach in its updated territorial development strategy? If yes, of the details, manpower and resources that will be allocated for such improvement; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 63)

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) envisions Hong Kong to be a liveable, competitive and sustainable “Asia’s World City”. This updating of the territorial development strategy adopts a people-centric approach and proposes a vision-driven and action-oriented plan to enhance liveability in our high-density compact city, to embrace economic challenges and opportunities, and to create capacity for sustainable growth. As an integral part of this updating exercise, public engagement (PE) is being carried out from end-October 2016 to end-April 2017 to tap views of the community in an open, inclusive and collaborative manner. The PE exercise includes a wide variety of activities and cuts across multiple platforms such as public forums, topical discussions, knowledge sharing seminars, guided visits, exhibitions, questionnaire surveys, school outreach programme, briefings to stakeholders, video and website.

The “Hong Kong 2030+” is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the resources incurred solely for this work. Separately, external expertise/professional services are/will be engaged to undertake technical assessments\* and conduct PE activities. The total expenditures for these external expertise/professional services are estimated to be about \$28.6 million.

\* The technical assessments include Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirements for Grade A Offices, Business and Industrial Uses.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)191****(Question Serial No. 0639)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

1. The Planning Department will continue with enforcement and prosecution actions against unauthorised developments in the rural New Territories. Will the Department step up enforcement and prosecution actions in the light of the demand for land? If yes, what are the details of work in this regard? If no, what are the reasons?
2. There will be a decrease of 12 posts under Programme (2). What are the details and the reasons for that? What are its implications for the work of the Department? If there will be no implications for its work, what are the reasons?

Asked by: Hon WONG Ting-kwong (Member Question No. 49)

Reply:

1. The Town Planning Ordinance empowers the Planning Authority to undertake enforcement and prosecution action against unauthorised developments (UDs) in the Development Permission Areas in the rural New Territories (NT). The Planning Department (PlanD) will continue to monitor closely cases of UD and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural NT.
2. In 2017-18, 35 posts under Programme (2) District Planning will be deleted in PlanD mainly due to the lapse of time-limited posts created in previous years for various initiatives. The breakdown is set out below:

<b>Rank</b>	<b>No. of posts to be deleted</b>
Chief Town Planner	1
Senior Town Planner	5
Town Planner/Assistant Town Planner	13
Senior Survey Officer (Planning)	1
Survey Officer/Survey Officer Trainee (Planning)	7

<b>Rank</b>	<b>No. of posts to be deleted</b>
Technical Officer/Technical Officer Trainee (Cartographic)	7
Official Languages Officer I	1
Total	35

Taking account of the 22 non-directorate posts and one directorate post to be created in 2017-18, the net decrease of posts under Programme (2) District Planning in PlanD in the coming year is 12. PlanD will continue to meet the service requirements through internal redeployment of existing resources.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)192****(Question Serial No. 0862)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

With respect to the land use review of Kowloon East, please inform this Committee of:

- 1) the work details of the Wang Chiu Road Project, the Lam Tin Estate Project and the Kwong Tin Estate Project in 2017-18 as well as the estimated expenditure and manpower involved;
- 2) the work details of the Wong Tai Sin Community Centre Project in 2017-18 as well as the estimated expenditure and manpower involved; and
- 3) whether comprehensive planning studies and assessments of the rezoning of land within the Kowloon East district have been conducted over the past three years with a view to examining the impact of these planning projects on the overall capacity of the transport and community facilities in Kowloon East; if yes, the details and contents?

Asked by: Hon WU Chi-wai (Member Question No. 54)

Reply:

(1) & (2)

As part of the Government's multi-pronged strategy to increase land supply, some 210 potential housing sites have been identified since 2013 through on-going land use reviews. Among these are Wang Chiu Road site identified in 2014, and the Public Transport Interchange (PTI) sites near Kwong Tin Estate and Lam Tin Estate as well as the Wong Tai Sin Community Centre (WTSCC) site identified in 2017.

The proposed amendments to the relevant outline zoning plan to facilitate the Wang Chiu Road public housing development were agreed by the Town Planning Board (TPB) on 17 March 2017 and will be exhibited for public inspection in the first half of 2017. As for the two PTI sites and WTSCC site, as with the established practice, the concerned departments will consult the District Councils and relevant stakeholders on the development of individual sites as and when they are ready after completion of relevant technical assessments, and submit the rezoning proposal for consideration by the TPB (if required).



The relevant work is undertaken by staff in the Planning Department (PlanD) as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

- (3) The Kowloon East is an already built-up urban area and PlanD has not conducted any comprehensive planning study for the area in the past three years. For individual potential housing sites within Kowloon East, PlanD and other departments will assess the feasibility and impact of housing developments in accordance with the established mechanism to ensure that the developments will comply with the Hong Kong Planning Standards and Guidelines, and no unacceptable impact will be caused to the local community. If necessary, technical assessments would be undertaken and required mitigation measures to minimise the potential impacts on the traffic, infrastructure, community facilities, environment, air ventilation would be implemented.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)193****(Question Serial No. 1118)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of:

- 1) the number of complaints about unauthorised developments (UDs) within “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” and “Agriculture” zones; the number of enforcement notices, stop notices and reinstatement notices issued; the number of prosecution cases and the number of persons convicted in these cases in the past three years; and
- 2) the lots (with the locations and area provided) damaged by UD within “CA” and “CPA” zones in the past three years.

Asked by: Hon WU Chi-wai (Member Question No. 107)

Reply:

- 1) The number of complaints against alleged unauthorised developments (UDs) within “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in the past three years are as follows:

Year	No. of complaints on alleged UD within “CA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	36	19(9)	0(0)	14(2)	0(0)
2015	55	40(10)	0(0)	39(10)	0(0)
2016	28	20(7)	0(0)	10(4)	4(4)

Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	17	41(8)	0(0)	20(3)	0(0)
2015	39	15(6)	0(0)	19(4)	1(1)
2016	32	38(7)	0(0)	26(4)	2(3)

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	166	322(48)	0(0)	138(26)	4(8)
2015	239	375(63)	0(0)	252(36)	9(26)
2016	205	441(66)	0(0)	292(42)	18(55)

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2014	253	485(92)	0(0)	168(40)	14(34)
2015	299	623(104)	0(0)	98(26)	14(27)
2016	312	785(157)	0(0)	262(37)	20(49)

- 2) We do not have readily available information on the private lots encroached by UD's within "CA" and "CPA" in the past three years. Significant resources are required for compiling the relevant lot details. To give an indication of the situation, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) that had been served with EN in "CA" and "CPA" zones in the past three years:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2014	3.45	0.32	0.17	0
2015	4.46	0.42	0.19	0
2016	4.05	0.31	0.15	0

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)194****(Question Serial No. 1927)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Territorial PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the “Hong Kong 2030+” Study undertaken by the Department, please advise this Committee of the following:

- a) What was the expenditure on the “Hong Kong 2030+” Study for the past five years? Please provide details in the table below.

Year	Total Expenditure on Study	Expenditure on Environmental Assessment	Expenditure on Public Engagement	Expenditure on Administration Cost	Expenditure on Legal Cost	Expenditure on Manpower
2012-13						
2013-14						
2014-15						
2015-16						
2016-17						

- b) What is the estimated expenditure on the “Hong Kong 2030+” Study this year? Please provide details in the table below.

Year	Total Expenditure on the Study	Expenditure on Environmental Assessment	Expenditure on Public Engagement	Expenditure on Administration Cost	Expenditure on Legal Cost	Expenditure on Manpower
2017-2018 (estimated)						

- c) What is the estimated expenditure on engaging consultants for the “Hong Kong 2030+” Study this year? Please provide details in the table below.

Year	Name of Company	Nature of Project	Expenditure on Consultancy
2017-2018 (estimated)			

- d) What was the expenditure on engaging consultants for the “Hong Kong 2030+” Study for the past five years? Please provide details in the table below.

Year	Name of Company	Nature of Project	Expenditure on Consultancy
2012-13			
2013-14			
2014-15			
2015-16			
2016-17			

- e) How many discussions the Government had held with the Mainland over the “Hong Kong 2030+” Study in the past five years? What was the expenditure involved? Please provide details in the table below.

2012-13			
Date of Discussion	Participants	Location of Discussion	Expenditure

2013-14			
Date of Discussion	Participants	Location of Discussion	Expenditure

2014-15			
Date of Discussion	Participants	Location of Discussion	Expenditure

2015-16			
Date of Discussion	Participants	Location of Discussion	Expenditure

2016-17			
Date of Discussion	Participants	Location of Discussion	Expenditure

Asked by: Hon YEUNG Alvin (Member Question No. 85)

Reply:

The “Hong Kong 2030+” Study commenced in 2015 and is conducted by staff of the Planning Department (PlanD) and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work. External expertise/professional services are/will be engaged as necessary to undertake technical assessments and conduct public engagement (PE) activities. The total expenditure for these external expertise/professional services including the PE is estimated to be about \$28.6 million. Of these, about \$0.3 million and \$4.3 million were spent on PE in 2015-16 and 2016-17 respectively. The estimated expenditure on PE in 2017-18 is about \$1.7 million.

As regards the various consultancy services on technical assessments, a breakdown of expenditures from 2014-15 is set out below:

<b>Year<sup>#</sup></b>	<b>Name of Company</b>	<b>Nature of Project</b>	<b>Expenditure on Consultancy (\$m) (about)</b>
2014-15	ICF Consulting Services Hong Kong Limited	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2.00
	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	0.15
2015-16	ICF Consulting Services Hong Kong Limited	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2.07
	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	1.65
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	2.56
2016-17	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	0.33
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	0.76
2017-18 (estimated)	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	1.93
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	2.39
	To be tendered	Sustainability Assessment for Hong Kong 2030+	Subject to tender

# No expenditure incurred for “Hong Kong 2030+” during 2012-13 and 2013-14

As part of the technical visit to Guangdong Province, a briefing on “Hong Kong 2030+” to the Guangzhou Land Resources & Urban Planning Committee was held on 15 February 2017. The expenditure involved was \$840, being the transport costs between Hong Kong and Guangzhou for the two PlanD staff concerned.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)195****(Question Serial No. 2049)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please list in table form the development projects with cross-boundary dimensions in the Hong Kong-Macao-Guangdong Planning and Infrastructure Database in the past five years (up to the end of February 2016) and their respective monitoring or study expenditure; and if consultancy studies by external organisations are involved, please also provide the names of the respective consultants/contractors/service providers.

Asked by: Hon YEUNG Alvin (Member Question No. 49)

Reply:

The Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is jointly developed by the Planning Department and the Census and Statistics Department for internal reference by government departments/bureaux. Apart from socio-economic statistics in the region, the Database mainly covers general information on major roads and railways in Guangdong, and their connections with Hong Kong. The Database does not contain information on study costs, monitoring costs or consultants/contractors/service providers of these infrastructure projects.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)196****(Question Serial No. 3007)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, it is stated that the Planning Department will continue to increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate. Please provide the details of the individual sites allowed to increase their maximum domestic plot ratios in 2016-17, including the location, area and change in plot ratio of the sites, and the estimated increase in flat number as a result of the increase in maximum domestic plot ratio; and the estimated number of applications for an increase in maximum domestic plot ratio to be received in 2017-18.

Will there be any increase in manpower and expenditure for handling such work in 2017-18 as compared with 2016-17? If yes, what are the details?

Asked by: Hon YUNG Hoi-yan (Member Question No. 41)

Reply:

The Town Planning Board (TPB) approved one planning application for relaxation of development intensity in the financial year of 2016-17. Details of the approved case are as follows -

<b>Location</b>	Shek Kip Mei
<b>Total Site Area (about)</b>	20 910 square metres
<b>Change in Plot Ratio</b>	From 5.5 to 6.8
<b>Estimated Increase in Flat Number</b>	792

We are unable to estimate the number of planning applications for an increase in maximum domestic plot ratio that might be received by TPB in 2017-18.

The relevant work is undertaken by staff in the Planning Department as part of their overall duties. We are unable to provide a breakdown of the manpower and expenditure involved solely with the work in 2017-18, or the change in resources as compared to 2016-17.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)197**

**(Question Serial No. 3293)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

It is stated in the Matters Requiring Special Attention under this Programme in 2017-18 that the Government will commence studies for various projects. In this connection, would the Government advise this Committee of:

- (1) the operational expenses, staff establishment and estimated expenditure on remuneration involved in continuing the design of the advance works and first stage works for the Kwu Tung North and Fanling North NDAs in 2017-18;
- (2) the operational expenses, staff establishment and estimated expenditure on remuneration involved in continuing the detailed design of the Tung Chung New Town Extension in 2017-18;
- (3) the operational expenses, staff establishment and estimated expenditure on remuneration involved in continuing the detailed design of the advance works for development of Lok Ma Chau Loop in 2017-18.

Asked by: Hon CHAN Chi-chuen (Member Question No. 40)

Reply:

Operational expenses in 2017-18 under Head 33 for taking forward items (1) to (3) are mainly personal emoluments of in-house staff working on the projects. The details are set out below:-

Item	Operational Expenses (\$ million) (Note 1)	Staffing (Note 2)
(1) Design of the advance works and first stage works for the Kwu Tung North and Fanling North New Development Areas	16.5	15 professional staff
(2) Detailed design of the Tung Chung New Town Extension	9.4	9 professional staff
(3) Detailed design of the advance works for development of Lok Ma Chau Loop	(Note 3)	2 professional staff

Note 1: Operational expenses refer to annual staff cost in terms of notional annual mid-point salary value.

Note 2: There are directorate officers overseeing the above projects as well as other supporting technical and clerical staff involved. There is no separate breakdown for the personal emoluments of such staff involved.

Note 3: There is no separate breakdown for the personal emoluments of staff who have also taken up other projects apart from Lok Ma Chau Loop.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)198**

**(Question Serial No. 2153)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

It is stated in the Matters Requiring Special Attention in 2017-18 that the Civil Engineering and Development Department will continue the design of the advance works and first stage works for the Kwu Tung North and Fanling North NDAs. Would the Government advise of the following:

- (1) As regards the advance works for the Kwu Tung North and Fanling North NDAs, please specify in details the names of consultants and consultancy fees, investigation fees, and fees related to social work teams and design work;
- (2) As regards the expenditure for land resumption involved in the advance and first stage works, please advise the number of households concerned and estimated expenditure for land resumption compensation and ex-gratia allowance;
- (3) As regards land resumption compensation for Kwu Tung North Area 29, please specify in details the number of applicants for land and ex-gratia allowance, as well as the amount so involved;
- (4) As regards the Government's effort in taking forward tree protection and transplants in Kwu Tung North and Fanling North in 2017-18, what are the estimated expenditure and manpower so involved, as well as the numbers and species of trees subject to protection and transplants;
- (5) What are the expenditure and detailed staffing arrangements for consultations with the residents affected in this financial year?

Asked by: Hon CHU Hoi-dick (Member Question No. 40)

Reply:

- (1) The detailed design of the Advance Works and First Stage Works of Kwu Tung North and Fanling North New Development Areas (KTN and FLN NDAs) is undertaken by AECOM Asia Company Limited. The estimated expenditures on consultancy/design, ground investigation works and social service team in 2017-18 are \$23.7 million, \$13.3 million and \$3.0 million respectively.
- (2) Pending finalisation of the exact project boundary and detailed survey, we do not have information on the number of households to be affected by land resumption for the Advance and First Stage Works of KTN and FLN two NDAs. No estimate on the land resumption compensation and ex-gratia allowance is available at this stage.
- (3) Two lots have been resumed in Area 29 of KTN NDA. The estimated land acquisition cost is about \$360 million. There has been no application for ex-gratia allowance.
- (4) Pending completion of the detailed design of the KTN and FLN NDAs in early 2018, we do not have details of the trees to be subject to protection and transplants at this stage.
- (5) Public consultation is part of the work undertaken by the staff of the Civil Engineering and Development Department. We do not have a breakdown of the manpower resources involved solely with this work.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)199**

**(Question Serial No. 2382)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Please provide the following information for the previous 5 years:

(a) the remuneration for staff and other expenses in respect of the planned projects in each New Development Area (NDA) and new town (those in Hung Shui Kiu, Kam Tin South, Yuen Long South, Kwu Tung North, Fanling North, New Territories North, Tung Chung Extension, Lantau).

Asked by: Hon CHU Hoi-dick (Member Question No. 59)

Reply:

The total remuneration for staff and other expenses in the Civil Engineering and Development Department for the previous 5 years for taking forward the NDA related, new town related, and major planning projects are summarised below:-

<b>Planned Development Projects</b>	<b>Total Remuneration for staff in the previous 5 years <sup>1</sup> (\$ million)</b>	<b>Other expenses in the previous 5 years <sup>2</sup> (\$ million)</b>
(1) Hung Shui Kiu New Development Area (NDA)	32.4	48.1
(2) Public housing development at Kam Tin South	8.1	6.9
(3) Yuen Long South development	12.9	25.5
(4) Kwu Tung North/Fanling North NDAs	57.6	93.6
(5) New Territories North	11.8	20.6
(6) Tung Chung New Town Extension	19.4	76.3
(7) Lantau <sup>3</sup>	41.1	66.0

<sup>1</sup> Remuneration for staff under Head 33 for the previous 5 years (i.e. 2012-13 to 2016-17) for taking forward the above projects are mainly personal emoluments of in-house staff working on the projects. The projects were managed by directorate officers on a part-time basis, with support from professional staff on a full-time basis. There is no separate breakdown of the manpower expenses for the directorate officers on a part-time basis specifically for these projects. As a rough indication, the manpower expenses for the professional staff on a full-time basis from 2012-13 to 2015-16 are estimated in terms of the 2016-17 notional annual mid-point salary value.

<sup>2</sup> Other expenses under the Capital Works Reserve Fund for the previous 5 years for taking forward the above projects are mainly payments to consultants and other expenses of carrying out studies, design and/or site investigation works of the projects.

<sup>3</sup> The figures provided above for item (7) Lantau cover major planned development projects in Lantau, including Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong – Zhuhai – Macao Bridge; Infrastructure works for public housing development at Area 54, Tung Chung; Sunny Bay Reclamation; Strategic studies for artificial islands in the central waters; and Siu Ho Wan Reclamation and Landside Development

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)200****(Question Serial No. 1413)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

On the matters relating to new development planning and reclamation works, please advise us:

(a) Please provide information in the form below:

- (i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans
- (ii) the area of land within the planning scope
- (iii) the projected or actual area of reclamation
- (iv) the area of land within the planning scope that will be (will continue to be) used for agricultural purposes
- (v) the area of the green belt within the planning scope that will be (will continue to be) used for agricultural purposes
- (vi) the total area of agricultural land rezoned to non-agricultural uses
- (vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)
- (viii) the actual/projected total area of permanent loss of fishing grounds
- (ix) the actual/projected total area of temporary loss of fishing grounds
- (x) the actual/projected total area of fishing restricted areas that have been/will be established
- (xi) the area of land occupied by the vegetable marketing co-operative societies/vegetable depots within the planning scope
- (xii) the number and locations of pig farms on agricultural land rezoned to non-agricultural uses
- (xiii) the number and locations of chicken farms on agricultural land rezoned to non-agricultural uses
- (xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses
- (xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted

<b>Proposed or existing development plan</b>	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)
Kwu Tung North and Fanling North NDAs															
Hung Shui Kiu NDA															
Yuen Long South															
Kam Tin South near the West Rail Line and 3 adjacent public housing sites															
Other areas in the Northern New Territories															
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, South West Tsing Yi, Ma Liu Shui and artificial islands in the central waters)															
Development of Lantau (Tung Chung New Town Extension, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)															
Wang Chau Public Housing Development															
Development planning and maritime engineering															

- (b) On the matters relating to the new development planning and reclamation works in the next 5 years, please provide information in the form below: (i) the projected or actual area of reclamation; (ii) the projected or actual area of agricultural land to be affected/affected by the works; (iii) the projected or actual area of loss of fishing grounds; (iv) the projected or actual number and locations of poultry farms to be affected/affected by the works; (v) the projected or actual area of agricultural land under active farming to be affected/affected by the works; and (vi) the locations of the vegetable marketing co-operative societies and number of vegetable depots to be affected/affected by the works.

<b>Item</b>	(i)	(ii)	(iii)	(iv)	(v)	(vi)

- (c) What were the expenditure and staff establishment involved in consultations and studies for such development planning work and other items in 2016-17?

Asked by: Hon HO Chun-yin, Steven (Member Question No. 22)

Reply:

- (a) Information on the respective proposed or on-going development planning is set out below:

Table 1

<b>Proposed or Existing Development Planning</b>	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Kwu Tung North and Fanling North NDAs	Under review	612	Nil	58	128	87.6	28
Hung Shui Kiu New Development Area (HSK NDA)	Under review	714	Nil	Nil	54	27	7
Yuen Long South (YLS)	To be determined	223	Nil	14	8	14	7
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works to commence in 2018	19	Nil	Nil	Nil	2.9	3.9
Other northern areas in the New Territories (Note1)	No relevant information available						
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil	Nil	Nil

<b>Proposed or Existing Development Planning</b>	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Development of Lantau (Tung Chung New Town Extension, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island) (Note 2)	Commence in 2017 Completion date under review	250	129	Nil (Note 3)	12 (Note 3 and 4)	4.5 (Note 5)	0.7 (Note 5)
Wang Chau Public Housing Development (Note 6)	Commence in 2018 Complete in 2021	5.6	Nil	Nil	Nil	3.5	0.05
Other development planning and maritime engineering - Tuen Mun Area 54	Commence in 2011 Completion date under review	14.5	Nil	Nil	Nil	13.7	2.9

Table 2

<b>Proposed or Existing Development Planning</b>	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no)	(xii) (no)
Kwu Tung North and Fanling North NDAs	Nil	Nil	Nil	2 (about 382 m <sup>2</sup> )	1
Hung Shui Kiu New Development Area (HSK NDA)	Nil	Nil	Nil	1 (to be confirmed) (Note 7)	Nil

<b>Proposed or Existing Development Planning</b>	(viii)	(ix)	(x)	(xi)	(xii)
	(ha)	(ha)	(ha)	(no)	(no)
Yuen Long South (YLS)	Nil	Nil	Nil	1 (about 175 m <sup>2</sup> ) (Note 8)	1 (to be confirmed) (Note 9)
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Nil	Nil	Nil	Nil	Nil
Other northern areas in the New Territories (Note1)	No relevant information available				
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil
Development of Lantau (Tung Chung New Town Extension, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island) (Note 2)	150	200	Nil	Nil (Note 10)	Nil
Wang Chau Public Housing Development (Note 6)	Nil	Nil	Nil	Nil	Nil

<b>Proposed or Existing Development Planning</b>	(viii)	(ix)	(x)	(xi)	(xii)
	(ha)	(ha)	(ha)	(no)	(no)
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil

Table 3

<b>Proposed or Existing Development Planning</b>	(xiii)	(xiv)	(xv)
	(no)	(no)	(\$ million)
Kwu Tung North and Fanling North NDAs	Nil	No relevant information available	No relevant information available
Hung Shui Kiu New Development Area (HSK NDA)	Nil (Note 11)	No relevant information available	No relevant information available
Yuen Long South (YLS)	2 (to be confirmed) (Note 9)	No relevant information available	No relevant information available
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Nil	No information available	No information available
Other northern areas in the New Territories (Note1)	No relevant information available		

<b>Proposed or Existing Development Planning</b>	(xiii)  (no)	(xiv)  (no)	(xv)  (\$ million)
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Nil	Nil	Subject to further study
Development of Lantau (Tung Chung New Town Extension, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island) (Note 2)	Nil	Relevant information not yet available	Relevant information not yet available
Wang Chau Public Housing Development (Note 6)	Nil	Nil	About \$39.3
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	Nil

Notes :

1. The Preliminary Feasibility Study on Developing the New Territories North jointly commissioned by the Civil Engineering and Development Department (CEDD) and the Planning Department is a preliminary feasibility study. It does not include detailed investigation of land for livestock keeping and agricultural uses.

2. The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
3. According to the land uses designated on the outline zoning plan (“OZP”) (covering the Tung Chung New Town Extension only).
4. Apart from in “Green Belt” zones, agricultural use is also always permitted in “Village Type Development”, “Conservation Area” and “Coastal Protection Area” zones.
5. Excluding approximately 7.2 ha of land with fruit trees.
6. The information covers the roads and infrastructure works serving Phase 1 of Wang Chau development only. The information does not include the remaining phases of public housing developments at Wang Chau, Yuen Long. The CEDD will engage consultants for an engineering feasibility study for the remaining phases of the proposed public housing developments of Wang Chau.
7. There are two vegetable marketing co-operative societies/vegetable depots in the HSK NDA. According to the revised Recommended Outline Development Plan (RODP) of the study, one of them would not be affected, while the retention of another one at the southern edge of the NDA is subject to further study of the Green Transit Corridor.
8. There were one vegetable marketing co-operative society and one vegetable depot in the YLS development area. According to Planning Department’s site visit in February 2016, the vegetable depot had moved out of the development area.
9. The Stage 3 Community Engagement of the relevant study was completed on 19 April 2016. According to the draft RODP of the study, the two chicken farms and one pig farm at the centre of the YLS development area would need to be removed. The retention of another chicken farm and two pig farms at the southern edge of the development area is subject to the formulation and implementation of feasible mitigation measures.
10. There is one vegetable marketing co-operative society/vegetable depot within the Tung Chung New Town Extension. According to the RODP of the study, it would not be affected by the development.
11. There is one chicken farm in the HSK NDA. According to the revised RODP of the study, it is not within the development area and will not be affected by the development.

(b) The information on the respective new development planning and reclamation works in the next five years is provided below:

<b>Project</b>	(i) (ha)	(ii) (ha)	(iii) (ha)	(iv) (no)	(v) (ha)	(vi) (no)
Cross Bay Link , Tseung Kwan O	Less than 0.3	Nil	Less than 0.3	Nil	Nil	Nil



(c) The estimated expenditure and manpower deployed by CEDD in 2016-17 are set out below –

	<b>Project Expenditure in 2016-17 (\$ million)</b>	<b>No. of CEDD professional staff involved with the project / study</b>
Kwu Tung North and Fanling North NDAs	38.3	15
HSK NDA	28.2	12
YLS	6.0	3
KaTS	2.4	3
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Ma Liu Shui, artificial islands in the central waters)	21.6	8
	<b>Project Expenditure in 2016-17 (\$ million)</b>	<b>No. of CEDD professional staff involved with the project / study</b>
Development of Lantau (Tung Chung New Town Extension)	34.4	10
Wang Chau Public Housing Development	1.8	2
Tuen Mun Area 54: Site 4A(South) and Site 5	In-house	1
Cross Bay Link, Tseung Kwan O	4.0	3

Note: Project expenditure includes consultancy fee and cost of surveys and ground investigation works. There are also officers at senior management level who oversee the project, and technical and clerical staff involved in providing support as part of their overall duties.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)201**

**(Question Serial No. 3154)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the matters relating to provision of land and infrastructure under this Programme, please advise this Committee:

- (1) of the details on each item of land formation, infrastructure construction and other land works completed by the Civil Engineering and Development Department and delivered for use by other government departments for each of the past 3 financial years, including the item locations, area occupied, expenditure involved in infrastructure provision and other works (as well as total manpower of construction workers), finalised uses, as well as names of government departments responsible for management;
- (2) of the details on each item of land formation, infrastructure construction and other land works to be completed by the Civil Engineering and Development Department and delivered for use by other government departments for this financial year, including the item locations, area occupied, expenditure involved in infrastructure provision and other works (as well as total manpower of construction workers), finalised uses, names of government departments responsible for management, as well as breakdown of the relevant expenditure;

Asked by: Hon LUK Chung-hung (Member Question No. 28)

Reply:

- 1) The projects under the Civil Engineering and Development Department (CEDD) involving land formation, infrastructure works or other ancillary works for the provision of land, which were completed and handed over to other government departments from 2014 up to March 2017 are as follows:

<b>Project Location</b>	<b>Approximate Area of Land Formation (hectares)</b>	<b>Estimated Cost of Construction Works Project (\$ million)</b>	<b>Main Government Departments Handed Over To (Finalised Land Uses being Proposed)</b>
Development at Anderson Road	15.6	3,467	LandsD (Schools, district open spaces and clinic)
Wan Chai Development Phase II	6.8	4,643	Highways Department via Lands Department (LandsD) / CEDD's works site (Open Space)
Kai Tak Development - Former North Apron	8.1	2,611	LandsD (Residential/ Commercial development, Comprehensive Development Area, Government, Institution or Community facilities and other specified uses)
Sites Adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	3.2	781	LandsD (Private residential development)
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23	491	Architectural Services Department (BCP buildings)
Kai Tak Development - Former Runway	3.2	540	LandsD (Commercial development)

We do not have readily available breakdown of the construction manpower involved for individual projects.

- 2) On-going CEDD projects involving land formation, infrastructure works or other ancillary works for the provision of land, which will be handed over to other government departments in 2017 are as follows:

<b>Project Location</b>	<b>Approximate Area of Land Formation (hectares)</b>	<b>Estimated Cost of Construction Works Project (\$ million)</b>	<b>Main Government Departments Taking Over Completed Works  (Finalised Land Uses being Proposed)</b>
Tuen Mun Area 54 Site 1&1A, Site 3/4(East)	6.3	1,047	Hong Kong Housing Authority (Public housing development)
Tuen Mun Area 54 Site 4A(West)	1.1		LandsD (Government, Institution or Community facilities)
Wan Chai Development Phase II	0.3	4,643	LandsD and Transport Department (Open space, public road and waterfront related commercial and leisure uses)

We do not have readily available breakdown of the construction manpower involved for the individual works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)202****(Question Serial No. 1499)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)Director of Bureau: Secretary for DevelopmentQuestion:

1. The actual area of land formed in 2016 was 10.8 hectares. Please specify the land uses.
2. The estimate area of land formed in 2017 is 7.7 hectares. Please specify the land uses.
3. The total area of land formed for the 2 years (i.e. 2016 and 2017) is merely 18.5 hectares (including actual area of 10.8 hectares and estimated area of 7.7 hectares), while the actual area of land formed in 2015 alone was already 26.3 hectares. Will the substantial reduction in the actual area of land formed persistently reduce the future land supply and make it impossible to address the demand for housing in the society?
4. As regards the development of Lok Ma Chau Loop, what is the progress so far? Please account for the details of the works and anticipated time-table for putting land into use.

Asked by: Hon MA Fung-kwok (Member Question No. 78)Reply:

1. The breakdown of the area of land formed by the Civil Engineering and Development Department (CEDD) within 2016 is as follows:

Location of Project	Area of Land Formation	Finalised Land Uses being Proposed
Sites Adjacent to Lung Ping Road at Tai Wo Ping	2.2 ha	Private residential development
Kai Tak Development – Former Runway	2.2 ha	Commercial / residential development

<b>Location of Project</b>	<b>Area of Land Formation</b>	<b>Finalised Land Uses being Proposed</b>
Kai Tak Development – Former North Apron	6.2 ha	Residential, commercial and Comprehensive Development Area
Wan Chai Development Phase II - Central - Wan Chai Bypass at Wan Chai West	0.2 ha	Open Space
<b>Total</b>	<b>10.8 ha</b>	

2. The breakdown of the area of land expected to be formed by CEDD within 2017 is as follows:

<b>Location of Project</b>	<b>Estimated Area of Land Formation</b>	<b>Finalised Land Uses being Proposed</b>
Site Formation and Infrastructure Works near Tong Hang Road and Tsz Tin Road in Area 54, Tuen Mun	7.4 ha	Public housing development, Government, Institution or Community facilities
Wan Chai Development Phase II - Central - Wan Chai Bypass at Wan Chai West	0.3 ha	Open Space, public road and waterfront related commercial and leisure uses
<b>Total</b>	<b>7.7 ha</b>	

3. The area of land formed varies each year according to the progress and phasing of on-going site formation and infrastructure projects. The area of land formed by CEDD in 2016 and 2017 are expected to be less than those in 2015, mainly because some major projects involving land formation and infrastructure works had been substantially completed in 2015. For example, about 23 hectares of land were formed under the Liantang/Heung Yuen Wai Boundary Control Point Project in 2015.

4. The development of the Lok Ma Chau Loop (the Loop) into the “Hong Kong-Shenzhen Innovation and Technology Park” (“the Park”) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. CEDD will support the development by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and will submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council in due course. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)203****(Question Serial No. 3006)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: ( 3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the planning, design and construction works for the supporting infrastructure of public housing sites in the work items for 2016-17, please advise this Committee of following:

- 1) Please use the form below to provide information on the planning, design and construction works for the supporting infrastructure of public housing sites in 2014-15 and 2015-16, including i) location of land, ii) area and iii) expenditure so involved;

i)	ii)	iii)

- 2) Please use the form below to provide information on the ongoing planning, design and construction works for the supporting infrastructure of public housing sites, including i) location of land, ii) area, iii) estimated expenditure so involved and iv) anticipated completion dates;

i)	ii)	iii)	iv)

- 3) Please use the form below to provide information on the planning, design and construction works for the supporting infrastructure of public housing sites to be commenced within the next 24 months, including i) location of land, ii) area, iii) estimated expenditure so involved and iv) anticipated completion dates;

i)	ii)	iii)	iv)



Asked by: Hon WU Chi-wai (Member Question No. 47)

Reply:

- 1) CEDD infrastructure projects for supporting public housing development with planning, design and construction works completed between 2014-15 and 2016-17 are as follows:

<b>Location of land</b>	<b>Area (ha)</b>	<b>Estimated Cost of Planning, Design and Construction Works Project (\$ million)</b>
Kai Tak Development – Site 1G1(B) at former north apron	0.6	No separate breakdown on the cost of public housing sites in a mixed development

- 2) CEDD infrastructure projects for supporting public housing development with on-going planning, design or construction works are as follows#:

<b>Project Location</b>	<b>Public Housing Site Area (ha)</b>	<b>Estimated Cost of Planning, Design and Construction Works Project (\$ million)</b>	<b>Anticipated Completion Date of Works</b>
Area 16 and 58D, Sha Tin	4.4 <sup>^</sup>	4.7 (Design Cost) 224.5 (Construction Cost)	2018
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	3.6	8.0 (Design Cost) 114.8 (Construction Cost)	2018
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	1.5	9.8 (Design Cost) 108.4 (Construction Cost)	2018
Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	6.3	(In-house design) 1,046.5 (Construction Cost)	2019
Queen's Hill, Fanling	13.6	13.4 (Design Cost) 1,459.5 (Construction Cost)	2019

<b>Project Location</b>	<b>Public Housing Site Area (ha)</b>	<b>Estimated Cost of Planning, Design and Construction Works Project (\$ million)</b>	<b>Anticipated Completion Date of Works</b>
Anderson Road Quarry	1.5	No separate breakdown on the cost of public housing site in a mixed development	2020
Tung Chung Area 54	3.3	10.0 (Design Cost) 284.8 (Construction Cost)	2020
Fanling North New Development Area (NDA) (Advance Works)	5.8	No separate breakdown on the cost of public housing sites forming part of the NDA development	2020 (Subject to funding approval)
Kwu Tung NDA (Advance Works)	9.8		2021 (Subject to funding approval)
Wang Chau, Yuen Long Phase 1*	5.6	19.0 (Design Cost) (Construction Cost Under review)	2021
Initial Sites at Kam Tin South, Yuen Long (for infrastructure only)	14.3	27.1 (Design Cost) (Construction Cost Under review)	2021 (Advance Works only)
Chung Nga Road East and West, and Area 9, Tai Po	7.2	2.6 (Design Cost) 1,146.8 (Construction Cost for Phase 1)	2022
Hung Shui Kiu NDA (Advance Works, Phases 1 & 2)	1.2	No separate breakdown on the cost of public housing sites forming part of the NDA development	Under review
Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	1.5	15.0 (Design Cost) (Construction Cost Under review)	Under review

<b>Project Location</b>	<b>Public Housing Site Area (ha)</b>	<b>Estimated Cost of Planning, Design and Construction Works Project (\$ million)</b>	<b>Anticipated Completion Date of Works</b>
Tung Chung New Town Extension	30.2	No separate breakdown on the cost of public housing sites in a mixed development	Under review
Ex-Lamma Quarry, Sok Kwu Wan	1.4	No separate breakdown on the cost of public housing sites in a mixed development	Under review
Area 48, Fanling	Under review	15.5 (Design Cost) (Construction Cost Under review)	Under review
Pokfulam South	15	27.0 (Design Cost) (Construction Cost Under review)	Under review
San Hing Road, Tuen Mun	Under review	Under review	Under review
Area 54, Tuen Mun: Site 4A (South) and Site 5	1.7	Under review	Under review
Kai Tak Development Sites 2B3, 2B4, 2B5 and 2B6 at former north apron	4.5	No separate breakdown on the cost of public housing sites in a mixed development	Under review
Ex-Cha Kwo Ling Kaolin Mine Site	0.3	No separate breakdown on the cost of public housing sites in a mixed development	Under review

Note:

- # Public housing sites undergoing feasibility studies but yet to confirm the commencement of the planning, design or construction works are not included in the table.
- ^ CEDD is responsible for the infrastructure project to support a public housing site with a total area of 4.4 ha, within which 0.2 ha of land is to be formed by CEDD.
- \* The information does not include the remaining phases of public housing developments at Wang Chau, Yuen Long. The CEDD will engage consultants for an engineering feasibility study for the proposed public housing developments at the remaining phases of Wang Chau.

- 3) CEDD infrastructure projects for supporting public housing development with planning, design or construction works planned to commence in the coming 24 months are as follows#:

<b>Project Location</b>	<b>Public Housing Site Area (ha)</b>	<b>Estimated Cost of Planning, Design and Construction Works Project (\$ million)</b>	<b>Anticipated Completion Date of Works</b>
Pik Wan Road, Yau Tong	2.6	19.5 (Design Cost)	Under review
Hiu Ming Street, Kwun Tong	1.1	(Construction Cost Under review)	2021
Yuen Long South Development Stage 1, Phases 1 & 2	Under study	Under study	Under study

- # Public housing sites undergoing feasibility studies but yet to confirm the commencement of the planning, design or construction works in the coming 24 months, such as Ma On Shan and Tseung Kwan O feasibility studies, are not included in the table.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)204****(Question Serial No. 4203)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please list in the table below expenditure details of the duty visits made by the Secretary for Development (SDEV), the Under Secretary for Development (USDEV) and the Political Assistant (PA) to SDEV in the past year, including the date of visit, place of visit, number of entourage members, purpose of visit, expenses on hotel accommodation, air tickets and meals, and total expenditure for each visit. Please list the amounts of sponsorships received and names of the sponsors (if any).

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

Asked by: Hon CHAN Chi-chuen (Member Question No. 172)

Reply:

Information on the duty visits made by the Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV is given in the table below -

<b>Year of duty visits</b>	<b>Total number of duty visits (places of visits) (purposes of visits) (Note 1)</b>	<b>Number of accompanying staff of Planning and Lands Branch</b>	<b>Hotel accommodation expenses of SDEV and staff of Planning and Lands Branch (Note 2)</b>	<b>Air ticket expenses of SDEV and staff of Planning and Lands Branch</b>	<b>Other expenses of SDEV and staff of Planning and Lands Branch (Note 3)</b>	<b>Total expenses incurred by SDEV and staff of Planning and Lands Branch</b>
2016 - 17 (up to end February 2017)	7 visits (Ningbo, Tianjin, Nanchang, Xiamen, Beijing, Phnom Penh and Jakarta)  (Attending meetings, sharing sessions, site visits, forums and conferences)	1 to 3	About \$38,000 (Note 4)	About \$180,000	About \$74,000	About \$292,000

### Notes

1. Excluding one-day trips made by SDEV, USDEV and PA to SDEV for which no expenditure on hotel or air ticket was incurred.
2. Excluding the expenses on hotel accommodation where the participating officials received the normal rate of subsistence allowance, the amount of which has been included under the column of "Other expenses".
3. Including subsistence allowance granted to the participating officials.
4. The expenditure on hotel for the duty visit to Nanchang was sponsored by the Jiangxi Provincial Government. The sponsorship was accepted with approval in accordance with established procedures.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)205****(Question Serial No. 3573)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Community groups have been calling for relaxation of the use restrictions on industrial buildings to facilitate their use by arts groups. Has the Government held any discussion with the Development Bureau (DEVB) in this respect so as to take on board public opinion? If yes, please advise on

- (1) the details.
- (2) whether the DEVB has given any positive response.

Asked by: Hon CHAN Tanya (Member Question No. 223)

Reply:

In considering the optimal use of land resources in Hong Kong, including the possible relaxation of non-industrial uses in industrial buildings, a cardinal principle is that such uses should not constitute significant fire safety risks. Such risks would be increased if activities attracting large flow of people are held in these industrial buildings. In consequence, the Development Bureau will, through town planning and other measures, continue to facilitate the provision of necessary space for arts, cultural, sports and community activities in support of the policy of the relevant policy bureau as long as the statutory and public safety requirements are complied with.

To allow more flexibility in the use of industrial buildings, the scope of uses that are always permitted in those buildings in the "Industrial" ("I") zone has been widened to cover certain uses related to creative industries and music since 2001. In view of the recommendations of the "Area Assessments of Industrial Land in the Territory" conducted by the Planning Department in 2014, the restrictions on non-industrial uses, especially those uses that will not constitute concerns on building safety and fire risk or cause nuisances to other users in the same building, have been further relaxed with a view to further optimising the use of

existing industrial buildings. As at February 2017, the Town Planning Board has amended a total of 13 outline zoning plans (OZPs) to include “Art Studio” as an always permitted use in industrial-office buildings in “I”, “Other Specified Uses” annotated “Business” and “Residential (Group E)” zones. However, such art studios should not involve direct provision of services or goods. Similar amendments would be made to other OZPs in future when suitable opportunities arise.

As to whether an industrial building unit used for the purposes of arts and cultural related purposes is in breach of the land lease depends on the actual operation and the lease conditions of the relevant lot. If the land lease stipulates that the lot shall only be used for “industrial” or “industrial and/or godown” purpose, arts and cultural uses are in general in breach of the land lease, but owners may apply to the respective District Lands Offices (DLOs) under the Lands Department for a temporary waiver or lease modification permitting the intended use. In processing the applications, DLOs will consult the relevant departments including the Planning Department and Fire Services Department. If the intended use complies with the requirements of the town plans and/or obtains the necessary planning permission, DLOs will, depending on the comments received, consider in the capacity of the landlord whether to issue a temporary waiver or modify the lease conditions to approve the use. If the application is approved, the applicant will have to pay a waiver fee/land premium and an administrative fee, and accept other terms and conditions stipulated in the modification letter and waiver.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)206****(Question Serial No. 6832)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

1. Please provide information on the respective expenditure of studies conducted by the Development Bureau (DEVB) on developing multi-storey buildings to accommodate brownfield operations which are considered necessary in Hong Kong over the past five years; whether public consultations have been made in this respect and the details thereof.
2. Please provide information on the estimated expenditure of studies to be conducted by the Development Bureau (DEVB) on developing multi-storey buildings to accommodate brownfield operations which are considered necessary in Hong Kong in 2017-18; whether public consultations will be made in this respect and the details thereof.
3. Please set out, in tabular form, the consultants engaged by the DEVB to conduct studies on land development projects and the respective expenditure involved; as well as the respective expenditure and details of public consultation(s) for these projects:

Year	Land Development Project	Name of Consultant	Expenditure on Engagement of Consultant	Details of Public Consultation	Expenditure on Public Consultation

4. Regarding the DEVB's engagement of consultants to oversee land development projects, what are the details and specific amount of expenditure incurred over the past five years?

5. Please set out, in tabular form, the consultants responsible for land development projects, the details of breaches of contract, and the follow-up actions and details of penalties thereof over the past five years:

Year	Land Development Project	Consultant(s) Involved	Details of Breaches of Contract	Follow-up Actions	Details of Penalties

Asked by: Hon CHAN Tanya (Member Question No. 83)

Reply:

The Civil Engineering and Development Department is undertaking two feasibility studies to explore the consolidation of brownfield operations into multi-storey buildings. These studies will provide useful inputs to the formulation of appropriate policy and measures for tackling brownfield sites. Relevant stakeholders will be consulted in the course of these studies. The project estimates for the studies are \$33.3 million. The estimated expenditure in 2017-18 is \$8.28 million. We target to complete these studies within 2018.

The Planning and Lands Branch of this Bureau had not engaged consultants to study or oversee land development projects in the past five years. Engagement of consultants for such purposes is normally undertaken by the relevant government departments responsible for planning and implementing those projects.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)207****(Question Serial No. 5515)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding “continued to work with the Shenzhen Municipal Government to jointly explore the feasibility of co-development of the Lok Ma Chau Loop (LMC Loop)”, please provide the current status of such work, its progress and expected results, as well as the detailed record of past discussions and the expenditure involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6112)

**Reply:**

The development of the Lok Ma Chau Loop (the Loop) into the “Hong Kong-Shenzhen Innovation and Technology Park” (“the Park”) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Park will provide a maximum total gross floor areas of 1.2 million square metres for higher education, research and development as well as cultural and creative uses. Land will also be reserved for commercial, government and community supporting facilities. The Development Bureau will support the development by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and plans to submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council (LegCo) in end 2017/early 2018 at the earliest. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel. We would only be able to provide a more accurate and detailed estimation on the development cost of the Loop after completion of the design works.

With regard to the outcome of past discussions, we have kept the public informed in a timely manner through occasions such as the press conference after the signing of the Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen on 3 January 2017 and the briefing for the joint LegCo Panels on

Commerce and Industry, Development, and Information Technology and Broadcasting on 6 March 2017.

To take forward the work of developing the Park, a Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop (“Joint Task Force”), co-chaired by the Secretary for Innovation and Technology and the Vice Mayor of Shenzhen Municipality, has been set up to discuss and negotiate on major issues arising from the development of the Park. The Joint Task Force held its first meeting on 9 February 2017 in Shenzhen. A press release was issued on the day (<http://www.info.gov.hk/gia/general/201702/09/P2017020900788.htm?fontSize=1>).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)208****(Question Serial No. 5516)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out, in a table, the various work on, and the expected results, responsible department(s), progress and expenditure of “the work relating to the Kwu Tung North and Fanling North New Development Areas”.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6113)

Reply:

The Kwu Tung North/Fanling North New Development Areas (NDAs) will provide about 60 000 new flats (public and private ratio of about 6:4) and about 840 000 m<sup>2</sup> of industrial and commercial floor area. The Civil Engineering and Development Department is responsible for the site formation and engineering infrastructure works of the NDAs. We plan to seek LegCo's funding approval for the Advance Works and the First Stage Works in 2017-18 at the earliest. Subject to LegCo's funding approval, the main construction works for the Advanced Works is expected to commence in 2018 with first population intake by 2023. The estimated expenditure in 2017-18 on consultancy study, detailed design and site formation works is about \$54.9 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)209****(Question Serial No. 5517)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide the definition of “brownfield sites” and the size and location of such sites in each of the 18 districts of Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6114)

Reply:

There is no formal or standard definition for “brownfield sites” at present. The term generally refers to agricultural or rural land in the New Territories (NT), predominantly privately owned, that is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage, which are incompatible with the surrounding environment. These agricultural or rural land are mostly of irregular shape and size, intermingled with villages, squatters, active and fallow farmland, vegetation clusters and small knolls.

Under the Government’s multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the NT with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)210****(Question Serial No. 5519)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the “territory-wide survey on brownfield sites”, please provide information on its current status, survey methodology, as well as the progress and results obtained so far.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6116)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. We target to complete the Study within 2018.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)211****(Question Serial No. 5558)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

In regard to the growing co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which your bureau and the departments under your purview have been involved.

- (a) For Hong Kong/Mainland cross-boundary projects or programmes, please provide information for the past two years as per following table:

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13 <sup>th</sup> Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme

- (b) Has provision been earmarked for Hong Kong/Mainland cross-boundary projects or programmes in this year (2016-17)? If yes, please provide information in respect of Hong Kong/Mainland cross-boundary projects or programmes for 2016-17 as per following table:

Project / Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong / Guangdong Co-operation (the Framework Agreement) or the National 13th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme

- (c) Apart from the projects or programmes listed above, are there any other modes of Hong Kong/Mainland cross-boundary cooperation? If so, in what modes are they taken forward? What were the manpower and expenditure involved over the past year? How much financial and manpower resources have been earmarked in the 2016-17 Estimates?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 4065)

Reply:

- (a) Information on Hong Kong (HK)/Mainland cross-boundary projects or programmes under the purview of the Planning and Lands Branch (PLB) of Development Bureau (DEVB) and the relevant departments in 2015-16 and 2016-17 is set out below -

Project/ Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong/ Guangdong Co-operation (the Framework Agreement) or the National 13th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme
<b>Planning And Engineering Study on Development of Lok Ma Chau (LMC) Loop</b>	The Study was a joint study between HK and Shenzhen (SZ) governments. The objective is to formulate a comprehensive plan for the development of LMC Loop with a view to developing it as a sustainable knowledge and technology exchange zone on the basis of mutual benefits to both sides.  It is one of the cooperation areas in the "Framework Agreement"	2015-16 \$0.52M  2016-17 \$0M	Urban Planning, Land and Resources Commission of SZ Municipality	On 13.11.2008, HK and SZ signed a Cooperation Agreement on the undertaking of a joint study for the development of the LMC Loop.  The gist of the agreement has been made known to the public.	The Study commenced in 2009 and was completed in 2013	In July 2013, the Study findings and recommendations were promulgated through a press release, an information digest and Stage 2 Public Engagement (PE) Report. These documents were uploaded on to the Study website. The expenses and manpower involved were covered by the study fee and absorbed by existing staff respectively.	Stages 1 and 2 PEs conducted concurrently in HK and SZ.	The Study will not involve any change in legislation or policies.

- (b) No provision is earmarked for HK/Mainland cross-boundary projects or programmes in 2017-18.

- (c) Apart from the projects or programmes set out above, the PLB of DEVB and the relevant departments did not undertake any other specific initiative on cross-boundary cooperation in 2015-16 and 2016-17. Nonetheless, as announced in the 2016 and 2017 Policy Addresses, the Hong Kong Special Administrative Region Government would provide Guangdong (GD) with advice on planning concepts relating to the establishment of the GD-HK in-depth cooperation zone in Nansha. The work has been carried out by the staff of DEVB and the relevant departments as part of their overall duties. We are unable to provide a breakdown of manpower and expenditure deployed solely for this work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)212****(Question Serial No. 5563)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 865 Operation Building Bright)  
(Item 878 Building Maintenance Grant Scheme for Elderly Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

1. Please provide statistics on the buildings in Hong Kong, in respect of their quantity, the district and population distribution thereof; the number of buildings applied for loans, number of buildings applied for participation in Operation Building Bright (OBB), number of buildings applied for participation in the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), broken down by building age of 20 years, 30 years, 40 years and 50 years or above.
2. Regarding the OBB, please provide data, with respect to the past five years, with a breakdown of the participating buildings regarding their: i) quantity; ii) date of participation; iii) building age; iv) duration of maintenance work; v) district; and vi) amount of subsidy involved; and explain how exactly does the OBB solve the problem of rehabilitation of old buildings, as well as how effective it is.
3. Regarding the BMGSEO, please provide data, with respect to the past five years, with a breakdown of the participating buildings regarding their: i) quantity; ii) date of participation; iii) building age; iv) duration of maintenance work; v) district; and vi) amount of subsidy involved; and explain how exactly does the BMGSEO solve the problem of rehabilitation of old buildings for elderly owners, as well as how effective it is.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 4554)

Reply:

1. The geographical distribution of private buildings of different age groups from 20 years to 50 years and above as of end 2016 is set out below -

District	Building Age			
	20-29	30-39	40-49	50 or above
Central and Western	579	778	985	798
Eastern	390	476	278	446
Kowloon City	358	585	524	1 456
Kwai Tsing	165	264	183	19
Kwun Tong	204	293	246	168
North	468	105	145	218
Islands	510	476	58	50
Sai Kung	843	966	187	68
Sham Shui Po	310	389	423	882
Sha Tin	618	596	102	29
Southern	816	867	378	454
Tai Po	1 041	859	95	30
Tsuen Wan	244	170	215	159
Tuen Mun	464	349	88	11
Wan Chai	370	461	546	886
Wong Tai Sin	72	62	177	148
Yau Tsim Mong	350	485	649	1 399
Yuen Long	2 615	1 006	171	82
<b>Total</b>	<b>10 417</b>	<b>9 187</b>	<b>5 450</b>	<b>7 303</b>

Breakdowns on the population distribution and the number of buildings with owners having applied for the Buildings Department (BD)'s Building Safety Loan Scheme are not available. Relevant information on Operation Building Bright (OBB) and the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) is set out in part 2 and part 3 below.

2. The application period for OBB ended in 2010 and there was thus no application in the past five years. According to information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD), the geographical distribution of private buildings of different age groups participating in OBB as of end of 2016 is set out below:-

Districts	Building Age		
	30-39	40-49	50 and above
Central & Western	34	123	72
Eastern	21	66	129
Kowloon City	57	70	476
Kwai Tsing	13	48	3
Kwun Tong	24	74	52
North	1	4	11
Islands	0	0	0
Sai Kung	0	0	0
Sham Shui Po	31	82	436
Shatin	4	6	0
Southern	6	11	21
Tai Po	3	21	7
Tsuen Wan	4	57	81
Tuen Mun	6	12	0
Wan Chai	17	66	98
Wong Tai Sin	3	26	13
Yau Tsim Mong	37	146	444
Yuen Long	45	69	1
<b>Total</b>	<b>306</b>	<b>881</b>	<b>1 844</b>

The HKHS, the URA and the BD do not compile statistics on the date of participation in their respective schemes and the duration of repair and maintenance works involved. Generally speaking, based on the experience gained from completed OBB cases, it usually takes an average of about two and a half years for an owners' corporation to go through the process from the appointment of consultant to works completion. However, the actual time taken may vary with different participating buildings.

The works and release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2016, the total number of household units provided with financial assistance is 134 990, involving a total amount of \$2,302 million released.

OBB covers essential repair and maintenance works in the common areas of participating buildings as well as their sanitary facilities. Up to 31 December 2016, a total of 2 790 target buildings have received financial assistance under OBB and 2 871 buildings have had their repair and maintenance works completed. The structural and fire safety of these buildings has been enhanced. OBB has also provided the owners of participating buildings with technical support and market information, which enables them to acquire necessary knowledge and skills in carrying out building repair and maintenance works smoothly. Such experience would be valuable for the building owners to undertake future building repair and maintenance works. The above clearly demonstrates that OBB has been effective in facilitating the rehabilitation of old buildings.

3. According to information provided by the HKHS, the number of BMGSEO applications with approval in principle granted in different districts in the past five years from 1 January 2012 to 31 December 2016, and the age distribution of the buildings in which the relevant property units are located are tabulated in the **Annex**.

In past five years from 1 January 2012 to 31 December 2016, the respective annual total amounts of subsidy committed to be released were \$39 million in 2012, \$51 million in 2013, \$48 million in 2014, \$80 million in 2015 and \$71 million in 2016.

While OBB is administered on a building basis, BMGSEO applications are submitted on the basis of individual property units. The HKHS does not compile statistics on the number of buildings involved, the date of participation and the duration of repair and maintenance works involved. Generally speaking, based on the experience gained from the completed BMGSEO cases, it takes an average of about three years for the completion of common area works and six months for the completion of in-flat repair and maintenance works.

Elderly owner-occupiers with low income or no income at all often fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means, rendering their premises dilapidated. The BMGSEO is tailor-made for such needy elderly owner-occupiers. Together with other loan and grant schemes, the BMGSEO provides a comprehensive package of financial assistance for elderly owner-occupiers in need to maintain and repair their buildings. It is well received and effective in achieving its objective of addressing the need of elderly owner-occupiers.

- End -



**Number of BMGSEO applications with approval in principle  
granted in different districts in the past five years  
from 1 January 2012 to 31 December 2016**

<b>2012</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	2	53	26	11	5	<b>97</b>
Eastern	0	80	53	28	28	4	<b>193</b>
Kowloon City	0	1	27	62	10	9	<b>109</b>
Kwai Tsing	0	7	95	11	0	0	<b>113</b>
Kwun Tong	0	5	52	13	15	0	<b>85</b>
North	0	5	6	1	0	0	<b>12</b>
Islands	0	1	5	8	0	0	<b>14</b>
Sai Kung	2	4	31	0	0	0	<b>37</b>
Sham Shui Po	0	0	17	8	5	7	<b>37</b>
Sha Tin	0	11	165	20	0	0	<b>196</b>
Southern	0	1	6	2	0	0	<b>9</b>
Tai Po	2	4	60	5	0	0	<b>71</b>
Tsuen Wan	0	1	7	10	2	0	<b>20</b>
Tuen Mun	0	6	140	81	0	0	<b>227</b>
Wan Chai	0	0	3	1	6	6	<b>16</b>
Wong Tai Sin	0	8	74	7	1	0	<b>90</b>
Yau Tsim Mong	0	1	34	15	27	7	<b>84</b>
Yuen Long	0	2	24	4	0	0	<b>30</b>
<b>Total</b>	<b>4</b>	<b>139</b>	<b>852</b>	<b>302</b>	<b>105</b>	<b>38</b>	<b>1 440</b>

<b>2013</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	1	34	29	41	2	<b>107</b>
Eastern	0	108	123	71	79	25	<b>406</b>
Kowloon City	0	2	27	88	43	15	<b>175</b>
Kwai Tsing	0	1	87	98	3	0	<b>189</b>
Kwun Tong	0	5	112	42	30	0	<b>189</b>
North	0	7	16	1	0	0	<b>24</b>
Islands	0	0	1	7	0	0	<b>8</b>
Sai Kung	0	6	52	1	1	0	<b>60</b>
Sham Shui Po	0	0	39	17	27	9	<b>92</b>
Sha Tin	0	5	303	23	0	0	<b>331</b>
Southern	0	1	12	13	0	1	<b>27</b>
Tai Po	0	24	138	11	4	0	<b>177</b>
Tsuen Wan	0	1	16	8	13	1	<b>39</b>
Tuen Mun	1	3	168	25	0	0	<b>197</b>
Wan Chai	0	0	20	8	31	11	<b>70</b>
Wong Tai Sin	0	6	76	9	12	1	<b>104</b>
Yau Tsim Mong	0	0	50	24	46	12	<b>132</b>
Yuen Long	0	5	37	23	10	0	<b>75</b>
<b>Total</b>	<b>1</b>	<b>175</b>	<b>1 311</b>	<b>498</b>	<b>340</b>	<b>77</b>	<b>2 402</b>

<b>2014</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	0	19	73	43	5	<b>140</b>
Eastern	0	98	101	73	155	20	<b>447</b>
Kowloon City	0	2	33	57	48	22	<b>162</b>
Kwai Tsing	0	4	94	82	6	0	<b>186</b>
Kwun Tong	1	6	81	32	19	0	<b>139</b>
North	0	1	20	6	0	0	<b>27</b>
Islands	0	3	0	4	0	0	<b>7</b>
Sai Kung	0	4	77	0	0	0	<b>81</b>
Sham Shui Po	0	0	19	30	37	29	<b>115</b>
Sha Tin	1	1	389	45	0	0	<b>436</b>
Southern	0	0	10	17	3	0	<b>30</b>
Tai Po	0	1	73	12	6	0	<b>92</b>
Tsuen Wan	0	0	31	18	25	1	<b>75</b>
Tuen Mun	0	9	174	139	0	0	<b>322</b>
Wan Chai	0	0	3	23	34	10	<b>70</b>
Wong Tai Sin	0	12	105	13	6	1	<b>137</b>
Yau Tsim Mong	0	3	31	40	97	32	<b>203</b>
Yuen Long	0	5	35	47	10	0	<b>97</b>
<b>Total</b>	<b>2</b>	<b>149</b>	<b>1 295</b>	<b>711</b>	<b>489</b>	<b>120</b>	<b>2 766</b>

<b>2015</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	0	31	39	72	11	<b>153</b>
Eastern	0	7	42	170	61	41	<b>321</b>
Kowloon City	0	2	17	56	74	28	<b>177</b>
Kwai Tsing	0	0	112	38	15	0	<b>165</b>
Kwun Tong	0	9	56	47	20	4	<b>136</b>
North	0	6	52	8	1	0	<b>67</b>
Islands	1	1	1	6	0	0	<b>9</b>
Sai Kung	1	17	248	2	0	0	<b>268</b>
Sham Shui Po	0	1	14	56	38	40	<b>149</b>
Sha Tin	0	10	138	72	0	0	<b>220</b>
Southern	0	0	57	20	2	1	<b>80</b>
Tai Po	0	0	200	23	9	0	<b>232</b>
Tsuen Wan	0	0	29	16	15	6	<b>66</b>
Tuen Mun	0	8	193	115	1	0	<b>317</b>
Wan Chai	0	0	9	28	48	18	<b>103</b>
Wong Tai Sin	0	4	125	18	8	3	<b>158</b>
Yau Tsim Mong	0	5	8	45	113	50	<b>221</b>
Yuen Long	0	1	22	17	7	0	<b>47</b>
<b>Total</b>	<b>2</b>	<b>71</b>	<b>1 354</b>	<b>776</b>	<b>484</b>	<b>202</b>	<b>2 889</b>

<b>2016</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	1	9	71	85	6	<b>172</b>
Eastern	0	24	28	134	66	10	<b>262</b>
Kowloon City	0	0	23	83	100	53	<b>259</b>
Kwai Tsing	0	3	73	17	6	0	<b>99</b>
Kwun Tong	0	1	29	73	20	21	<b>144</b>
North	0	3	48	26	0	0	<b>77</b>
Islands	0	7	0	1	0	0	<b>8</b>
Sai Kung	0	16	68	0	0	0	<b>84</b>
Sham Shui Po	0	2	16	52	29	34	<b>133</b>
Sha Tin	0	6	128	58	6	0	<b>198</b>
Southern	0	7	44	12	4	2	<b>69</b>
Tai Po	0	2	59	36	3	0	<b>100</b>
Tsuen Wan	0	1	24	10	45	9	<b>89</b>
Tuen Mun	1	4	162	47	1	0	<b>215</b>
Wan Chai	0	0	5	19	42	41	<b>107</b>
Wong Tai Sin	0	6	69	14	11	29	<b>129</b>
Yau Tsim Mong	0	1	20	46	131	79	<b>277</b>
Yuen Long	0	9	35	52	15	0	<b>111</b>
<b>Total</b>	<b>1</b>	<b>93</b>	<b>840</b>	<b>751</b>	<b>564</b>	<b>284</b>	<b>2 533</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)213****(Question Serial No. 6020)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out the establishment and expenditure involved in the “North East New Territories New Development Areas Planning and Engineering Study” for the past five years, as well as that for the coming financial year.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1140)

Reply:

The Study is jointly commissioned by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). For the past five financial years, CEDD had deployed three professional staff solely for the study. In 2012-13 and 2013-14, PlanD had deployed three professional staff solely for the study. After the announcement by the Government of the finalised proposals for the Kwu Tung North and Fanling North New Development Areas (NDAs) in July 2013, which were based on the Study, staff of the two departments as well as the Development Bureau have been taking necessary follow-up actions to take forward the implementation of the NDAs. In 2017-18, CEDD will deploy 16 (one on supervisory role also overseeing other projects) in-house professional staff to take forward the KTN/FLN NDAs development. As for PlanD, six in-house professional staff will be deployed to undertake the task in addition to other district planning work within the Fanling/Sheung Shui/Kwu Tung areas.

The expenditures on the Study (excluding in-house staff cost) in the past five financial years are as follows :

<b>Financial Year</b>	<b>Expenditure (\$M)</b>
2012-13	8.21
2013-14	8.50
2014-15	3.78
2015-16	0.79
2016-17	0.61

- 2 -

The Study has already been completed and all outstanding payment has been settled in 2016-17.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)214****(Question Serial No. 6341)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government states that 290 000 public housing units will be built over the next ten years. Please set out in detail the information of the relevant sites, including their respective area, district, planned number of residents, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1730)

Reply:

The “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016 estimates that the total public housing production for the 10-year period from 2017-18 to 2026-27 would be around 236 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development.

According to information provided by the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) in the coming five years (2016-17 to 2020-21) by district are set out at **Annex**. The projects in 2016-17 are mostly near completion, while those in the remaining four years are either under construction or at the advanced detailed design stage.



For public housing projects with completion beyond 2020-21 (2021-22 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as required conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

- End -

**Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2016-17					
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200	0.4
	Kwun Tong	Anderson Road Site D	3 500	4 300	2.6
		Anderson Road Site E Phase 2	800		3.3 <sup>#</sup>
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100	15.5 <sup>#</sup>
		Shatin Area 52 Phase 4	2 100		
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200	3.7
			Sub-total	9 800	
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Site A	1 500	8 600	1.4
		Anderson Road Site B Phase 1	3 100		3.9 <sup>#</sup>
		Anderson Road Site B Phase 2	2 600		
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	2 400	7.9 <sup>#</sup>
		So Uk Phase 2	2 000		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2 <sup>#</sup>
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	20 400	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.4
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	1 700		7.9 <sup>#</sup>
		Extended Urban	Sha Tin		Shek Mun (Shek Mun Estate Phase 2)
Islands	Tung Chung Area 39	3 900	3 900	3.2	
			Sub-total	15 100	

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 <sup>#</sup>
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800	4.4 <sup>#</sup>
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	900		1.3
			Sub-total	13 700	
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7 <sup>#</sup>
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2 <sup>#</sup>
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6 <sup>#</sup>
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 800	
			Total	70 800	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

# The figure includes all phases.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**Hong Kong Housing Authority (HA)'s Subsidised Sale Flats (SSF) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2016-17					
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory*	857	857	0.7
Extended Urban	Kwai Tsing	Ching Hong Road*	465	465	0.5
	Tsuen Wan	Sha Tsui Road*	962	962	1.0
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C*	216	504	0.2
		Pik Tin Street, Sha Tin Area 4D*	288		0.3
New Territories	Yuen Long	Wang Yip Street West*	229	229	0.5
			Sub-total	3 017	
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	248	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0 <sup>#</sup>
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East	200	700	0.3
		Ngan Kwong Wan Road West	500		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0 <sup>#</sup>
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sha Tin	Hang Kin Street, Ma On Shan	700	700	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 <sup>#</sup>
	Islands	Tung Chung Area 27	1 200	1 200	1.0
			Sub-total	6 400	

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
<b>2020-21</b>					
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600	0.6
		Wo Sheung Tun Street, Fo Tan	800		0.9
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6 <sup>#</sup>
			<b>Sub-total</b>	<b>4 800</b>	
			<b>Total</b>	<b>21 000</b>	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

\* These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

# The figure includes all phases.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)215****(Question Serial No. 6342)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The Government states that 480 000 housing units will be built over the next ten years. Please set out in detail the information, including the respective area, district, planned number of residents, etc., of sites planned for future residential development and sites currently being rezoned for residential development.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1731)

Reply:

The “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016 estimates that the total housing supply target for the 10-year period from 2017-18 to 2026-27 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply target will be 280 000 units and 180 000 units respectively. The Development Bureau (DEVB) and Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs, and our efforts in the past few years are beginning to deliver results. In the short to medium term, by way of changing existing land uses and increasing development intensity, which include some 210 housing sites identified through land use reviews, a total of over 380 000 housing units can be provided. In the medium to long term, various projects including new development areas (NDAs) and new town extensions can provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives can provide over 600 000 housing units.

The details and progress of the multi-pronged strategy are set out in CB(1)461/16-17(01) that we provided to the Legislative Council Panel on Development in January 2017.

On private housing sites to be made available, the 2017-18 Land Sale Programme includes 28 residential sites for private housing development, capable of providing about 18 910 flats. Details are as follows –

District Council district	Number of sites	Estimated flat number as at February 2017 (about) <sup>Note</sup>
Southern	1	680
Kowloon City	11	10 750
Kwun Tong	1	500
Sai Kung	2	1 370
Sham Shui Po	1	1 260
Islands	1	10
Kwai Tsing	2	560
Sha Tin	1	190
Tai Po	4	1 380
Tuen Mun	3	2 200
Yuen Long	1	10

Note: The actual number of flats to be produced is subject to actual design by developers.

It is the Government's established practice to announce at the beginning of a year the annual Land Sale Programme of the subsequent financial year. The Government will follow the established practice in announcing the annual Land Sale Programme in upcoming years.

As stated in the "Long Term Housing Strategy Annual Progress Report 2016" released in December 2016, our current best estimate on the total public housing production for the 10-year period from 2017-18 to 2026-27 is around 236 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) in the coming five years (2016-17 to 2020-21) by district are set out at **Annex**.

For public housing projects with completion beyond 2020/21 (2021/22 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as required conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

- End -

**Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site D	3 500	4 300
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200
			Sub-total	9 800
2017-18				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site A	1 500	8 600
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	2 400
		So Uk Phase 2	2 000	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	20 400
2018-19				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400
		Lai Chi Kok Road - Tonkin Street	3 900	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	1 700	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			Sub-total	15 100



Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	13 700
2020-21				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			Sub-total	11 800
			Total	70 800

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

**Hong Kong Housing Authority (HA)'s Subsidised Sale Flats (SSF) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-17				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory*	857	857
Extended Urban	Kwai Tsing	Ching Hong Road*	465	465
	Tsuen Wan	Sha Tsui Road*	962	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C*	216	504
		Pik Tin Street, Sha Tin Area 4D*	288	
New Territories	Yuen Long	Wang Yip Street West*	229	229
			Sub-total	3 017
2017-18				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248
			Sub-total	248
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sha Tin	Hang Kin Street, Ma On Shan	700	700
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			Sub-total	6 400

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
<b>2020-21</b>				
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600
		Wo Sheung Tun Street, Fo Tan	800	
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			<b>Sub-total</b>	<b>4 800</b>
			<b>Total</b>	<b>21 000</b>

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

\* These subsidised sale flats were offered for pre-sale. Figures provided are the actual number of flats.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)216****(Question Serial No. 6354)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Please provide, with a breakdown by land use (government land, residential, abandoned vehicle storage, etc.), the total area of brownfield sites in Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1736)

**Reply:**

There is no formal or standard definition for “brownfield sites” at present. The term generally refers to agricultural or rural land in the New Territories (NT), predominantly privately owned, that is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage, which are incompatible with the surrounding environment. These agricultural or rural land are mostly of irregular shape and size, intermingled with villages, squatters, active and fallow farmland, vegetation clusters and small knolls.

Under the Government’s multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the NT with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)217****(Question Serial No. 6391)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide, with a breakdown by land use zoning (residential, agricultural, etc.), the total area of vacant government land in the territory over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1727)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)218****(Question Serial No. 6392)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide, with a breakdown by land use zoning (residential, agricultural, etc.), the total area of vacant land in the territory over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1726)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)219****(Question Serial No. 6395)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Please provide a list of all currently vacant residential sites, together with information such as their location, site area, period of vacancy, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1728)

**Reply:**

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)220****(Question Serial No. 6398)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide, with a breakdown by district, the total area of brownfield sites in Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1735)

Reply:

There is no formal or standard definition for “brownfield sites” at present. The term generally refers to agricultural or rural land in the New Territories (NT), predominantly privately owned, that is deserted and converted to uses such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage, which are incompatible with the surrounding environment. These agricultural or rural land are mostly of irregular shape and size, intermingled with villages, squatters, active and fallow farmland, vegetation clusters and small knolls.

Under the Government’s multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the NT with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)221****(Question Serial No. 6560)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out the monthly salary, allowances and other expenses for Mr Paul CHAN Mo-po, the Secretary for Development, over the past five years. Please also set out his monthly pension amount receivable upon retirement, and the total expenditure on his pension payment.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2249)

Reply:

The monthly salary in respect of the position of Secretary for Development (SDEV) stood at \$282,080 from July 2012 to January 2015 and was revised to \$298,115 in February 2015. Except for general fringe benefits such as paid annual leave and medical and dental care, the post-holder is not entitled to other benefits. According to the remuneration package for politically appointed officials (PAOs) serving in the fourth-term HKSAR Government, SDEV and all other PAOs are not entitled to any pension benefits other than the Mandatory Provident Fund contribution by the Government.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)222****(Question Serial No. 4538)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2016-17, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Secretary in 2017-18.

Asked by: Hon KWOK Ka-ki (Member Question No. 8)

**Reply:**

In 2016-17, the actual expenditure on salary in respect of the position of Secretary for Development (SDEV) (the position had no substantive holder from 16 January 2017 to 12 February 2017, both dates inclusive) is \$3.30 million. The provision for salary in respect of the position of SDEV in 2017-18 is \$3.58 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to SDEV in 2016-17 and no provision has been earmarked for this purpose in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)223****(Question Serial No. 4539)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2016-17, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Under Secretary in 2017-18.

Asked by: Hon KWOK Ka-ki (Member Question No. 9)

Reply:

In 2016-17, the actual expenditure on salary in respect of the position of Under Secretary for Development (USDEV) (the position had no substantive holder from 13 February 2017 onwards) is \$2.33 million. The provision for salary in respect of the position of USDEV in 2017-18 is \$2.68 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to USDEV in 2016-17 and no provision has been earmarked for this purpose in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)224****(Question Serial No. 4540)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2016-17, as well as the estimate for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Political Assistant in 2017-18.

Asked by: Hon KWOK Ka-ki (Member Question No. 10)

Reply:

The actual expenditure on salary in respect of the position of Political Assistant (PA) to Secretary for Development (SDEV) in 2016-17 is \$1.25 million. The provision for salary in respect of the position of PA to SDEV in 2017-18 is \$1.25 million. No expenditure was incurred on regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the PA to SDEV in 2016-17 and no provision has been earmarked for this purpose in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)225****(Question Serial No. 4565)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the development of the Lok Ma Chau Loop (the Loop), please provide a detailed breakdown of the estimate for the following item:

The study cost incurred for working with the Shenzhen Municipal Government to jointly explore the feasibility of co-development of the Loop.

Asked by: Hon KWOK Ka-ki (Member Question No. 57)

Reply:

The planning and engineering study on the development of Lok Ma Chau Loop jointly commissioned by the Hong Kong Special Administrative Region Government and the Shenzhen Municipal People's Government was completed in 2013. The total expenditure borne by Hong Kong side for the completed planning and engineering study is \$30.3 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)226****(Question Serial No. 4771)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the Kwu Tung North New Development Area, please inform this Committee of the number of affected farmers assisted by the Government to participate in the New Agriculture Policy and the expenditure per participant involved.

Asked by: Hon KWOK Ka-ki (Member Question No. 299)

Reply:

According to the Planning and Engineering Study for the North East New Territories New Development Areas (NDAs), the implementation of Kwu Tung North/Fanling North (KTN/FLN) NDAs is expected to affect about 28 hectares of active agricultural land. At the same time, the planning of KTN/FLN NDAs has designated some 37 hectares of land in the core area of Long Valley to be established as a Nature Park, and retained some 58 hectares of "Agriculture" ("AGR") zone, which include farmland to the south and north of Long Valley as a buffer zone for the Nature Park, as well as farmland in Fu Tei Au. Farming activities can continue within both the Nature Park and the retained "AGR" zone.

Since the clearance works for the KTN/FLN NDAs have not yet commenced, we are unable to provide information on the number of affected farmers. To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land. The Agricultural Park (Agri-Park), to be established under the New Agriculture Policy, may also serve to accommodate farmers displaced by the KTN/FLN NDAs project.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)227****(Question Serial No. 7159)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

The HKSAR Government will be responsible for constructing the necessary infrastructure within the Lok Ma Chau Loop and its surrounding area. Please provide a breakdown of the estimated overall construction expenditure.

Asked by: Hon KWOK Ka-ki (Member Question No. 58)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the “Hong Kong-Shenzhen Innovation and Technology Park” (“the Park”) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Park will provide a maximum total gross floor areas of 1.2 million square metres for higher education, research and development as well as cultural and creative uses. Land will also be reserved for commercial, government and community supporting facilities. The Development Bureau will support the development by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and plans to submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council in end 2017/early 2018 at the earliest. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel. We would only be able to provide a more accurate and detailed estimation on the development cost of the Loop after completion of the design works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)228****(Question Serial No. 7160)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

The Government wishes to expedite the development of a Hong Kong/Shenzhen Innovation and Technology Park (the Park); in this regard, please provide a detailed breakdown of the provision for the project's Advance Works and the design for Main Works Package 1?

Asked by: Hon KWOK Ka-ki (Member Question No. 61)

**Reply:**

The development of the Lok Ma Chau Loop (the Loop) into the "Hong Kong-Shenzhen Innovation and Technology Park" ("the Park") is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Park will provide a maximum total gross floor areas of 1.2 million square metres for higher education, research and development as well as cultural and creative uses. Land will also be reserved for commercial, government and community supporting facilities. The Development Bureau will support the development by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government is undertaking detailed design for the Advance Works and plans to submit the funding application for proceeding with the Advance Works and the detailed design of Main Works Package 1 to the Legislative Council in end 2017/early 2018 at the earliest. Tender invitation for the Advance Works and preparatory works of the consultant selection for the Main Works Package 1 will be undertaken in parallel. We would only be able to provide a more accurate and detailed estimation on the development cost of the Loop after completion of the design works.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)229****(Question Serial No. 3746)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2017-18”, it is stated that the Development Bureau will formulate a comprehensive policy framework on brownfield sites with a view to optimising land utilisation, rationalising rural land uses, supporting industrial development and improving the rural environment. Please inform this Committee of the following:

- (a) The timetable for formulation of the said policy;
- (b) The measures to be taken in prevention of the expansion of brownfield sites before any policies are in place.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 65)

Reply:

Under the Government's multi-pronged approach to land development, the Development Bureau aims to formulate a policy framework to tackle brownfield sites in a holistic manner, in collaboration with relevant government bureaux and departments, with the objectives of optimising land utilisation, rationalising rural land uses, supporting industrial development and improving the rural environment. Relevant stakeholders will be engaged during the policy formulation. The plan and programme for this work are still being drawn up.

Meanwhile, the Government will continue to take stringent enforcement actions against illegal land uses, including unauthorised development under the Town Planning Ordinance and illegal occupation of government land.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)230****(Question Serial No. 5050)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

There are 13 directorate civil servants in the Development Bureau (Planning and Lands Branch) (PLB) in this financial year. Please inform this Committee of the following:

1. The respective rank and amount of salaries and benefits of those 13 directorate civil servants; and
2. With the PLB creating one directorate post in this financial year, please advise on the reasons for creation of the post, as well as the rank, amount of salaries and benefits thereof.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 573)

Reply:

1. The rank and estimated expenditure on the salaries of the 13 existing directorate posts in the Planning and Lands Branch (PLB) of this Bureau in 2017-18 are as follows –

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries for Each Post in 2017-18</u> (\$ million)
Administrative Officer Staff Grade A1	1	3.284
Administrative Officer Staff Grade B1	1	2.634
Administrative Officer Staff Grade B	2	2.387
Administrative Officer Staff Grade C	7	2.056

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries for Each Post in 2017-18</u> (\$ million)
Government Town Planner	1	2.056
Principal Executive Officer	1	1.733

2. To formulate a policy framework for tackling brownfield sites, PLB is planning to strengthen the manpower support for this area of work by creating one supernumerary Administrative Officer Staff Grade C post in 2017-18 for five years. The estimated expenditure on the salaries for the post in 2017-18 is \$2.056 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)231****(Question Serial No. 5051)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Under “Matters Requiring Special Attention in 2017-18”, it is stated that the Bureau will “continue to take forward the ‘Hong Kong 2030+’, including analyses of views received during public engagement and relevant assessments, with a view to formulating a territorial development strategy beyond 2030”. In this connection, please inform this Committee of the estimates for the manpower, establishment, expenditure on staff salary and benefits and the departmental expenses for the work on this front in this year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 574)

Reply:

“Hong Kong 2030+” is mainly conducted by staff of the Planning Department and Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the resources incurred solely for this work. Separately, external expertise/professional services are/will be engaged to undertake technical assessments\* and conduct public engagement activities. The total expenditures for these external expertise/professional services are estimated to be about \$28.6 million.

\* The technical assessments include Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)232****(Question Serial No. 5061)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the following:

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

	Cases being processed	Warnings issued	Charging orders imposed	Statutory orders imposed	Prosecution initiated	Land resumed	Others
2012							
2013							
2014							
2015							
2016							

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

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1008)

Reply:

- (1) The small house policy has been in operation for a long time. Any review inevitably involves complicated issues in various aspects such as legal, environment, land use planning and demand on land, all of which would require careful examination.
- (2) The Buildings Department (BD) has been taking enforcement action against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) (including small houses) in accordance with the Buildings Ordinance (Cap. 123) and the prevailing enforcement policy. Information on the number of removal orders issued, removal orders complied with and prosecutions instigated associated with UBWs in NTEHs from 2012 to 2016 is set out below –

Year	Number of removal orders issued	Number of removal orders complied with <sup>(i)</sup>	Number of prosecutions instigated <sup>(i)</sup>
2012	161	45	84
2013	328	125	80
2014	454	234	79
2015	415	236	97
2016	529	315	201

Note:

- <sup>(i)</sup> The figures do not necessarily correspond to the number of removal orders issued in the same year.

- (3) Whilst there were recently some discussions in the community on the possibility of constructing multi-storey small houses on sites within the “Village Type Development” zone, the Government has not received any detailed proposal in this regard. It is noted that such a proposal will inevitably involve many complicated issues, including those in respect of planning control, provision of infrastructure, building safety, environmental impact, legal and public interest considerations, which any proponent will have to fully address.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)233****(Question Serial No. 5062)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the staff establishment and estimated expenditure for the North East New Territories New Development Areas (Kwu Tung North and Fanling North), Hung Shui Kiu New Development Area, Lok Ma Chau Loop, Kwu Tung South Development Area and Yuen Long South this year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1009)

Reply:

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

Projects/Studies	Expenditure on the Projects/ Studies in 2017 - 18 (\$ million)	No. of staff		Expenditure on the staff in CEDD in 2017 - 18 (\$ million)
		PlanD	CEDD	
Kwu Tung North and Fanling North New Development Areas	54.9	-	15	16.5
Hung Shui Kiu New Development Area	29.2		12	13.4
Lok Ma Chau Loop	Under review	-	2 (as part of overall duties)	Under review
Kwu Tung South Development Area	Nil (completed in 2016-17)	-	Nil	Nil
Yuen Long South	6.4		3	3.2

For PlanD, the work is mainly conducted by staff of the department as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for the work. There are other staff in the two departments and Development Bureau who are involved with the work (e.g. directorate officers overseeing the project and technical/clerical staff providing support) as part of their overall duties.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)234****(Question Serial No. 5063)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

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

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

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1014)

Reply:

- (1) The Hung Shui Kiu (HSK) New Development Area (NDA) Planning and Engineering Study (the Study) jointly commissioned by the Planning Department and Civil Engineering and Development Department (CEDD) has been substantially completed. The Revised Recommended Outline Development Plan (Revised RODP) prepared under the Study was promulgated in September 2016. Technical assessment reports are being finalised. The estimated expenditure for the Study in 2017-18 is \$9.7 million.

To ensure timely and orderly implementation of the HSK NDA project, the Government will consider adopting the 'Enhanced Conventional New Town' approach as the implementation model, making reference to that adopted for the Kwu Tung North and Fanling North (KTN/FLN) NDAs, under which the Government will resume land required for the NDA while allowing landowners to submit applications for land exchange of private land over individual sites planned for private developments subject to meeting specified criteria and conditions.

- (2) The Government will devise suitable arrangement for those affected by the NDA development. In this connection, rehousing sites have been earmarked on the Revised RODP for the NDA and the Government would consider special compensation and rehousing arrangements for the affected clearerees, making reference to the compensation and rehousing package for the KTN/FLN NDAs.

The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the CEDD has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in HSK NDA. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected to be completed within 2018.

To proactively assist farmers affected by the HSK NDA project, the special agricultural rehabilitation scheme as announced for the KTN/FLN NDAs, by providing proactive and priority assistance in matching of farmers and agricultural land owners, would be adopted.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)235****(Question Serial No. 5066)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the review on the New Territories Small House Policy, what was the Development Bureau's expenditure in this regard over the past three years? Please also provide the estimated expenditure and manpower establishment to be involved for the coming year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1023)

Reply:

The review of the small house policy is conducted by the Development Bureau with its existing staff and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for the review.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)236**

**(Question Serial No. 5068)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the expenditure involved in the maintenance of the Planning and Lands Branch of the Development Bureau's Facebook page and YouTube account over the past three years, and the estimated expenditure thereof this year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1026)

Reply:

The maintenance of the Development Bureau's Facebook and YouTube is carried out by an in-house Researcher as part of her overall duties. We are unable to give a breakdown on the expenditure involved solely for such work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)237****(Question Serial No. 3372)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding outsourcing of service in your department, please inform this Committee of the followings in respect of the past three years:

1. the total number of outsourced service staff employed by your department and the percentage of outsourced service staff against the total number of staff with the same types of duties in your department;
2. the total expenditure on staff of your department; the total amount paid to outsourced service providers; and the percentage of amount paid to outsourced service providers against the total expenditure on staff of your department; and
3. the nature of your department's outsourced services and the duration of the relevant contracts.

In addition, according to the Government's guidelines for tendering of outsourced services revised last year, if the procured service relies heavily on the deployment of non-skilled workers, and a marking scheme for assessing the tenders is adopted, the procuring department, when assessing the tenders, should include in the assessment criteria the evaluation of tenderers' proposed wage rates and working hours for non-skilled workers. In this regard, please inform this Committee of the followings:

4. the current number of outsourced service contracts involving a large number of non-skilled workers awarded by your department since implementation of the guidelines;
5. the departments which have adjusted their assessment criteria in respect of wage rates and working hours for the outsourced service contracts involving a large number of non-skilled workers in the light of the new guidelines since their implementation; how your department has made adjustment; and if no relevant information is available, the reasons for it;

6. whether there have been any rises in the average wage rates for workers in the contracts of outsourced services that rely heavily on deployment of non-skilled workers since the implementation of the guidelines; if yes, the number of contracts with rises in wage rates; if no relevant information is available, the reasons for it;
7. your department's measures to evaluate the effectiveness of the new tendering guidelines;
8. whether your department is required to adopt the existing mechanism of two-envelope assessment of the technical and price aspects when evaluating tenders for contracts of outsourced service; if no, the number of contracts awarded without adopting the existing mechanism of two-envelope assessment of the technical and price aspects in the past three years;
9. the annual numbers of cases of government service contractors breaching the service contracts, the Employment Ordinance or the Occupational Safety and Health Ordinance as revealed by the inspections conducted by your department, and the annual numbers of complaints lodged by the outsourced service staff;
10. the details of follow-up actions on the aforementioned non-compliance and complaint cases; and
11. the number and details of cases involving contractors being punished for non-compliance or sustained complaints.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 145)

Reply:

In the past three years, the Planning and Lands Branch of the Development Bureau has outsourced the outreach support service for minority owners in prospective compulsory sale cases under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), as well as the conduct of public education/publicity programme on mediation in compulsory sale cases. The expertise required is not available in-house and does not involve any non-skilled workers. We have adopted a two-envelope approach in assessing the technical and price aspects of the tender in accordance with the Stores and Procurement Regulations. We are not aware of any breaching of service contracts, the Employment Ordinance or the Occupational Safety and Health Ordinance by the contractor and have not received any complaints from outsourced service staff.



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)238**

**(Question Serial No. 3392)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Does your department provide sign language interpretation services? If yes, what are the manpower and expenditure involved? If no, what are the reasons?

Asked by: Hon LEUNG Yiu-chung (Member Question No. 189)

Reply:

The Planning and Lands Branch of the Development Bureau procures sign language interpretation services on a need basis. The expenditure incurred in 2016-17 is \$470.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)239**

**(Question Serial No. 6927)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide information on the fund(s) under the Bureau's purview and set out the respective establishment date and amount of injection; as well as the year-end balance, government injection and total expenditure incurred thereof in 2013-14, 2014-15, 2015-16 and 2016-17.

Asked by: Hon MA Fung-kwok (Member Question No. 103)

Reply:

There is no fund under the purview of the Development Bureau (Planning and Lands Branch).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)240****(Question Serial No. 5140)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In respect of the public relations expenditure of government departments, please inform this Committee of the following:

1. the total expenditure of your department for publishing advertisements, sponsored content or advertorials in newspapers registered under the Registration of Local Newspapers Ordinance in the past year as well as the relevant details:

Date of publish (Day/Month/ Year)	Status (one-off/ ongoing/done) (as at 28 February 2017)	Government or public organisation (including policy bureau/ department/ public organisation/ government advisory body)	Name and purpose of advertisement	Name of media organisation and newspaper	Frequency (as at 28 February 2017)	Expenditure (as at 28 February 2017)

2. the expenditure of your department for sponsoring local free-to-air television stations, paid television stations and radio stations to provide information and produce programmes or materials in the past year as well as the relevant details:

Date of broadcast (Day/Month/ Year)	Status (one-off/ ongoing/ done) (as at 28 February 2017)	Government or public organisation (including policy bureau/ department/ public organisation/ government advisory body)	Name and purpose of advertisement	Media organisation	Frequency (as at 28 February 2017)	Expenditure (as at 28 February 2017)

3. the media organisations which published or broadcast advertisements/sponsored content of your department in the past year, as well as the frequency and the total expenditure involved (in descending order of amount spent):

Name of media organisation	Frequency	Total expenditure (\$)

4. the websites/network platforms on which your department published online advertisements/sponsored content in the past year, as well as the frequency, the duration (days) and the total expenditure involved (tabulated in descending order of amount spent):

Website/ network platform	Content of advertisement	Frequency	Duration (days)	Hit rate, frequency of exposure and number of viewers	Total expenditure (\$)

Asked by: Hon MOK Charles Peter (Member Question No. 87)

Reply:

The expenditure that the Development Bureau (Planning and Lands Branch) (DEVB(PLB)) spent on publishing advertisements, sponsored content or advertorials in newspapers registered under the Registration of Local Newspapers Ordinance in the past year is as follows-

Date of publishing (Day/Month/ Year)	Status (one-off/ ongoing/done) (as at 28 February 2017)	Name and purpose of advertisement	Name of media organisation and newspaper	Frequency (as at 28 February 2017)	Expenditure (as at 28 February 2017)
2 September 2016	Done	Special supplement on land and infrastructure development in Hong Kong	Headline Daily	1	\$140,000 (Note)

*Note: The amount represents only the share of DEVB(PLB) in respect of the content on land development.*

No expenditure was incurred by DEVB(PLB) in the past year on sponsoring local free-to-air television stations, paid television stations and radio stations to provide information and produce programmes or materials, or on publishing online advertisements/sponsored content on websites/network platforms.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)241****(Question Serial No. 5157)**

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

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

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

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding the records management work of the your bureau and the departments under its purview over the past year:

- (1) Please provide information on the number and rank of officers designated to perform such work. If there is no officer designated for such work, please provide information on the number of officers and the hours of work involved in records management duties, and the other duties they have to undertake in addition to records management;
- (2) Please list in the table below information on programme and administrative records which have been closed pending transfer to the Government Records Service (GRS) for appraisal:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred

- (3) Please list in the table below information on programme and administrative records which have been transferred to GRS for retention:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred

- (4) Please list in the table below information on records which have been approved for destruction by GRS:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred

Asked by: Hon MOK Charles Peter (Member Question No. 104)

Reply:

Information on the records management work of the Development Bureau (Planning and Lands Branch) and its departments over the past year is provided below:

- (1) Number and rank of designated officers:

Records management is part of the overall duties of a number of officers of different grades including professional, technical, executive, clerical and secretarial. We are unable to provide a breakdown of the manpower involved solely in this work.

- (2) Programme and administrative records which have been closed pending transfer to Government Records Service (GRS) for appraisal are set out below:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred
<b>Planning and Lands Branch (PLB)</b>					
Programme Records	1988 - 2017	180 (8.1 linear metres)	10-20 years after action completed	No	Not applicable
<b>Lands Department (Lands D)</b>					
Programme Records	1961 - 2017	968 (39.3 linear metres)	3-25 years after action completed	No	Not applicable
Administrative Records	1982 - 2017	427 (19.98 linear metres)	2-7 years after action completed	2 out of 427 records are confidential records	Not applicable

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred
<b>Planning Department (Plan D)</b>					
Programme Records	1993 - 2017	195 (9.75 linear metres)	3-7 years after action completed	8 out of 195 records are confidential records	Not applicable
Administrative Records	2013 - 2016	2 (0.1 linear metre)	3 years after action completed	No	Not applicable

- (3) Programme and administrative records which have been transferred to GRS for retention are set out below:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred
<b>Lands D</b>					
Programme Records	1991 - 1996	16 (0.94 linear metre)	6 years after action completed	No	Not applicable
<b>Plan D</b>					
Programme Records	1995 - 2007	25 (1.5 linear metres)	2 years after action completed	No	Not applicable
	1982 - 1996	9 (0.54 linear metre)	Not applicable	No	Not applicable

- (4) Records which have been approved for destruction by GRS are set out below:

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred
<b>PLB</b>					
Programme Records	1983	1 (0.05 linear metre)	20 years after action completed	Yes	Not applicable

Category of records	Years covered by the records	Number and linear metres of records	Retention period approved by GRS	Are they confidential documents	Reasons for not having been transferred
Administrative Records	2003 - 2013	4 495 (18.4 linear metres)	2-7 years after action completed	No	Not applicable
<b>Buildings Department</b>					
Programme Records	1956 - 2010	3 779 (61.67 linear metres)	5 years after building demolished and file closed	No	Not applicable
	1996 - 2016	1 680 (521.84 linear metres)	Immediate disposal after action completed	No	Not applicable
	1998 - 2013	46 125 (82.32 linear metres)	3-7 years after action completed	No	Not applicable
	1961 - 1989	137 (2.5 linear metres)	10 years after file closed	No	Not applicable
<b>Lands D</b>					
Programme Records	1982 - 2013	7 588 (75.94 linear metres)	3-10 years after action completed	No	Not applicable
Administrative Records	1970 - 2013	3 075 (148.32 linear metres)	6 months - 7 years after action completed	10 out of 3 075 records are confidential records	Not applicable
<b>Plan D</b>					
Programme Records	1985 - 2014	9 188 (177.91 linear metres)	1-7 years after action completed	No	Not applicable
Administrative Records	1982 - 2012	439 (26.74 linear metres)	1-7 years after action completed	No	Not applicable



<b>Category of records</b>	<b>Years covered by the records</b>	<b>Number and linear metres of records</b>	<b>Retention period approved by GRS</b>	<b>Are they confidential documents</b>	<b>Reasons for not having been transferred</b>
	1995 - 2009	73 (0.02 linear metre)	5 years after officer left the service	Yes	Not applicable

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)242****(Question Serial No. 5283)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

1. Please provide, in table form, the number of requests for information under the Code on Access to Information received by your bureau/department and its subvented organisations in 2016-17 as well as the relevant details:

Bureau/ Department/ Organisation	Number of requests received	Information involved (items)	Number of requests being handled	Number of requests for which all information was provided	Number of requests for which some information was provided	Average number of days taken to handle the requests (working days)

2. the three pieces of information most frequently requested by the public and the number of such requests;
3. the five requests for information which took the longest time to handle, the number of days taken to handle such requests and the reasons; and
4. the content of the requests refused, the reasons for the refusal and the number of requests for reviews lodged by the public.

Asked by: Hon MOK Charles Peter (Member Question No. 157)

Reply:

From January 2016 to September 2016, the Development Bureau (Planning and Lands Branch) received a total of six requests for information under the Code on Access to Information. The information requested in each of those six cases was different. As at 30 September 2016, there was no outstanding case.

Among the cases completed during the aforementioned period, two requests were met in full, three requests could not be met as the information was not in our Bureau's possession and one request was withdrawn. Five cases were completed within 10 days from the respective dates of receipt of the requests. Processing of the one remaining case took 50 days to complete, as there was a need to compile/verify a large amount of information and seek legal advice.

No request for review was lodged by the public during the aforementioned period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)243****(Question Serial No. 5285)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Please tabulate the details concerning the social media platforms set up and run by your bureau/departments/the public bodies under your purview and their subvented organisations (including out-sourced contractors or consultants) in 2016-17 (as at 28 February 2017)

Commencement Date (month/ year)	Status (keep updating/ ceased updating)	Bureau/ subvented organisations	Name	Social media platforms	Purpose of establishment and contents	No. of "likes"/ subscribers/ average monthly visits	Regular compilation of summary of comments and follow-up (yes/no)	Average no. of posts per day and average no. of interactions per post (total no. of "likes", comments and shares)	Ranks and no. of officers responsible for the operation	Expenditure for setting up the platforms and daily operational expenses

Asked by: Hon MOK Charles Peter (Member Question No. 160)

**Reply:**

The statistics relating to social media platforms set up by the Development Bureau (Planning and Lands Branch) and the public bodies under our purview are set out below:

Commence- ment Date (month/ year)	Status (keep updating/ ceased updating)	Bureau/ Subvented organisations	Name	Social media platforms	Purpose of establishment and contents	No. of “likes”/ subscribers/ average monthly visits	Regular compilation of summary of comments and follow-up (yes/no)	Average no. of posts per day and average no. of interactions per post (total no. of “likes”, comments and shares)	Ranks and no. of officers responsible for the operation	Expenditure for setting up the platforms and daily operational expenses
03/2013 06/2014	Keep updating	Development Bureau	Development Bureau	(1) Facebook (2) YouTube	Disseminating information/ Collecting public’s views	<u>For Facebook</u> No. of “Likes” (cumulative total): Around 7 300  <u>For YouTube</u> No. of subscribers (cumulative total) : Around 100  No. of video views (cumulative total) : Around 12 700	Yes	<u>For Facebook</u> Average no. of posts: 1-2 per week  Average no. of interactions per post: Around 50  <u>For YouTube</u> Total no. of posts: 10  Total no. of interactions: Around 100	One Researcher	Carried out by in-house staff as part of his overall duties.

Commence- ment Date (month/ year)	Status (keep updating/ ceased updating)	Bureau/ Subvented organisations	Name	Social media platforms	Purpose of establishment and contents	No. of “likes”/ subscribers/ average monthly visits	Regular compilation of summary of comments and follow-up (yes/no)	Average no. of posts per day and average no. of interactions per post (total no. of “likes”, comments and shares)	Ranks and no. of officers responsible for the operation	Expenditure for setting up the platforms and daily operational expenses
10/2013	Ceased updating upon completion of the Pubic Engagement Exercise	Harbourfront Commission	“Public Engagement Exercise for a Harbourfront Authority”	(1) Facebook (2) YouTube	For Facebook: to provide a platform for members of the public to express views on the proposed establishment of a Harbourfront Authority and for dissemination of information about the public engagement exercise  For YouTube: to provide videos of public engagement activities (e.g. public forums)	For Facebook No. of “Likes” (cumulative total): Around 500  For YouTube No. of video views (cumulative total): Around 2 300	No	0	One Executive Officer I	Carried out by in-house staff as part of his overall duties.

Commence- ment Date (month/ year)	Status (keep updating/ ceased updating)	Bureau/ Subvented organisations	Name	Social media platforms	Purpose of establishment and contents	No. of “likes”/ subscribers/ average monthly visits	Regular compilation of summary of comments and follow-up (yes/no)	Average no. of posts per day and average no. of interactions per post (total no. of “likes”, comments and shares)	Ranks and no. of officers responsible for the operation	Expenditure for setting up the platforms and daily operational expenses
11/2010	Keep updating	Urban Renewal Authority (URA)	Graham Market Promotion	Facebook	To introduce the characteristics of the Graham Market and promote the market’s activities on a weekly basis during the market promotion campaign	No. of “Likes” (cumulative total): Around 4 834	No	Total no. of posts: 14  Total no. of interactions: 1 022	One assistant manager	Carried out by in-house staff as part of his overall duties.
10/2011	Keep updating	URA	theURAhk	YouTube	To enhance public understanding of URA’s work and to share videos of its education programmes	No. of video views (cumulative total): Around 21 935	No	Total no. of posts: 17  Total no. of interactions: 178	One assistant manager	Carried out by in-house staff as part of his overall duties.
11/2012	Keep updating	URA	Urban Renewal Exploration Centre	Facebook	To introduce education activities as well as the Centre’s activities in districts	No. of “Likes” (cumulative total): Around 2 087	No	Total no. of posts: 73  Total no. of interactions: 355	One assistant manager	Carried out by in-house staff as part of his overall duties.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)244****(Question Serial No. 3311)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 801 Subsidy for property owners to participate in Smart Tender scheme)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In paragraph 62 of the Budget Speech, the Government proposes to earmark \$300 million to allow owners to participate in the “Smart Tender” Building Rehabilitation Facilitating Services Scheme run by the Urban Renewal Authority at a concessionary rate. Will the Administration inform this Council, what kind of measures will it introduce to enhance its promotion of this service scheme? Does the Administration aware the manpower and resources that the Urban Renewal Authority would allocate in order to provide sufficient support and services to local citizens under this scheme? Will the Administration inform this Council the details of the concessionary rate provided?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 3)

Reply:

“Smart Tender” Building Rehabilitation Facilitation Services scheme is a fee charging service launched by the Urban Renewal Authority (URA) in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractor in carrying out building repair and maintenance works.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, a commitment of \$300 million has been included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative in the next five years.



We plan to partner with the URA to implement the new initiative in the third quarter of 2017, and appropriate promotional activities such as announcements of public interest on television and radio will be launched in due course.

We will adopt the following tiered approach in determining the concessionary fee payable by the participating owners' organisations –

<b>Tier</b>	<b>Average Annual Rateable Value of the Domestic Units in Subject Building<sup>(1)</sup></b>	<b>Current Fee (per owners' organisation)<sup>(2)</sup></b>	<b>Concessionary Fee (per owners' organisation)<sup>(2)</sup></b>
1	Less than \$120,001 (Urban) or \$92,001 (N.T.)	\$25,000 - \$75,000	\$1,250 - \$3750 (5% of current fee)
2	Between \$120,001 to \$300,000 (Urban) or \$92,001 to \$160,000 (N.T.)	\$50,000 - \$160,000	\$10,000 - \$32,000 (20% of current fee)
3	Over \$300,000 (Urban) or \$160,000 (N.T.)		\$25,000 - \$80,000 (50% of current fee)

Note (1) Urban - Hong Kong Island, Kowloon, Sha Tin, Kwai Tsing and Tsuen Wan; N.T. - New Territories excluding Sha Tin, Kwai Tsing and Tsuen Wan.

Note (2) Depending on the number of units.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)245****(Question Serial No. 4349)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide a list of all currently vacant residential sites, together with information such as their location, site area, period of vacancy, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. 83)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)246****(Question Serial No. 4488)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding “to work with the MTR Corporation Limited (MTRCL) to implement West Rail property development projects” and “to explore with the MTRCL and the Kowloon-Canton Railway Corporation (KCRC) the development potential of stations and related sites along existing and future rail lines”,

1. Please set out the details of the planned or confirmed development projects of small and medium-sized flats in New Territories West, including the progress of the projects, type of land use, source and location of land, estimated number of flats to be built and estimated year of first population intake;
2. Has the Government conducted any planning on the transport demand of the residents and the new population commuting to and from the urban area with respect to the various development projects? If yes, what are the specific details and the establishment involved?

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 39)

Reply:

1. Information on projects under development is set out below –

<b>Project Progress</b>	<b>Source of Site</b>	<b>Site Location</b>	<b>Estimated Number of Flats*</b>	<b>Minimum Number of Small and Medium-sized Flats* (Saleable Area ≤ 50 square metres) as Stipulated under Lease</b>	<b>Expected Completion Date (about)</b>
Under development	West Rail property development project	Tsuen Wan West Station TW5 (Cityside)	942	588	2018
Under development	West Rail property development project	Tsuen Wan West Station TW5 (Bayside)	2 384	1 235	2018
Under development	West Rail property development project	Long Ping Station (North)	832	624	2018
Under development	West Rail property development project	Tsuen Wan West Station TW6	894	520	2018
Under development	West Rail property development project	Long Ping Station (South)	720	428	2019
Under development	West Rail property development project	Yuen Long Station	1 876	1 312	2022

\* Actual flat number of each project subject to developers' design.

Projects under planning include two West Rail property development projects at Kam Sheung Road Station (about 2 690 flats) and Pat Heung Maintenance Centre (about 6 060 flats); and a railway-related site being explored at Siu Ho Wan Depot (not less than 14 000 flats). The number of small and medium sized flats and the completion dates for these projects are to be determined.

2. All the projects have been/will be subject to technical assessments, including transport and traffic impact assessments for consideration of necessary improvement measures. There is no separate breakdown on the establishment involved solely for the work in question.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)247****(Question Serial No. 4489)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding to “continue to take forward the “Hong Kong 2030+”, including analyses of views received during public engagement and relevant assessments, with a view to formulating a territorial development strategy beyond 2030”, please inform this Committee of the following:

- (a) the details and progress of the plan involving the development of New Territories West as at present;
- (b) the number of brownfield sites in the new development areas involved;
- (c) the publicity expenses as at present.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 41)

Reply:

- (a) “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) seeks to update the territorial development strategy and examine the strategies and feasible options for the overall spatial planning, land and infrastructure development, and the shaping of the built and natural environment for Hong Kong beyond 2030. Among others, “Hong Kong 2030+” proposes a conceptual spatial framework with a Western Economic Corridor to capitalise on the international and regional gateway and strategic transport infrastructure in Hong Kong/New Territories (NT) West, and to consolidate the planned/under planning major developments in Hung Shui Kiu, Tuen Mun, Yuen Long South and North Lantau as the new launchpad for growth. Besides, a strategic growth area, i.e. East Lantau Metropolis (ELM), is proposed through creating artificial islands by reclamation in the waters near Kau Yi Chau and the Hei Ling Chau Typhoon Shelter, and making better use of the underutilised land in Mui Wo, with the aim of creating a smart, liveable and

low-carbon development with the third Core Business District. Both the Western Economic Corridor and ELM will be supported by the proposed North West NT-Lantau-Metro Transport Corridor.

- (b) Under the Government's multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the NT with a higher concentration of brownfield sites, with the aims of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. Besides, the potential development areas in the NT North, which is another Strategic Growth Area proposed under "Hong Kong 2030+", is estimated to cover another 200 ha of brownfield sites.
- (c) The public engagement (PE) on the "Hong Kong 2030+" is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for this work. External professional services have been engaged to assist in tasks relating to the conduct of PE, including preparation of publications, video, website, exhibitions and events, as well as undertaking independent analysis of public views collected. The expenditure for hiring such services in 2016-17 was about \$4.3 million, and the estimated expenditure in 2017-18 is about \$1.7 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)248****(Question Serial No. 4490)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In 2017-18, the Bureau will continue the review on the New Territories Small House Policy. Please inform this Committee of the following:

- (a) the progress of review and expenditure involved in 2016-17;
- (b) the number of small houses in the past five years;
- (c) the number of approved cases for removal of alienation restrictions.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 42)

Reply:

- (a) The small house policy has been in operation for a long time. Any review inevitably involves complicated issues in various aspects such as legal, environment, land use planning and demand on land, all of which would require careful examination.

The review of the small house policy is conducted by the Development Bureau with its existing staff and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for the review.

- (b) The number of small houses completed with Certificates of Compliance (CC) issued by the Lands Department (LandsD) in the past five years (2012 to 2016) is set out below:

<b>Year</b>	<b>Number of small houses completed with CC issued</b>
2012	1 089
2013	1 151
2014	1 066
2015	904
2016	814



- (c) The number of applications approved for removal of restriction on alienation by LandsD in the past five years (2012 to 2016) is set out below:

<b>Year</b>	<b>Number of applications approved for removal of restriction on alienation</b>
2012	404
2013	485
2014	577
2015	462
2016	409

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)249****(Question Serial No. 4495)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

- a) Over the past five years, how much land did the Government earmark for building public housing and subsidised housing for sale every year?
- b) Please set out the numbers of the existing housing co-operatives, with a breakdown by the 18 districts, and the respective names of the housing co-operatives.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 68)

Reply:

- a) The “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016 estimates that the total housing supply target for the 10-year period from 2017-18 to 2026-27 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply target will be 280 000 units and 180 000 units respectively. The Development Bureau and Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs, and our efforts in the past few years are beginning to deliver results. In the short to medium term, by way of changing existing land uses and increasing development intensity, which include some 210 housing sites identified through land use reviews, a total of over 380 000 housing units can be provided. In the medium to long term, various projects including new development areas and new town extensions can provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives can provide over 600 000 housing units.

The details and progress of the multi-pronged strategy are set out in CB(1)461/16-17(01) that we provided to the Legislative Council Panel on Development in January 2017.

As stated in the “Long Term Housing Strategy Annual Progress Report 2016” released in December 2016, our current best estimate on the total public housing production for the 10-year period from 2017-18 to 2026-27 is around 236 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) in the coming five years (2016-17 to 2020-21) by district are set out at **Annex A**.

For public housing projects with completion beyond 2020/21 (2021/22 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as required conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when appropriate as we roll forward the five-year construction programme.

- b) The Co-operative Societies Ordinance (Cap. 33) enshrines the co-operative principles and the Director of Agriculture, Fisheries and Conservation is appointed as the Registrar to register and regulate co-operative societies. According to the Agriculture, Fisheries and Conservation Department, there are 48 co-operative building societies registered under the Co-operative Societies Ordinance (Cap. 33) as at end-February 2017. Details are set out at **Annex B**.

- End -

**Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2016-17					
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200	0.4
	Kwun Tong	Anderson Road Site D	3 500	4 300	2.6
		Anderson Road Site E Phase 2	800		3.3 <sup>#</sup>
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100	15.5 <sup>#</sup>
		Shatin Area 52 Phase 4	2 100		
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200	3.7
			Sub-total	9 800	
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Site A	1 500	8 600	1.4
		Anderson Road Site B Phase 1	3 100		3.9 <sup>#</sup>
		Anderson Road Site B Phase 2	2 600		
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	2 400	7.9 <sup>#</sup>
		So Uk Phase 2	2 000		
	Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
Islands		Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2 <sup>#</sup>
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	20 400	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.4
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	1 700		7.9 <sup>#</sup>
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
Islands		Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	15 100	

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7 <sup>#</sup>
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800	4.4 <sup>#</sup>
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	900		1.3
			Sub-total	13 700	
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7 <sup>#</sup>
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2 <sup>#</sup>
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6 <sup>#</sup>
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 800	
			Total	70 800	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

<sup>#</sup> The figure includes all phases.

<sup>@</sup> The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**Hong Kong Housing Authority (HA)'s Subsidised Sale Flats (SSF) Production  
(2016-17 to 2020-21)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
2016-17					
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory*	857	857	0.7
Extended Urban	Kwai Tsing	Ching Hong Road*	465	465	0.5
	Tsuen Wan	Sha Tsui Road*	962	962	1.0
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C*	216	504	0.2
		Pik Tin Street, Sha Tin Area 4D*	288		0.3
New Territories	Yuen Long	Wang Yip Street West*	229	229	0.5
			Sub-total	3 017	
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	248	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0 <sup>#</sup>
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East	200	700	0.3
		Ngan Kwong Wan Road West	500		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0 <sup>#</sup>
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sha Tin	Hang Kin Street, Ma On Shan	700	700	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 <sup>#</sup>
	Islands	Tung Chung Area 27	1 200	1 200	1.0
			Sub-total	6 400	

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about) <sup>@</sup>
<b>2020-21</b>					
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600	0.6
		Wo Sheung Tun Street, Fo Tan	800		0.9
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6 <sup>#</sup>
			<b>Sub-total</b>	<b>4 800</b>	
			<b>Total</b>	<b>21 000</b>	

(Based on Public Housing Construction Programme as at December 2016)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

\* These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

# The figure includes all phases.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

**Co-operative Building Societies Registered under  
the Co-operative Societies Ordinance (Cap. 33)**

<b>District</b>	<b>Number of Co-operative Building Society</b>	<b>Name</b>
Southern	1	Aberdeen Co-operative Building Society, Limited
Central and Western	2	Pokfield Garden Co-operative Building Society, Limited
		Magnolia Garden Co-operative Building Society, Limited
Eastern	11	Sincerity Co-operative Building Society, Limited
		Fraternity Co-operative Building Society, Limited
		Friends Co-operative Building Society, Limited
		Good Luck Mansion Co-operative Building Society, Limited
		Hong Yee Co-operative Building Society, Limited
		Mansion Co-operative Building Society, Limited
		Salim Co-operative Building Society, Limited
		Tai Wah Co-operative Building Society, Limited
		Shaukiwan Co-operative Building Society, Limited
		Success Co-operative Building Society, Limited
		Yick Kwan Co-operative Building Society, Limited
Kowloon City	25	Arch Court Co-operative Building Society, Limited
		Happy Co-operative Building Society, Limited
		Lily Garden Co-operative Building Society, Limited
		Pak Kung Street Co-operative Building Society, Limited
		Snughome Co-operative Building Society, Limited
		Union Co-operative Building Society, Limited
		Mataukok Co-operative Building Society, Limited
		Acme Co-operative Building Society, Limited
		Amity Co-operative Building Society, Limited
		Anhui Street Co-operative Building Society, Limited
		Ascot Co-operative Building Society, Limited
		Comfort Co-operative Building Society, Limited
		Concurrent Co-operative Building Society, Limited
		Felix Co-operative Building Society, Limited
		Good Hope Co-operative Building Society, Limited
		Kinney Co-operative Building Society, Limited
		Maidstone Co-operative Building Society, Limited
		Maine Co-operative Building Society, Limited
		Mayfair Co-operative Building Society, Limited
		Peerless Co-operative Building Society, Limited
		Popular Co-operative Building Society, Limited
		Sinclair Co-operative Building Society, Limited
		Splendid Co-operative Building Society, Limited
		Sweethome Co-operative Building Society, Limited
		Valley Co-operative Building Society, Limited



District	Number of Co-operative Building Society	Name
Sham Shui Po	9	Lung Wa Co-operative Building Society, Limited
		Okay Co-operative Building Society, Limited
		Tai Chung Co-operative Building Society, Limited
		Bonnie Co-operative Building Society, Limited
		Peace Co-operative Building Society, Limited
		Siu Yuen Co-operative Building Society, Limited
		Sycamore Co-operative Building Society, Limited
		Universal Co-operative Building Society, Limited
		Y Hing Co-operative Building Society, Limited

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)250****(Question Serial No. 7117)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide information on the following:

- a) the number of Operation Building Bright (OBB) projects and total expenditure thereof, and the percentage share of the total expenditure in the annual provision for the OBB in each of the past five years; and
- b) the pieces of government land sold through the annual Land Sale Programme to increase land supply for private housing and other development needs, the respective land area thereof, and the total area of land sold in each of the past five years.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 67)

Reply:

- a) The application period for Operation Building Bright (OBB) ended in 2010 and there was thus no application in the past five years. Up to 31 December 2016, a total of 2 790 target buildings have received financial assistance under OBB and 2 871 buildings have had their repair and maintenance works completed. The works and the release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2016, the total number of household units provided with financial assistance was 134 990, involving a total amount of \$2,302 million released.
- b) In the past five years from 2012-13, the respective numbers and total areas of government sites sold for private housing development; and for other developments including commercial/business/hotel/industrial developments under the Land Sale Programme are set out in the table below.

Financial Year	Sites disposed of for private housing development*		Sites disposed of for developments other than private housing development (i.e. including commercial/business/hotel/industrial developments)*		Total area disposed of in the financial year (hectares)
	No.	Total area (hectares) (about)	No.	Total area (hectares) (about)	
2012-13	22	25.18	3	1.80	26.98
2013-14	31	28.48	4	2.08	30.56
2014-15	25	31.15	6	2.79	33.94
2015-16	17	21.50	3	1.47	22.97
2016-17 (up to end February 2017)	20	28.10	6	2.91	31.01

\* Based on the date of auction/tender award

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)251****(Question Serial No. 7187)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please set out the following information in table form:

- (1) The expenditure incurred by the Development Bureau (Planning and Lands Branch) on publicity on the Internet/social media in 2016-17, the manpower involved and the percentage this item accounts for in the total expenditure. Please provide a breakdown by publicity channel.
- (2) The means to be adopted by the Branch to assess the effectiveness and value for money of the above initiatives.
- (3) The estimated expenditure to be incurred by the Branch on the above initiatives in 2017-18 and the manpower to be involved.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 54)

Reply:

The maintenance of the websites and social media (i.e. Facebook and Youtube) of the Development Bureau (Planning and Lands Branch) is carried out by a Contract Analyst Programmer and a Researcher respectively as part of their overall duties. We are unable to provide a breakdown on the expenditure involved solely for such work. In assessing the effectiveness of the initiatives, we generally consider factors such as the number of service users, opinions from target groups or relevant stakeholders, relevant press commentaries and reports, hit rates of webpages and content of submissions received.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)252****(Question Serial No. 3897)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) The details of the public policy studies and strategic public policy studies commissioned with funds allocated from 2013-14 to 2016-17 in relation to the consultancy studies commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies. Please provide information about the studies in the following format: A) Project title, B) Project content and objective, C) Consultancy fee, D) Start date and expected completion date, E) The Government's follow-ups to the study report, F) Whether the studies have been made public, and if the studies are not made public, the reasons for that.
- 2) The details of the public policy studies and strategic public policy studies to be commissioned with funds allocated in the coming twelve months in relation to the consultancy studies commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies. Please provide information about the studies in the following format: A) Project title, B) Project content and objective, C) Consultancy fee, D) Start date and expected completion date, E) The Government's follow-ups to the study report, F) Whether the studies have been made public, and if the studies are not made public, the reasons for that.

Asked by: Hon WU Chi-wai (Member Question No. 45)

**Reply:**

Information on the consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies is set out below :

- 1) Public policy studies and strategic public policy studies commissioned with funds allocated from 2013-14 to 2016-17 (up to end February 2017) -

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
Consultancy study on development strategy of a common spatial data infrastructure (CSDI)  The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.	<u>2016-17</u> Nil  (Note <sup>1</sup> )	March 2017/ 2018	Not applicable	Not applicable
Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545)  The study is for a comprehensive review of the Pilot Mediation Scheme.	<u>2013-14</u> 45,000  <u>2014-15</u> 675,000	March 2013/ Completed (October 2014)	Following up on the recommendations in the consultancy report, we wound down the Pilot Mediation Scheme in end-2014. A more focused publicity and public education programme on mediation in compulsory sale was drawn up, which has been consolidated in the "Outreach Support Service for Minority Owners in Prospective Compulsory Sale Cases under the Land (Compulsory Sale for Redevelopment) Ordinance" since August 2015.	The working paper and final report of the consultancy review have been uploaded onto Development Bureau's website.
Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites	<u>2015-16</u> 2,975,000  <u>2016-17</u> 525,000	June 2015/ Completed (September 2016)	Not applicable	Main findings of the consultancy were shared with the Harbourfront Commission.

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites. Study findings would help the deliberations on whether a Harbourfront Authority is to be established.				
<p>Consultancy Service for the open space fronting the hotel sites at Kai Tak</p> <p>The study is for looking into possible arrangements for the open space fronting sites along the former runway in Kai Tak Development.</p>	<p><u>2015-16</u> Nil</p> <p><u>2016-17</u> 231,000</p> <p>(Note<sup>2</sup>)</p>	<p>October 2015/ 2<sup>nd</sup> quarter 2017</p>	<p>Progress is closely monitored.</p>	<p>Not applicable</p>
<p>Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong</p> <p>The study is for looking into the concept and application of "walkability" in pedestrian planning, as well as the pre-requisites for creating a "walkable" environment in Hong Kong. It also investigates possible codification of "walkability".</p>	<p><u>2015-16</u> Nil</p> <p><u>2016-17</u> 280,000</p> <p>(Note<sup>2</sup>)</p>	<p>March 2016/ March 2017</p>	<p>Progress is closely monitored.</p>	<p>Not applicable</p>
<p>Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront</p>	<p><u>2015-16</u> Nil</p> <p><u>2016-17</u> Nil</p> <p>(Note<sup>2</sup>)</p>	<p>March 2016/ 2<sup>nd</sup> quarter 2018</p>	<p>Progress is closely monitored.</p>	<p>Not applicable</p>

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
The study is for ascertaining a technically feasible scheme for the proposed road works.				
Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency  The study is for developing a set of design and construction requirements for improving energy efficiency in residential buildings.	<u>2013-14</u> 680,250  <u>2014-15</u> 136,050	August 2010/ Completed (February 2015)	The Buildings Department (BD) has promulgated the new "Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014" after consultation with the industry.	BD has promulgated the new Guidelines through a practice note to authorised persons, registered structural engineers and registered geotechnical engineers, and posted them on the BD's website.
Consultancy Study for the Review of the code of practice (CoP) on Wind Effects in Hong Kong 2004  The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	<u>2013-14</u> 429,780  <u>2014-15</u> 644,000  <u>2015-16</u> 220,000  <u>2016-17</u> 429,780  (Note <sup>3</sup> )	May 2012/ December 2018	BD is conducting consultation with stakeholders of the building industry on the draft updated CoP.  .	Not applicable
Consultancy Study on the Structural Use of Glass  The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	<u>2013-14</u> 512,150  <u>2014-15</u> Nil  <u>2015-16</u> Nil  <u>2016-17</u> Nil  (Note <sup>3</sup> )	October 2012/ March 2018	BD is conducting consultation with stakeholders of the building industry on the draft CoP.	Not applicable



Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
<p>Consultancy Study on the Review of the Building (Planning) Regulations</p> <p>The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.</p>	<p><u>2013-14</u> 238,000</p> <p><u>2014-15</u> 595,000</p> <p><u>2015-16</u> Nil</p> <p><u>2016-17</u> Nil</p> <p>(Note<sup>3</sup>)</p>	<p>November 2013/ December 2017</p>	<p>The study is under the Formulation of Recommendation Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2017.</p>	<p>Not applicable</p>
<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>The study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable, non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	<p><u>2014-15</u> 345,000</p> <p><u>2015-16</u> 458,000</p> <p><u>2016-17</u> Nil</p> <p>(Note<sup>4</sup>)</p>	<p>October 2014/ December 2017</p>	<p>The study is at the Research and Investigation Stage.</p>	<p>Not applicable</p>
<p>Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong</p> <p>The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference</p>	<p><u>2014-15</u> Nil</p> <p><u>2015-16</u> 2,024,000</p> <p><u>2016-17</u> 1,214,640</p> <p>(Note<sup>4</sup>)</p>	<p>February 2015/ December 2019</p>	<p>BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2018.</p>	<p>Not applicable</p>

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
by professionals and practitioners of the building industry in Hong Kong.				
<p>Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works</p> <p>The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the Minor Works Control System (MWCS), information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.</p>	<p><u>2015-16</u> 119,000</p> <p><u>2016-17</u> Nil</p> <p>(Note<sup>2</sup>)</p>	<p>September 2015/ September 2017</p>	<p>BD will conduct consultation with stakeholders of the building industry in 2017 for preparing the revised Guidelines.</p>	<p>Not applicable</p>
<p>Review of Land Requirements for Grade A Offices, Business and Industrial Uses</p> <p>The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.</p>	<p><u>2014-15</u> 2,004,500</p> <p><u>2015-16</u> 2,070,000</p> <p><u>2016-17</u> Nil</p>	<p>April 2014/ Completed (February 2017)</p>	<p>The recommendations serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030 + : Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+).</p>	<p>Final Consultancy Report has been uploaded to the study website of the Hong Kong 2030+.</p>

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
<p>Strategic Environmental Assessment for Hong Kong 2030+</p> <p>The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.</p>	<p><u>2014-15</u> 145,630</p> <p><u>2015-16</u> 1,650,500</p> <p><u>2016-17</u> 333,368</p> <p>(Note<sup>4</sup>)</p>	<p>March 2015/ 2018</p>	<p>The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.</p>	<p>Not applicable</p>
<p>Transport and Land Use Assessment</p> <p>The study is for assessing, prioritising and optimising the locational choice of major long-term development opportunities from transport perspective.</p>	<p><u>2015-16</u> 2,558,000</p> <p><u>2016-17</u> 756,735</p> <p>(Note<sup>2</sup>)</p>	<p>May 2015/ 2018</p>	<p>The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.</p>	<p>Not applicable</p>

Note<sup>1</sup> - Consultancy studies straddle 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (b) of the reply.

Note<sup>2</sup> - Consultancy studies straddle 2015-16, 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (b) of the reply.

Note<sup>3</sup> - Consultancy studies straddle 2013-14, 2014-15, 2015-16, 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (b) of the reply.

Note<sup>4</sup> - Consultancy study straddles 2014-15, 2015-16, 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (b) of the reply.

2) Consultancy studies for which funds have been included in the 2017-18 estimates -

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
<p>Consultancy study on development strategy of a CSDI</p> <p>The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.</p>	4,740,000	March 2017/ 2018	Not applicable	Not applicable
<p>Consultancy Service for the open space fronting the hotel sites at Kai Tak</p> <p>The study is for looking into possible arrangements for the open space fronting sites along the former runway in Kai Tak Development.</p>	154,000	October 2015/ 2 <sup>nd</sup> quarter 2017	Progress is closely monitored.	Not applicable
<p>Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong</p> <p>The study is for looking into the concept and application of "walkability" in pedestrian planning, as well as the pre-requisites for creating a "walkable" environment in Hong Kong. It also investigates possible codification of "walkability".</p>	210,000	March 2016/ March 2017	Progress is closely monitored.	Not applicable

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
<p>Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront</p> <p>The study is for ascertaining a technical feasible scheme for the proposed road works.</p>	490,000	March 2016/ 2 <sup>nd</sup> quarter 2018	Progress is closely monitored.	Not applicable
<p>Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004</p> <p>The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.</p>	430,000	May 2012/ December 2018	BD is conducting consultation with stakeholders of the building industry on the draft updated CoP.	Not applicable
<p>Consultancy Study on the Structural Use of Glass</p> <p>The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.</p>	128,000	October 2012/ March 2018	BD will issue the CoP in 2017.	Not applicable
<p>Consultancy Study on the Review of the Building (Planning) Regulations</p> <p>The study is for updating, modernising and developing the planning and design standards for</p>	1,190,000	November 2013/ December 2017	The study is at the Formulation of Recommendations Stage. BD will conduct the consultation with stakeholders of the building industry on the initial draft recommendations of the study in 2017.	Not applicable

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.				
<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>This study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable, non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	2,864,000	October 2014/ December 2017	The study is at the Research and Investigation Stage and the study is targeted to complete in 2017.	Not applicable
<p>Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong</p> <p>This study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.</p>	2,024,000	February 2015/ December 2019	BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2018.	Not applicable

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
<p>Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works</p> <p>The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the MWCS, information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.</p>	950,000	September 2015/ September 2017	BD will conduct consultation with stakeholders of the building industry in 2017 for preparing the revised Guidelines.	Not applicable
<p>Consultancy Study for a Review on the Mechanism of encouraging a sustainable built environment through Gross Floor Area Concession</p> <p>The study is for reviewing the effectiveness of the extant mechanism and exploring linking concession with the extent of sustainable building designs provided or ratings of green achievements such as those under the Building Environmental Assessment Method Plus.</p>	Subject to tender	Mid-2017/ October 2018	Not applicable	Not applicable
Strategic Environmental Assessment for Hong Kong 2030+	1,932,344	March 2015/ 2018	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable

<b>Title, content and objective of project</b>	<b>Consultancy fees (\$)</b>	<b>Start date/ expected completion date</b>	<b>The Government's follow-ups to the study report</b>	<b>Whether the studies have been made public? If no, why?</b>
The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.				
<p>Transport and Land Use Assessment</p> <p>The study is for assessing, prioritising and optimising the locational choice of major long-term development opportunities from transport perspective.</p>	2,387,146	May 2015/ 2018	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable
<p>Sustainability Assessment for Hong Kong 2030+</p> <p>The study is for providing financial, economic, social and sustainability assessments for the proposals under Hong Kong 2030+.</p>	Subject to tender	Mid-2017/ 2018	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable
<p>Study on Existing Profile and Operations of Brownfield Sites in the New Territories</p> <p>The study is for establishing a comprehensive profile of brownfield sites including the distribution and uses of brownfield sites in the New Territories.</p>	Subject to tender	Mid-2017/ 2018	The study findings will facilitate the Government to formulate appropriate policies and measures for tackling brownfield sites.	Not applicable



**CONTROLLING OFFICER'S REPLY****DEVB(PL)253****(Question Serial No. 3909)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide information on the property development projects under development and planning, their respective expected completion date and number of flats to be produced broken down by 1) West Rail property development projects with which the MTR Corporation Limited (MTRCL) implements as the agent of the West Rail Property Development Limited; and 2) MTRCL's own property development projects.

Asked by: Hon WU Chi-wai (Member Question No. 73)

Reply:

The information requested is set out below –

West Rail property development projects (implemented by MTRCL as agent of the West Rail Property Development Limited)

<b>Projects</b>	<b>Expected Completion Date (about)</b>	<b>Estimated Flat Number (about)*</b>
<u>Projects under development</u>		
Tsuen Wan West Station TW5 (Cityside)	2018	942
Tsuen Wan West Station TW5 (Bayside)	2018	2 384
Long Ping Station (North)	2018	832
Tsuen Wan West Station TW6	2018	894
Nam Cheong Station	2019	3 313
Long Ping Station (South)	2019	720
Yuen Long Station	2022	1 876

<b>Projects</b>	<b>Expected Completion Date (about)</b>	<b>Estimated Flat Number (about)*</b>
<u>Projects under planning</u>		
Kam Sheung Road Station	to be determined	2 690
Pat Heung Maintenance Centre	to be determined	6 060

\* Actual flat number is subject to developers' design.

MTRCL's projects

<b>Projects</b>	<b>Expected Completion Date (about)</b>	<b>Estimated Flat Number (about) *</b>
<u>Projects under development</u>		
Tseung Kwan O Area 86 Package 4	2020	2 200
Tseung Kwan O Area 86 Package 5	2020	1 600
Tseung Kwan O Area 86 Package 6	2021	2 400
Tseung Kwan O Area 86 Package 7	2022	1 250
Tseung Kwan O Area 86 Package 8	2021	1 430
Tseung Kwan O Area 86 Package 9	2022	1 780
Tseung Kwan O Area 86 Package 10	2022	1 170
Tai Wai Station	2022	2 900
Tin Wing Stop	2021	1 500
Ho Man Tin Station Package 1	2022	1 000
Wong Chuk Hang Station Package 1	2022	800
<u>Projects under planning</u>		
Tseung Kwan O Area 86 Remaining Packages	to be determined	5 760
Wong Chuk Hang Station Remaining Packages	to be determined	3 900
Ho Man Tin Station Package 2	to be determined	800
Yau Tong Ventilation Building site	to be determined	480

\* Actual flat number is subject to developers' design.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)254****(Question Serial No. 3910)**

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

Subhead (No. & title): (700) General non-recurrent  
(Item 865 Operation Building Bright)  
(Item 878 Building Maintenance Grant Scheme for Elderly Owners)

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the Operation Building Bright (OBB), please inform this Committee of the following:

- 1) Statistics on the number of buildings applied for participation in the OBB and the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), broken down by building age.
- 2) The geographical distribution of private buildings of different age groups from 20 years to 50 years and above as of end 2016.
- 3) The number of applications for subsidy schemes with approval in principle granted in different districts in 2015-16 and 2016-17, and the age distribution of the buildings in which the relevant property units are located.

Asked by: Hon WU Chi-wai (Member Question No. 74)

Reply:

- 1) According to information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD), the respective numbers of buildings having applied for participation in Operation Building Bright (OBB) and BMGSEO in different age groups as of end 2016 are set out below-

OBB

Districts	Building Age		
	30-39	40-49	50 and above
Central & Western	34	123	72
Eastern	21	66	129
Kowloon City	57	70	476
Kwai Tsing	13	48	3
Kwun Tong	24	74	52
North	1	4	11
Islands	0	0	0
Sai Kung	0	0	0
Sham Shui Po	31	82	436
Shatin	4	6	0
Southern	6	11	21
Tai Po	3	21	7
Tsuen Wan	4	57	81
Tuen Mun	6	12	0
Wan Chai	17	66	98
Wong Tai Sin	3	26	13
Yau Tsim Mong	37	146	444
Yuen Long	45	69	1
<b>Total</b>	<b>306</b>	<b>881</b>	<b>1 844</b>

BMGSEO

District	Age of the building in which the relevant property unit is located						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	25	331	475	378	31	1 240
Eastern	1	456	879	729	821	109	2 995
Kowloon City	7	17	358	680	552	185	1 799
Kwai Tsing	4	65	651	409	41	0	1 170
Kwun Tong	16	44	628	345	170	26	1 229
North	12	45	186	45	5	0	293
Islands	1	17	46	70	0	0	134
Sai Kung	21	83	543	6	1	0	654
Sham Shui Po	23	13	339	247	282	135	1 039
Sha Tin	33	126	1 870	261	6	0	2 296
Southern	7	71	195	80	12	4	369
Tai Po	30	64	869	140	22	0	1 125
Tsuen Wan	1	13	210	150	146	19	539

District	Age of the building in which the relevant property unit is located						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Tuen Mun	24	143	1 224	430	3	0	1 824
Wan Chai	0	8	166	148	291	95	708
Wong Tai Sin	16	116	669	109	74	35	1 019
Yau Tsim Mong	1	26	539	409	809	204	1 988
Yuen Long	1	47	344	237	49	0	678
<b>Total</b>	<b>198</b>	<b>1 379</b>	<b>10 047</b>	<b>4 970</b>	<b>3 662</b>	<b>843</b>	<b>21 099</b>

- 2) The geographical distribution of private buildings of different age groups from 20 years to 50 years and above as of end 2016 is set out below –

District	Building Age			
	20-29	30-39	40-49	50 or above
Central and Western	579	778	985	798
Eastern	390	476	278	446
Kowloon City	358	585	524	1 456
Kwai Tsing	165	264	183	19
Kwun Tong	204	293	246	168
North	468	105	145	218
Islands	510	476	58	50
Sai Kung	843	966	187	68
Sham Shui Po	310	389	423	882
Sha Tin	618	596	102	29
Southern	816	867	378	454
Tai Po	1 041	859	95	30
Tsuen Wan	244	170	215	159
Tuen Mun	464	349	88	11
Wan Chai	370	461	546	886
Wong Tai Sin	72	62	177	148
Yau Tsim Mong	350	485	649	1 399
Yuen Long	2 615	1 006	171	82
<b>Total</b>	<b>10 417</b>	<b>9 187</b>	<b>5 450</b>	<b>7 303</b>

- 3) The application period for OBB ended in 2010 and there was thus no application in 2015-16 and 2016-17. Information on the number of applications for BMGSEO with approval in principle granted in different districts in 2015-16 and 2016-17, and the age distribution of the buildings in which the relevant property units are located is set out below-

<b>2015</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	0	31	39	72	11	153
Eastern	0	7	42	170	61	41	321
Kowloon City	0	2	17	56	74	28	177
Kwai Tsing	0	0	112	38	15	0	165
Kwun Tong	0	9	56	47	20	4	136
North	0	6	52	8	1	0	67
Islands	1	1	1	6	0	0	9
Sai Kung	1	17	248	2	0	0	268
Sham Shui Po	0	1	14	56	38	40	149
Sha Tin	0	10	138	72	0	0	220
Southern	0	0	57	20	2	1	80
Tai Po	0	0	200	23	9	0	232
Tsuen Wan	0	0	29	16	15	6	66
Tuen Mun	0	8	193	115	1	0	317
Wan Chai	0	0	9	28	48	18	103
Wong Tai Sin	0	4	125	18	8	3	158
Yau Tsim Mong	0	5	8	45	113	50	221
Yuen Long	0	1	22	17	7	0	47
<b>Total</b>	<b>2</b>	<b>71</b>	<b>1 354</b>	<b>776</b>	<b>484</b>	<b>202</b>	<b>2 889</b>

<b>2016</b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Central and Western	0	1	9	71	85	6	172
Eastern	0	24	28	134	66	10	262
Kowloon City	0	0	23	83	100	53	259
Kwai Tsing	0	3	73	17	6	0	99
Kwun Tong	0	1	29	73	20	21	144
North	0	3	48	26	0	0	77
Islands	0	7	0	1	0	0	8
Sai Kung	0	16	68	0	0	0	84
Sham Shui Po	0	2	16	52	29	34	133
Sha Tin	0	6	128	58	6	0	198

<b><u>2016</u></b>	<b>Age of the building in which the relevant property unit is located</b>						
<b>District</b>	<b>Less than 10</b>	<b>10-19</b>	<b>20-29</b>	<b>30-39</b>	<b>40-49</b>	<b>50 or above</b>	<b>Total</b>
Southern	0	7	44	12	4	2	69
Tai Po	0	2	59	36	3	0	100
Tsuen Wan	0	1	24	10	45	9	89
Tuen Mun	1	4	162	47	1	0	215
Wan Chai	0	0	5	19	42	41	107
Wong Tai Sin	0	6	69	14	11	29	129
Yau Tsim Mong	0	1	20	46	131	79	277
Yuen Long	0	9	35	52	15	0	111
Total	1	93	840	751	564	284	2 533

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)255****(Question Serial No. 3911)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the work on overseeing the implementation of the Mandatory Building Inspection Scheme (MBIS), Mandatory Window Inspection Scheme (MWIS) and other schemes for providing assistance to owners of old buildings, please inform this Committee of the following:

1. What are the details and results of such work in 2015-16?
2. What are the measures taken and expenditure involved for the MBIS, MWIS and prevention of bid-rigging in building maintenance works in 2016-17?

Asked by: Hon WU Chi-wai (Member Question No. 75)

Reply:

1. Statistics on the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2015 and 2016 are tabulated below –

	2015	2016
<b>MBIS</b>		
- No. of target buildings	650	500
- No. of statutory notices issued	11 519	5 571
- No. of statutory notices discharged	4 247	8 281
- No. of warning letters issued	3 434	8 846
- No. of prosecutions instigated	0	30
<b>MWIS</b>		
- No. of target buildings	650	500
- No. of statutory notices issued	123 259	86 280
- No. of statutory notices discharged	123 627	151 772
- No. of warning letters issued	11 031	24 772
- No. of fixed penalty notices issued	797	878



To assist building owners in carrying out maintenance and repair works, the Building Department (BD) administers the Building Safety Loan Scheme (BSLS), which provides loans to individual owners of private buildings who wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. In 2015 and 2016, BD approved 1 738 applications, involving a total amount of \$113.9 million in terms of financial assistance. There are altogether 488 buildings which have benefited from the BSLS.

Besides the BSLS, other schemes are also administered by the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to provide financial and technical assistance schemes to building owners for undertaking repair and maintenance. These include the Integrated Building Maintenance Assistance Scheme (IBMAS) administered by the URA which provides owners in need with one-stop financial assistance and technical support for the formation of Owners' Corporation and for carrying out building repair; the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) administered by the HKHS which caters specifically for the needs of elderly owners; the "Smart Tender" Building Rehabilitation Facilitation Services scheme administered by URA which strengthens technical support for property owners in carrying out building repair and maintenance works; and the Mandatory Building Inspection Subsidy Scheme (MBISS) administered by the HKHS and the URA, which provide subsidies, subject to a cap, for covering the expenses of the first prescribed building inspection of the common parts of a building conducted by a registered inspector. Information on the number of applications approved for each of these schemes in 2015 and 2016 is set out below –

	<b>2015</b>	<b>2016</b>
<b>IBMAS</b>	505	388
<b>BMGSEO<sup>(1)</sup></b>	2889	2533
<b>MBISS</b>	221	149
<b>Smart Tender<sup>(2)</sup></b>	-	34

Note (1) Approval in-principle.

Note (2) Smart Tender was launched only on 10 May 2016.

2. The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of MBIS, MWIS and the aforementioned schemes for providing assistance to owners of old buildings as part of the Unit's overall duties. We are unable to provide a breakdown on the expenditure and manpower deployed by DEVB solely for the relevant work.

Relevant Government departments and organisations, including the Hong Kong Police Force, the Independent Commission Against Corruption, the Home Affairs Department, the BD, the DEVB, the URA and the HKHS have been working together with various sectors of the community in a multi-pronged approach to prevent and combat bid-rigging in building repair and maintenance works. In particular, the URA launched the “Smart Tender” Building Rehabilitation Facilitation Services scheme in May 2016 with its own resources. Under the scheme, eligible owners’ organisations are provided with technical assistance and professional advice on the procurement of works contractors in carrying out building repair and maintenance works. A commitment of \$300 million is included in the 2017-18 draft Estimates to allow property owners to participate in Smart Tender scheme at a concessionary rate.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)256****(Question Serial No. 3912)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the details and provisions involved for the creation of six posts and the increase in cash flow requirement for non-recurrent items under this Programme.

Asked by: Hon WU Chi-wai (Member Question No. 76)

Reply:

The details and provisions for the six posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2017-18</u> (\$ million)
Administrative Officer Staff Grade C	1	2.056
Senior Administrative Officer	1	1.363
Administrative Officer	1	0.887
Land Surveyor/Assistant Land Surveyor	1	0.711
Analyst/Programmer II	1	0.472
Assistant Clerical Officer	1	0.255

The increase in cash flow requirement for non-recurrent items includes the \$35 million increase in provision for the Building Maintenance Grant Scheme for Elderly Owners to cater for the anticipated increase in demand for the grant and \$20 million for funding the new initiative to allow property owners to participate in the “Smart Tender” Building Rehabilitation Facilitating Services scheme run by the Urban Renewal Authority at a concessionary rate, partly offset by the \$4.4 million decrease in cash flow requirement for Operation Building Bright.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)257****(Question Serial No. 3793)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

It is noted that the Government will formulate a comprehensive policy framework on brownfield sites in the future to improve rural environment and support industrial development. In this connection, please inform this Committee of the following:

- a) Please set out, in the table below, the geographical distribution by district, area, number of inspections, manpower and expenditure involved in relation to brownfield sites over the past three years:

Year	District (by the 18 District Council administrative districts)	Area (Hectares)	Number of Inspections (Date of Inspection)	Manpower	Expenditure Involved
2014-2015					
2015-2016					
2016-2017					

- b) Please set out, in the table below, the brownfield site surveys to be conducted by the Government in the coming year and the manpower and expenditure involved:

Year	Estimated Manpower Required	Estimated Expenditure	Estimated Expenditure on Tendering (if Tendering is Involved)	Estimated Commencement Date of Tendering
2017-2018				

- c) Please set out, in the table below, the number of land lease breaches involving rural land use and the number of prosecution cases over the past three years:

Year	District (by the 18 District Council administrative districts)	Land Area Involved (Hectares)	Number of Prosecution Cases	Number of Land Lease Renewals
2014-2015				
2015-2016				
2016-2017				

Asked by: Hon YEUNG Alvin (Member Question No. 89)

Reply:

- a) and b) Under the Government's multi-pronged approach to land development, the Government has been conducting comprehensive studies in respect of a number of areas in the New Territories (NT) with a higher concentration of brownfield sites, with the aim of identifying development potential and formulating development plans for such areas through comprehensive planning and infrastructure upgrading, thereby releasing land including brownfield sites for new town development and improving the environment in the NT. It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the NT North are estimated to cover another 200 ha of brownfield sites.

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the NT through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. Tendering for the Study is in progress.

- (c) A land lease is a private contract between the Government in its capacity as the landlord and the owner of a private lot. The Lands Department (LandsD) regulates the development of private land according to the conditions of the lease. As lease enforcement actions are not law enforcement actions, neither legislation nor prosecutions are involved.

In the past three calendar years (2014 to 2016), the figures on lease enforcement actions by LandsD against unauthorised structures on private agricultural land were as follows:

<b>Calendar Year</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Number of cases involving enforcement actions (which may take the form of issue of warning letters/statutory notices, registration of the warning letters at the Land Registry, re-entry upon the land and/or property vested in the Government) against unauthorised structures on private agricultural land	665	1 021	1 397

A breakdown, by the 12 District Lands Offices (DLOs), of the figures listed above is set out below:

<b>Calendar Year</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
DLO/Hong Kong East	0	0	0
DLO/Hong Kong West and South	4	0	1
DLO/Kowloon East	1	0	0
DLO/Kowloon West	0	0	0
DLO/Islands	33	15	57
DLO/North	65	168	182
DLO/Sai Kung	68	44	20
DLO/Shah Tin	4	17	8
DLO/Tuen Mun	8	12	59
DLO/Tai Po	130	147	181
DLO/Tsuen Wan and Kwai Tsing	27	29	17
DLO/Yuen Long	325	589	872
<b>Total</b>	<b>665</b>	<b>1 021</b>	<b>1 397</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)258****(Question Serial No. 3794)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding the Government's work on coordinating harbourfront-related planning and land issues, please inform this Committee of the following:

- a) Please set out, in the table below, the expenditure on harbourfront enhancement projects over the past five years:

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Total Expenditure	Environmental Impact Assessment Expenditure	Consultation Expenditure	Administrative Expenditure	Legal Service Expenditure	Manpower Expenditure
2012-13										
2013-14										
2014-15										
2015-16										
2016-17										

- b) Please set out, in the table below, the estimated expenditures on harbourfront enhancement projects this year:

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Total Expenditure	Environmental Impact Assessment Expenditure	Consultation Expenditure	Administrative Expenditure	Legal Service Expenditure	Manpower Expenditure
2017-2018 (Estimate)										

- c) Please set out, in the table below, the estimated expenditure on engagement of consultancy for harbourfront enhancement projects this year:

Year	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure
2017-2018 (Estimate)					



- d) Please set out, in the table below, the expenditure on engagement of consultancy for harbourfront enhancement projects over the past five years:

Year	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure
2012-13					
2013-14					
2014-15					
2015-16					
2016-17					

Asked by: Hon YEUNG Alvin (Member Question No. 92)

Reply:

The Government works closely with the Harbourfront Commission (HC) to enhance the harbourfront. Within the Development Bureau (DEVB), this work is overseen by staff of the Harbour Unit of the Planning and Lands Branch, in partnership with relevant departments, as part of their overall duties. Information on the funding incurred by or earmarked for the Harbour Unit for taking forward various harbourfront enhancement initiatives and consultancies, which includes the expenditure incurred for the operation of the HC, for the period between 2012 and 2017 is set out below. It does not include emoluments of the staff of the Harbour Unit. We are unable to provide a further breakdown on the expenditure incurred solely for environmental impact assessment, public consultation, administrative and legal services under each initiative -

- a) Harbourfront enhancement initiatives and the operation of the HC (excluding consultancy studies)

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Total Expenditure (\$'000)
2012-13 (Actual)	Harbour Unit, DEVB	Leisure and Cultural Services Department (LCSD), Architectural Services Department (ArchSD), Electrical and Mechanical Services Department (EMSD)	Central & Western (C&W), Eastern (E), Kowloon City (KC), Kwun Tong (KT), Yau Tsim Mong (YTM)	New Central harbourfront, Quarry Bay, Kwun Tong, Tsim Sha Tsui East and Hung Hom	3,669 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		Civil Engineering and Development Department (CEDD) and Planning Department (PlanD)	N/A	N/A	232 (For operation of HC)
		Civil Engineering and Development Department (CEDD)	Nine districts related to Victoria Harbour	Harbourfront areas	360 (For improvement of pedestrian signage towards the harbourfront areas)
2013-14 (Actual)	Harbour Unit, DEVB	LCSD, ArchSD and EMSD	C&W, E, KC, KT and YTM	New Central harbourfront, Quarry Bay, Kwun Tong, Tsim Sha Tsui East and Hung Hom	7,069 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		PlanD	N/A	N/A	447 (For operation of HC)

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Total Expenditure (\$'000)
		CEDD	Nine districts related to Victoria Harbour	Harbourfront areas	77 (For improvement of pedestrian signage towards the harbourfront areas)
		N/A	N/A	N/A	648 (For conducting public engagement for proposed establishment of a Harbourfront Authority and the organisation of a symposium on harbourfront development)
2014-15 (Actual)	Harbour Unit, DEVB	LCSD, ArchSD and EMSD	C&W,E, KC, KT and YTM	New Central harbourfront, Quarry Bay, Kwun Tong, Tsim Sha Tsui East, Hung Hom and Tai Kok Tsui	9,997 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		PlanD	N/A	N/A	233 (For operation of HC)
		N/A	N/A	N/A	872 (For conducting public engagement for proposed establishment of a Harbourfront Authority)
2015-16 (Actual)	Harbour Unit, DEVB	LCSD, ArchSD and EMSD	C&W,E and YTM	New Central harbourfront, Quarry Bay and Tai Kok Tsui	13,538 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		PlanD	N/A	N/A	256 (For operation of HC)
2016-17 (Revised Estimate)	Harbour Unit, DEVB	LCSD, ArchSD and EMSD	C&W,E and YTM	New Central harbourfront, Quarry Bay and Tai Kok Tsui	13,756 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		N/A	N/A	N/A	436 (For operation of HC)
		N/A	N/A	N/A	1,700 (For promoting harbourfront enhancement through Announcement in the Public Interest (API) and publicity on different advertisement channels)
2017-18 (Estimate)	Harbour Unit, DEVB	LCSD, ArchSD and EMSD	C&W,E and YTM	New Central harbourfront, Quarry Bay and Tai Kok Tsui	13,724 (For funding management and maintenance of advance waterfront promenades/ open space along Victoria Harbour)
		N/A	N/A	N/A	436 (For operation of HC)

b) Consultancy studies

Year	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure \$'000
2012-13 (Actual)	C&W	New Central Harbourfront	GHK (Hong Kong) Ltd.	Business Viability Study for Development of Site 4 and possibly Site 7 in the New Central Harbourfront	71
2013-14 (Actual)	N/A	N/A	Social Sciences Research Centre of the University of Hong Kong	Provision of Independent Analysis and Reporting Services for the Public Engagement Exercise for Establishing a Harbourfront Authority in Hong Kong	420
2014-15 (Actual)	N/A	N/A	Social Sciences Research Centre of the University of Hong Kong	Provision of Independent Analysis and Reporting Services for the Public Engagement Exercise for Establishing a Harbourfront Authority in Hong Kong	560
2015-16 (Actual)	N/A	N/A	Social Sciences Research Centre of the University of Hong Kong	Provision of Independent Analysis and Reporting Services for the Public Engagement Exercise for Establishing a Harbourfront Authority in Hong Kong	420
	C&W, Wanchai, E, KT and KC	New Central Harbourfront, Wanchai North and North Point Harbourfront Areas, Quarry Bay Harbourfront Areas, Kwun Tong Promenade and Hung Hom Harbourfront sites	Ove Arup & Partners Hong Kong Limited	Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites	2,975
2016-17 (Actual as at February 2017)	C&W, WC, E, KT and KC	New Central Harbourfront, Wanchai North and North Point Harbourfront Areas, Quarry Bay Harbourfront Areas, Kwun Tong Promenade and Hung Hom Harbourfront sites	Ove Arup & Partners Hong Kong Limited	Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites	525
	KC and KT	Kai Tak	C.L. Tsang & Partners and Shankland Cox Asia Ltd.	Consultancy Service for the open space fronting the hotel sites at Kai Tak	231
	N/A	N/A	Institute of Transport, University of Hong Kong	Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong	280
	C&W	Site 3 of New Central Harbourfront	Chau Lam Architects & Associates Architects and Engineers (H.K.) Ltd.	Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront	910
	C&W	Sheung Wan	Chau Lam Architects & Associates Architects and Engineers (H.K.) Ltd.	Consultancy services to carry out a technical feasibility study on the proposed elevated walkway connecting a the land sale site at Chung Kong Road bus terminus in Sheung Wan to the waterfront promenade to its north	552

Year	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure \$'000
2017-2018 (Estimate)	KC and KT	Kai Tak	C.L.Tsang & Partners and Shankland Cox Asia Ltd.	Consultancy service for the open space fronting the hotel sites at Kai Tak	154
	N/A	N/A	Institute of Transport, University of Hong Kong	Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong	210
	C&W	Site 3 of New Central Harbourfront	Chau Lam Architects & Associates Architects and Engineers (H.K.) Ltd.	Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront	490
	C&W	Sheung Wan	Chau Lam Architects & Associates Architects and Engineers (H.K.) Ltd.	Consultancy services to carry out a technical feasibility study on the proposed elevated walkway connecting a site at Chung Kong Road bus terminus in Sheung Wan to the waterfront promenade to its north	828
	C&W, WC and E	Harbourfront area from Sheung Wan to Quarry Bay	Atkins China Limited	Consultancy services to look into the provision of cycle track at the harbourfront in the prescribed area	4,000

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)259****(Question Serial No. 3797)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Regarding the Bureau's stated administrative objective of working with the Harbourfront Commission (HC) to engage the public in harbourfront-related planning, land use and urban design, please inform this Committee of the following:

- a) Please set out, in the table below, the estimated expenditure on engagement of consultancy for harbourfront-related planning this year:

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure
2017-2018 (Estimate)							

- b) Please set out, in the table below, the expenditure on engagement of consultancy for harbourfront-related planning over the past five years:

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure
2012-13							
2013-14							
2014-15							
2015-16							
2016-17							

- c) Please set out, in the table below, the number of consultation sessions held by the Government and the respective expenditure involved for harbourfront-related planning over the past five years:

2012-13						
Project District (by District Council administrative district)	Project Location	Date	Participants	Number of Participants	Venue	Expenditure

2013-14						
Project District (by District Council administrative district)	Project Location	Date	Participants	Number of Participants	Venue	Expenditure

2014-15						
Project District (by District Council administrative district)	Project Location	Date	Participants	Number of Participants	Venue	Expenditure

2015-16						
Project District (by District Council administrative district)	Project Location	Date	Participants	Number of Participants	Venue	Expenditure

2016-17						
Project District (by District Council administrative district)	Project Location	Date	Participants	Number of Participants	Venue	Expenditure

Asked by: Hon YEUNG Alvin (Member Question No. 93)

Reply:

The Government works closely with the Harbourfront Commission (HC) to enhance the harbourfront. Within the Development Bureau (DEVB), this work is overseen by staff of the Harbour Unit of the Planning and Lands Branch, in partnership with relevant departments, as part of their overall duties. Information on the funding incurred by or earmarked for the Harbour Unit to engage consultancy for harbourfront-related planning between 2012 and 2017 is set out below-

Year	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Location	Name of Company	Project Nature	Consultancy Expenditure \$'000
2012-13 (Nil)							
2013-14 (Nil)							
2014-15 (Actual)	Harbour Unit, DEVB	PlanD	Wan Chai (WC) and Eastern (E)	Wan Chai North and North Point Harbourfront Areas	AECOM (engaged by PlanD)	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	405
2015-16 (Actual)	Harbour Unit, DEVB	PlanD	WC and E	Wan Chai North and North Point Harbourfront Areas	AECOM (engaged by PlanD)	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	1,328
2016-17 (Actual as at Feb 2017))	Harbour Unit, DEVB	PlanD	WC and E	Wan Chai North and North Point Harbourfront Areas	AECOM (engaged by PlanD)	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	1,340
2017-2018 (Estimate)	Harbour Unit, DEVB	PlanD	WC and E	Wan Chai North and North Point Harbourfront Areas	AECOM (engaged by PlanD)	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	3,030

The Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (UDS) was funded by the Harbour Unit and conducted by the PlanD. PlanD and the consultants conducted Stage 1 Public Engagement (PE) for the UDS between 15 June 2015 and 15 August 2015. Major stakeholders including Wan Chai and Eastern District Councils, HC, professional bodies, different concern groups, as well as the general public were all engaged in the process. A total of 760 participants joined three on-site public events and a total of 82 local residents participated in two resident workshops.

Stage 2 PE was conducted between 11 June 2016 and 20 August 2016. A series of events and activities, including three focus group meetings (FGMs), two public workshops, a roving exhibition and on-street exhibition were organised to gather views from professional institutions, water sports and recreational groups, arts, culture and heritage related groups and the general public. A total of 51 participants attended the FGMs and 54 participants joined the workshops.

The expenditure and manpower incurred in conducting and overseeing these activities are absorbed either by in-house staff of PlanD as part of their overall duties, or as part of the overall fee for the consultancy study. We do not keep a separate breakdown of the expenditure and manpower used solely for public consultation activities.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)260****(Question Serial No. 3798)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

Regarding the Lok Ma Chau Loop (the LMC Loop), please inform this Committee of the following:

- a) Please set out, in the table below, the expenditure on the LMC Loop study over the past five years:

Year	Total Expenditure	Environmental Impact Assessment Expenditure	Consultation Expenditure	Administrative Expenditure	Legal Service Expenditure	Manpower Expenditure
2012-13						
2013-14						
2014-15						
2015-16						
2016-17						

- b) Please set out, in the table below, the estimated expenditure on the LMC Loop project this year:

Year	Total Expenditure	Environmental Impact Assessment Expenditure	Consultation Expenditure	Administrative Expenditure	Legal Service Expenditure	Manpower Expenditure
2017-2018 (Estimate)						

- c) Please set out, in the table below, the estimated expenditure on engagement of consultancy for the LMC Loop project this year:

Year	Name of Company	Project Nature	Consultancy Expenditure
2017-2018 (Estimate)			

- d) Please set out, in the table below, the estimated expenditure on engagement of consultancy for the LMC Loop project over the past five years:

Year	Name of Company	Project Nature	Consultancy Expenditure
2012-13			
2013-14			
2014-15			
2015-16			
2016-17			

- e) Please set out, in the table below, the number of discussion sessions held with the Mainland authorities on issues regarding the LMC Loop as well as the expenditure involved, over the past five years:

2012-13				
Date of Discussion Session	Participants	Venue of Discussion Session	Nature of Meeting	Expenditure

2013-14				
Date of Discussion Session	Participants	Venue of Discussion Session	Nature of Meeting	Expenditure

2014-15				
Date of Discussion Session	Participants	Venue of Discussion Session	Nature of Meeting	Expenditure

2015-16				
Date of Discussion Session	Participants	Venue of Discussion Session	Nature of Meeting	Expenditure

2016-17				
Date of Discussion Session	Participants	Venue of Discussion Session	Nature of Meeting	Expenditure

Asked by: Hon YEUNG Alvin (Member Question No. 91)

Reply:

In June 2009, the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) commissioned Ove Arup and Partners Hong Kong Ltd to undertake the Planning and Engineering Study on Development of Lok Ma Chau Loop (the Study) which was completed in 2013. We are unable to provide separate breakdowns on the expenditure for individual tasks in the Study. After completion of the Study, CEDD commissioned Black & Veatch Hong Kong Ltd to undertake the detailed design of the advance works for the Lok Ma Chau Loop development in mid 2014. The expenditures and the cost of the CEDD staff deployed for the Loop projects in the past five years are as follows –

<b>Financial Year</b>	<b>Expenditure on the Project (\$M)</b>	<b>Expenditure on CEDD Staff (\$M)</b>
2012-13	5.89	2.775
2013-14	2.97	2.846
2014-15	4.33	1.508
2015-16	3.66	2.380
2016-17	1.00	2.479
2017-18	Under Review	

With regard to the outcome of past discussions, we have kept the public informed in a timely manner through occasions such as the press conference after the signing of the Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen on 3 January 2017 and the briefing for the joint Legislative Council Panels on Commerce and Industry, Development, and Information Technology and Broadcasting on 6 March 2017.

To take forward the work of developing the Park, a Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop (“Joint Task Force”), co-chaired by the Secretary for Innovation and Technology and the Vice Mayor of Shenzhen Municipality, has been set up to discuss and negotiate on major issues arising from the development of the Park. The Joint Task Force held its first meeting on 9 February 2017 in Shenzhen. A press release was issued on the day (<http://www.info.gov.hk/gia/general/201702/09/P2017020900788.htm?fontSize=1>).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)261****(Question Serial No. 3814)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

It is noted that the Bureau will continue to oversee the implementation of a series of measures to enhance building safety. In this connection, please inform this Committee of the following:

- a) Please set out, in the table below, the work of public education (or planned project(s) of public education) and the expenditure (or estimated expenditure) involved for enhancing building safety from 2015 to 2017:

Date	Responsible Department(s)	Collaborating Department(s) (if any)	Work Project(s)	Expenditure Involved
e.g. January 2015				

- b) Please set out, in the table below, the work of publicity (or planned project(s) of publicity) and the expenditure (or estimated expenditure) involved for enhancing building safety from 2015 to 2017:

Date	Responsible Department(s)	Collaborating Department(s) (if any)	Contents of Work	Expenditure Involved
e.g. January 2015				

- c) Please set out, in the table below, the support and assistance (or planned support and assistance) for owners and the expenditure (or estimated expenditure) involved for enhancing building safety from 2015 to 2017:

Date	Responsible Department(s)	Collaborating Department(s) (if any)	District (by District Council administrative district)	Services Provided	Expenditure Involved
e.g. January 2015					

Asked by: Hon YEUNG Alvin (Member Question No. 90)

Reply:

The Government attaches great importance to building safety. In October 2010, the Government announced that it would adopt a multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to building owners as well as publicity and public education. To this end, we have been overseeing different initiatives being implemented by the Buildings Department (BD), the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS). The major schemes and measures for providing support and assistance to building owners as well as publicity and education programmes for enhancing building safety being implemented from 2015 to 2017 are set out below:

Schemes/Measures	Relevant department and organisations
<b>Support and assistance to building owners</b>	
Building Safety Loan Scheme	BD
Integrated Building Maintenance Assistance Scheme (IBMAS)	URA and HKHS <sup>(Note)</sup>
Building Maintenance Grant Scheme for Elderly Owners	HKHS
Mandatory Building Inspection Subsidy Scheme	URA and HKHS
Operation Building Bright	BD, URA and HKHS
“Smart Tender” Building Rehabilitation Facilitating Services Scheme	URA
<b>Publicity and education</b>	
Publicity campaign including publication of newspaper supplements, pamphlets, booklets and posters for different initiatives	BD
Announcements in the Public Interest for different initiatives	
Public educational seminars, programmes and events for different initiatives	

<sup>(Note)</sup>: Since 1 July 2015, the URA has taken over all the rehabilitation scheme areas previously managed by HKHS under the IBMAS, and provides a territory-wide service under the Scheme. In other words, HKHS has stopped accepting new IBMAS applications since then but continues to process and follow up IBMAS applications received on or before 30 June 2015.

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

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)262****(Question Serial No. 6664)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

In regard to the growing cross-boundary co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which your offices/secretaries of departments/bureau and the departments under your purview have been involved:

For each of the Hong Kong/Mainland cross-boundary projects or programmes over the past two years, please provide information, including: (1) the title, details and objective of the project/programme, and whether it is related to the Framework Agreement on Hong Kong/Guangdong Co-operation or the Belt and Road Initiative; the expenditure, Mainland official(s) and department(s)/organisation(s) involved; (2) Has any agreement been signed and made public? If not, what are the reasons? Have any minutes of the meetings been taken? If so, have they been made public? What is the progress (percentage completed, commencement date, target completion date)? Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If yes, through what channel(s) and what were the manpower and expenditure involved? If not, what were the reasons? Has any public consultation on the cross-boundary project been conducted in Hong Kong? What are the details of the legislative amendments or policy changes involved in the programme?

Apart from the projects or programmes mentioned above, were there any other modes of Hong Kong/Mainland cross-boundary co-operation involving your bureau and the departments under your purview over the past two years? If yes, in what modes were they taken forward? How much financial and manpower resources were involved?

Asked by: Hon YIU Chung-yim (Member Question No. 330)

Reply:

Information on Hong Kong (HK)/Mainland cross-boundary projects or programmes under the purview of the Planning and Lands Branch (PLB) of Development Bureau (DEVB) and the relevant departments in 2015-16 and 2016-17 is set out below -

Project/ Programme	Details, objective and whether it is related to the Framework Agreement on Hong Kong/ Guangdong Co-operation (the Framework Agreement) or the National 13th Five-year Plan	Expenditure involved	Mainland officials and department/ organisation involved	Has any agreement been signed and whether it has been made public? If not, what are the reasons?	Progress (% completed, commencement date, target completion date)	Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If so, through which channels and what were the manpower and expenditure involved? If not, what are the reasons?	Has public consultation on the cross-boundary project been conducted in Hong Kong?	Details of the legislative amendments or policy changes involved in the project/ programme
<b>Planning And Engineering Study on Development of Lok Ma Chau Loop (LMC)</b>	The Study was a joint study between HK and Shenzhen (SZ) governments. The objective is to formulate a comprehensive plan for the development of Lok Ma Chau Loop with a view to developing it as a sustainable knowledge and technology exchange zone on the basis of mutual benefits to both sides.  It is one of the cooperation areas in the "Framework Agreement"	2015-16 \$0.52M  2016-17 \$0M	Urban Planning, Land and Resources Commission of SZ Municipality	On 13.11.2008, HK and SZ signed a Cooperation Agreement on the undertaking of a joint study for the development of the LMC Loop.  The gist of the agreement has been made known to the public.	The Study commenced in 2009 and was completed in 2013	In July 2013, the Study findings and Recommendations were promulgated through a press release, an information digest and Stage 2 Public Engagement (PE) Report. These documents were uploaded on to the Study website. The expenses and manpower involved were covered by the study fee and absorbed by existing staff respectively.	Stages 1 and 2 PEs conducted concurrently in HK and SZ.	The Study will not involve any change in legislation or policies.

Apart from the project or programme set out above, the PLB of DEVB and the relevant departments did not undertake any other specific initiative on cross-boundary cooperation in 2015-16 and 2016-17. Nonetheless, as announced in the 2016 and 2017 Policy Addresses, the Hong Kong Special Administrative Region Government would provide Guangdong (GD) with advice on planning concepts relating to the establishment of the GD-HK in-depth cooperation zone in Nansha. The work has been carried out by the staff of DEVB and the relevant departments as part of their overall duties. We are unable to provide a breakdown of manpower and expenditure deployed solely for this work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)263****(Question Serial No. 6665)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

**Question:**

In regard to the growing cross-boundary co-operation between Hong Kong and the Mainland in recent years, please provide relevant information on Hong Kong/Mainland cross-boundary projects or programmes in which your offices/secretaries of departments/bureau and the departments under your purview have been involved:

Have provisions been earmarked for the Hong Kong/Mainland cross-boundary projects or programmes for this year? If yes, for each of the Hong Kong/Mainland cross-boundary projects or programmes for this year, please provide information, including: (1) the title, details and objective of the project/programme, and whether it is related to the Framework Agreement on Hong Kong/Guangdong Co-operation or the Belt and Road Initiative; the expenditure, Mainland official(s) and department(s)/organisation(s) involved; (2) Has any agreement been signed and made public? If not, what are the reasons? Have any minutes of the meetings been taken? If so, have they been made public? What is the progress (percentage completed, commencement date, target completion date)? Have the details, objectives, amount involved or impact on the public, society, culture and ecology been released to the public? If yes, through what channel(s) and what were the manpower and expenditure involved? If not, what were the reasons? Has any public consultation on the cross-boundary project been conducted in Hong Kong? What are the details of the legislative amendments or policy changes involved in the programme?

Apart from the projects or programmes mentioned above, are there any other modes of Hong Kong/Mainland cross-boundary co-operation involving your bureau and the departments under your purview this year? If yes, in what modes are they taken forward? How much financial and manpower resources have been earmarked in the Estimates this year?

Asked by: Hon YIU Chung-yim (Member Question No. 331)

Reply:

No provision is earmarked for Hong Kong (HK)/Mainland cross-boundary projects or programmes in 2017-18. Nonetheless, as announced in the 2016 and 2017 Policy Addresses, the Hong Kong Special Administrative Region Government would provide Guangdong (GD) with advice on planning concepts relating to the establishment of the GD-HK in-depth cooperation zone in Nansha. The work has been carried out by the staff of DEVB and the relevant departments as part of their overall duties. We are unable to provide a breakdown of manpower and expenditure deployed solely for this work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)264****(Question Serial No. 6667)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please give details of the duty visits of the Secretary and Under Secretary in the past two years by setting out certain information of the trips, including the number of visits, purposes and places of visits, number of officers in entourage, air ticket expenses, local transportation expenses, hotel expenses, subsistence allowance and other expenses, banquet and entertainment expenses, gift expenses as well as the total expenses.

If the above information covers trips to Mainland China, please give details of the meetings with, visits to or exchanges with the relevant Mainland authorities by the Bureau and departments under its purview in the past year (including the total number of such trips) by setting out in chronological order certain information of each trip, including (1) the purpose and place of the trip, number and post titles of Hong Kong officials in entourage, and post titles of the Mainland officials met; (2) whether announcement was made prior to the trip and, if not, the reasons for keeping confidence; (3) whether files of the minutes of the meetings have been kept and, if not, the reasons for that; and (4) whether agreements were reached and, if yes, the details and progress of their implementation.

Asked by: Hon YIU Chung-yim (Member Question No. 332)

Reply:

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

<b>Year of duty visits</b>	<b>Total number of duty visits (places of visits) (purposes of visits) (Note 1)</b>	<b>Number of accompanying staff of Planning and Lands Branch</b>	<b>Hotel accommodation expenses of SDEV, USDEV and staff of Planning and Lands Branch (\$) (Note 2)</b>	<b>Air ticket expenses of SDEV, USDEV and staff of Planning and Lands Branch (\$)</b>	<b>Other expenses of SDEV, USDEV and staff of Planning and Lands Branch (\$) (Note 3)</b>	<b>Total expenses incurred by SDEV, USDEV and staff of Planning and Lands Branch (\$)</b>
2015 - 16	4 visits (Beijing, Yangon and Yinchuan)  (Attending celebration activities, meetings, sharing sessions, site visits, forums and conferences)	0 to 4	About 32,000	About 120,000	About 105,000	About 257,000
2016 - 17 (up to end February 2017)	7 visits (Ningbo, Tianjin, Nanchang, Xiamen, Beijing, Phnom Penh and Jakarta)  (Attending meetings, sharing sessions, site visits, forums and conferences)	1 to 3	About 38,000	About 180,000	About 74,000	About 292,000

### Notes

1. Excluding one-day trips made by SDEV and USDEV for which no expenditure on hotel or air ticket was incurred. Including 9 trips to Mainland China.
2. Excluding the expenses on hotel accommodation where the participating officials received the normal rate of subsistence allowance, the amount of which has been included under the column of "Other expenses".
3. Including subsistence allowance granted to the participating officials.

The Planning and Lands Branch of this Bureau conducts exchanges and discussions with the relevant Mainland authorities on issues of mutual concern from time to time as and when necessary. Generally speaking, the meetings are recorded as appropriate, having regard to the different circumstances and factors such as nature of the meeting and subject matter, consensus reached by both sides, development of the subject matter, etc. We will decide whether and how the trips and the agreements concluded should be made public in the light of the circumstances.

As a general rule, all politically appointed officials and civil servants should observe the same principles in the provision of official meals. They are required to exercise prudent judgment and economy in order to avoid any public perception of extravagance and act in accordance with the relevant regulations and administrative guidelines. According to the existing guidelines, the expenditure limits on entertainment in the form of official meals should not exceed \$450 per person for lunch or \$600 per person for dinner, inclusive of all expenses incurred on food and beverages consumed on the occasion, service charges and tips.

In line with the Government's green policy, public officers should as far as possible refrain from bestowing gifts/souvenirs to others during the conduct of official activities. According to the existing guidelines, where bestowal of gifts/souvenirs is necessary or unavoidable due to operational, protocol or other reasons, the gift/souvenir items should not be lavish or extravagant and the number should be kept to a minimum. Also, the exchange of gifts/souvenirs should only be made from organisation to organisation. As we do not maintain separate accounts for the expenses on the procurement of gifts and souvenirs, relevant breakdowns are not available.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)265****(Question Serial No. 6669)**

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)  
(Michael W L WONG)

Director of Bureau: Secretary for Development

Question:

Please provide information regarding consultancy studies (if any) commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies.

Please provide information on the studies on public policy and strategic public policy for which funds were allocated over the past two financial years in terms of the following:

Name of Consultant; mode of award (public bidding/tender/others (please specify)); title, content and objectives of project; consultancy fee (\$); start date; progress of study (under planning/in progress/completed); follow-ups taken by the Government on the study reports and their progress (if any); if completed, have they been made public? If yes, through what channel(s)? If not, what were the reasons?

Are there any projects for which funds have been reserved for conducting internal studies this year? If yes, please provide the following information: title, content and objectives of project; start date; progress of study (under planning/in progress/completed); follow-ups taken by the Government on the study reports and their progress (if any); for the projects that are expected to be completed this year, is there any plan to make them public? If yes, through what channel(s)? If not, what are the reasons?

Are there any projects for which funds have been reserved for conducting consultancy studies this year? If yes, please provide the following information: name of consultant; mode of award (public bidding/tender/others (please specify)); title, content and objectives of project; consultancy fee (\$); start date; progress of study (under planning/in progress/completed); follow-ups taken by the Government on the study reports and their progress (if any); for the projects that are expected to be completed this year, is there any plan to make them public? If yes, through what channel(s)? If not, what are the reasons? What are the criteria for considering the award of consultancy projects to the research institutions concerned?

Asked by: Hon YIU Chung-yim (Member Question No. 401)

Reply:

Information on the consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies is set out below :

- (a) Public policy studies and strategic public policy studies commissioned with funds allocated in the past two financial years (2015-16 and 2016-17 (up to end February 2017)) –

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
Pricewaterhouse Coopers Advisory Services Limited <i>(Note<sup>1</sup>)</i>	Tender	Consultancy study on development strategy of a common spatial data infrastructure (CSDI)  The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.	<u>2016-17</u> Nil	March 2017	In progress	Not applicable	Not applicable
Ove Arup & Partners Hong Kong Limited	Tender	Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites  The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites. Study findings	<u>2015-16</u> 2,975,000 <u>2016-17</u> 525,000	June 2015	Completed (September 2016)	Not applicable	Main findings of the consultancy were shared with the Harbourfront Commission.

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
		would help the deliberations on whether a Harbourfront Authority is to be established.					
CL Tsang & Partners Shankland Cox Asia Limited  (Note <sup>2</sup> )	Tender	Consultancy Service for the open space fronting the hotel sites at Kai Tak  The study is for looking into possible arrangements for the open space fronting sites along the former runway in Kai Tak Development.	<u>2015-16</u> Nil  <u>2016-17</u> 231,000	October 2015	In progress	Progress is closely monitored.	Not applicable
Institute of Transport, University of Hong Kong  (Note <sup>2</sup> )	Tender	Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong  The study is for looking into the concept and application of "walkability" in pedestrian planning, as well as the pre-requisites for creating a "walkable" environment in Hong Kong. It also investigates possible codification of "walkability".	<u>2015-16</u> Nil  <u>2016-17</u> 280,000	March 2016	In progress	Progress is closely monitored.	Not applicable



Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
Chau Lam Architects & Associates Architects and Engineers (H.K.) Limited  (Note <sup>2</sup> )	Tender	Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront  The study is for ascertaining a technically feasible scheme for the proposed road works.	<u>2015-16</u> Nil  <u>2016-17</u> Nil	March 2016	In progress	Progress is closely monitored.	Not applicable
Ove Arup & Partners Hong Kong Limited  (Note <sup>2</sup> )	Tender	Consultancy Study for the Review of the code of practice (CoP) on Wind Effects in Hong Kong 2004  The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	<u>2015-16</u> 220,000  <u>2016-17</u> 429,780	May 2012	In progress	The Buildings Department (BD) is conducting consultation with stakeholders of the building industry on the draft updated CoP.	Not applicable
AECOM Asia Company Limited  (Note <sup>2</sup> )	Tender	Consultancy Study on the Structural Use of Glass  The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	<u>2015-16</u> Nil  <u>2016-17</u> Nil	October 2012	In progress	BD is conducting consultation with stakeholders of the building industry on the draft CoP.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
Ronald Lu & Partners (Hong Kong) Limited  (Note <sup>2</sup> )	Tender	Consultancy Study on the Review of the Building (Planning) Regulations  The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	<u>2015-16</u> Nil  <u>2016-17</u> Nil	November 2013	In progress	The study is under the Formulation of Recommendation Stage. Consultation with stakeholders of the building industry on the initial draft recommendations of the study will be conducted in 2017.	Not applicable
Prudential Surveyors International Limited  (Note <sup>2</sup> )	Tender	Consultancy Study on the Investigation Technologies of Water Seepage  The study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable, non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.	<u>2015-16</u> 458,000  <u>2016-17</u> Nil	October 2014	In progress	The study is at the Research and Investigation Stage.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
Ove Arup & Partners Hong Kong Limited  (Note <sup>2</sup> )	Tender	Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong  The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.	<u>2015-16</u> 2,024,000  <u>2016-17</u> 1,214,640	February 2015	In progress	BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2018.	Not applicable
Samson Wong & Associates Property Consultancy Limited  (Note <sup>2</sup> )	Tender	Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works  The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the Minor Works Control System (MWCS),	<u>2015-16</u> 119,000  <u>2016-17</u> Nil	September 2015	In progress	BD will conduct consultation with stakeholders of the building industry in 2017 for preparing the revised Guidelines.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
		information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.					
ICF Consulting Services Hong Kong Limited	Tender	<p>Review of Land Requirements for Grade A Offices, Business and Industrial Uses</p> <p>The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.</p>	<p><u>2015-16</u> 2,070,000</p> <p><u>2016-17</u> Nil</p>	April 2014	Completed (February 2017)	The recommendations serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+).	Final Consultancy Report has been uploaded to the study website of the Hong Kong 2030+.
Ove Arup & Partners Hong Kong Limited (Note <sup>2</sup> )	Tender	<p>Strategic Environmental Assessment for Hong Kong 2030+</p> <p>The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.</p>	<p><u>2015-16</u> 1,650,500</p> <p><u>2016-17</u> 333,368</p>	March 2015	In progress	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start date	Progress of study (under planning/ in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For completed projects, have they been made public? If yes, through what channel(s)? If no, why?
Ove Arup & Partners Hong Kong Limited  (Note <sup>2</sup> )	Tender	Transport and Land Use Assessment  The study is for assessing, prioritising and optimising the locational choice of major long-term development opportunities from transport perspective.	<u>2015-16</u> 2,558,000  <u>2016-17</u> 756,735	May 2015	In progress	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable

Note<sup>1</sup> - Consultancy studies straddle 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (c) of the reply.

Note<sup>2</sup> - Consultancy studies straddle 2015-16, 2016-17 and 2017-18. The split of consultancy fee in 2017-18 is provided in part (c) of the reply.

(b) Project commissioned with funds reserved for conducting internal studies in 2017-18 -

Title, content and objectives of project	Start date	Progress of study (under planning/ in progress/ completed)	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
Hong Kong 2030+  The study is for updating the territorial development strategy to guide planning, land and infrastructure development, and the shaping of the built and natural environment of Hong Kong beyond 2030.	Early 2015	In progress	Public engagement is being carried out from end-October 2016 to end-April 2017 to tap views of the community in an open, inclusive and collaborative manner.	Not applicable

(c) Consultancy studies for which funds have been included in the 2017-18 estimates -

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
Pricewaterhouse Coopers Advisory Services Limited	Tender	Consultancy study on development strategy of a CSDI  The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.	4,740,000	March 2017	In progress	Not applicable	Not applicable
CL Tsang & Partners Shankland Cox Asia Limited	Tender	Consultancy Service for the open space fronting the hotel sites at Kai Tak  The study is for looking into possible arrangements for the open space fronting sites along the former runway in Kai Tak Development.	154,000	October 2015	In progress	Progress is closely monitored.	Not applicable
Institute of Transport, University of Hong Kong	Tender	Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong	210,000	March 2016	In progress	Progress is closely monitored.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
		The study is for looking into the concept and application of "walkability" in pedestrian planning, as well as the pre-requisites for creating a "walkable" environment in Hong Kong. It also investigates possible codification of "walkability".					
Chau Lam Architects & Associates Architects and Engineers (H.K.) Limited	Tender	Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront  The study is for ascertaining a technical feasible scheme for the proposed road works.	490,000	March 2016	In progress	Progress is closely monitored.	Not applicable
Ove Arup & Partners Hong Kong Limited	Tender	Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004  The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering	430,000	May 2012	In progress	BD is conducting consultation with stakeholders of the building industry on the draft updated CoP.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
		and meteorological data; and drafting of an updated CoP.					
AECOM Asia Company Limited	Tender	<p>Consultancy Study on the Structural Use of Glass</p> <p>The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.</p>	128,000	October 2012	In progress	BD will issue the CoP in 2017.	Not applicable
Ronald Lu & Partners (Hong Kong) Limited	Tender	<p>Consultancy Study on the Review of the Building (Planning) Regulations</p> <p>The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.</p>	1,190,000	November 2013	In progress	The study is at the Formulation of Recommendations Stage. BD will conduct the consultation with stakeholders of the building industry on the initial draft recommendations of the study in 2017.	Not applicable



Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
Prudential Surveyors International Limited	Tender	<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>This study is for exploring the latest technologies in water seepage investigation and developing the most suitable, reliable, practical and economically viable, non-destructive testing methods with a view to identifying readily the cause(s) and source(s) of water seepage in buildings so as to enhance the capability of the Joint Office in handling water seepage reports.</p>	2,864,000	October 2014	In progress	The study is at the Research and Investigation Stage and the study is targeted to complete in 2017.	Not applicable
Ove Arup & Partners Hong Kong Limited	Tender	<p>Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong</p> <p>This study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of</p>	2,024,000	February 2015	In progress	BD will conduct consultation with stakeholders of the building industry on the draft CoP in 2018.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
		the building industry in Hong Kong.					
Samson Wong & Associates Property Consultancy Limited	Tender	<p>Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works</p> <p>The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the MWCS, information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.</p>	950,000	September 2015	In progress	BD will conduct consultation with stakeholders of the building industry in 2017 for preparing the revised Guidelines.	Not applicable
(Not yet selected)	Tender	Consultancy Study for a Review on the Mechanism of encouraging a sustainable built environment through Gross Floor Area Concession	Subject to tender	Mid-2017	Under planning	Not applicable	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/ completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
		The study is for reviewing the effectiveness of the extant mechanism and exploring linking concession with the extent of sustainable building designs provided or ratings of green achievements such as those under the Building Environmental Assessment Method Plus.					
Ove Arup & Partners Hong Kong Limited	Tender	Strategic Environmental Assessment for Hong Kong 2030+  The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.	1,932,344	March 2015	In progress	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable
Ove Arup & Partners Hong Kong Limited	Tender	Transport and Land Use Assessment  The study is for assessing, prioritising and optimising the locational choice of major long-term development	2,387,146	May 2015	In progress	The assessment serves as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable

Name of consultant	Mode of award	Title, content and objectives of project	Consultancy fees (\$)	Start Date	Progress of study (under planning/in progress/completed (completion month and year))	Follow-ups taken by the Government on the study reports and their progress (if any)	For the projects that are expected to be completed in this financial year, is there any plan to make them public? If yes, through what channel(s)? If no, why?
		opportunities from transport perspective.					
(Not yet selected)	Tender	Sustainability Assessment for Hong Kong 2030+ The study is for providing financial, economic, social and sustainability assessments for the proposals under Hong Kong 2030+.	Subject to tender	Mid-2017	Under planning	The assessment will serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030+.	Not applicable
(Not yet selected)	Tender	Study on Existing Profile and Operations of Brownfield Sites in the New Territories The study is for establishing a comprehensive profile of brownfield sites including the distribution and uses of brownfield sites in the New Territories.	Subject to tender	Mid-2017	Under planning	The study findings will facilitate the Government to formulate appropriate policies and measures for tackling brownfield sites.	Not applicable

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

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)266**

**(Question Serial No. 6315)**

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

Question:

In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1717)

Reply:

The Buildings Department does not compile statistics on the number of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings being used for domestic purpose.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)267****(Question Serial No. 6316)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with industrial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1716)

Reply:

Insofar as premises (including sub-divided flats) used for domestic purpose in industrial buildings (IBs) are concerned, apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions to eradicate such premises in an orderly and systematic manner through large scale operations since April 2012. The BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. Information on the geographical distribution of IB premises inspected, prosecutions instigated against failure to comply with removal orders or discontinuation orders, and convictions for the past five years is set out below:-

<b>District</b>	<b>No. of IB Premises inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Eastern	22	0	0
Southern	19	0	0
Wong Tai Sin	106	0	0
Kwun Tong	397	0	0
Yau Tsim Mong	134	0	0
Sham Shui Po	97	0	0
Kowloon City	74	14	14

<b>District</b>	<b>No. of IB Premises inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Sai Kung	1	0	0
Sha Tin	70	0	0
Tai Po	1	0	0
Tsuen Wan	448	18	18
Tuen Mun	223	0	0
Yuen Long	1	0	0
Kwai Tsing	271	0	0
<b>Total</b>	<b>1 864</b>	<b>32</b>	<b>32</b>

Note<sup>(1)</sup>: The number of prosecutions/convictions does not necessarily correspond to the IB premises inspected in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)268****(Question Serial No. 6317)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1715)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) on rooftops in response to public reports and through its large scale operations. The BD does not compile statistics on the number of tenants involved in prosecution and conviction cases or maintain separate statistics on the number of inspections made in connection with UBWs on rooftop structures. The geographical distribution of prosecution and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from January 2012 to December 2016 is set out as follows -

<b>District</b>	<b>No. of Prosecutions</b>	<b>No. of Convictions<sup>(1)</sup></b>
Central & Western	101	70
Wan Chai	66	40
Eastern	225	176
Southern	21	15
Kowloon City	243	177
Kwun Tong	182	152
Yau Tsim Mong	368	230
Sham Shui Po	126	82
Wong Tai Sin	93	81
Islands	25	10
North	82	31



<b>District</b>	<b>No. of Prosecutions</b>	<b>No. of Convictions<sup>(1)</sup></b>
Sai Kung	107	87
Sha Tin	99	75
Tai Po	62	32
Tsuen Wan	174	141
Tuen Mun	92	67
Yuen Long	185	127
Kwai Tsing	95	75
<b>Total</b>	<b>2 346</b>	<b>1 668</b>

Note <sup>(1)</sup>: The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)269****(Question Serial No. 6319)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with suspected unlawful residential units, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1714)

Reply:

There is no clear definition of “unlawful residential units”. Unauthorised rooftop structures and subdivided flats (SDFs) used for domestic purpose are the most common types of structures dealt with by the Buildings Department (BD) under its enforcement programme against unauthorised building works (UBWs).

As regards unauthorised rooftop structures, the BD does not compile statistics on the numbers of inspections made and tenants involved in prosecution/conviction cases. The geographical distribution of prosecutions against failure to comply with removal orders on rooftop UBWs and related convictions in the past five years is tabulated as follows:-

<b>District</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders</b>	<b>No. of Convictions<sup>(1)</sup></b>
Central & Western	101	70
Wan Chai	66	40
Eastern	225	176
Southern	21	15
Kowloon City	243	177
Kwun Tong	182	152
Yau Tsim Mong	368	230

<b>District</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders</b>	<b>No. of Convictions<sup>(1)</sup></b>
Sham Shui Po	126	82
Wong Tai Sin	93	81
Islands	25	10
North	82	31
Sai Kung	107	87
Sha Tin	99	75
Tai Po	62	32
Tsuen Wan	174	141
Tuen Mun	92	67
Yuen Long	185	127
Kwai Tsing	95	75
<b>Total</b>	<b>2 346</b>	<b>1 668</b>

Note<sup>(1)</sup>: The figures do not necessarily correspond to the prosecutions instigated in the same period.

As regards SDFs, the BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. The geographical distribution of SDFs inspected, prosecutions against failure to comply with removal orders or discontinuation orders, and related convictions in the past five years is tabulated as follows:-

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Central and Western	758	22	18
Wan Chai	481	13	10
Eastern	466	18	18
Southern	87	0	0
Islands	1	0	0
Wong Tai Sin	252	1	0
Kwun Tong	940	9	4
Yau Tsim Mong	2 326	131	75

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Kowloon City	1 742	159	94
Sham Shui Po	2 223	227	171
North	64	4	0
Sha Tin	137	6	5
Tai Po	192	1	1
Sai Kung	3	0	0
Tsuen Wan	824	19	18
Tuen Mun	221	2	1
Yuen Long	567	0	0
Kwai Tsing	443	1	0
<b>Total</b>	<b>11 727</b>	<b>613</b>	<b>415</b>

Note<sup>(1)</sup> : The number of prosecutions/convictions does not necessarily correspond to the SDFs inspected in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)270****(Question Serial No. 6382)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with sub-divided flats, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1718)

Reply:

The Buildings Department does not compile statistics on the number of tenants involved in prosecutions/conviction cases. Information on the geographical distribution of sub-divided flats (SDFs) inspected, prosecutions instigated against non-compliance with removal orders or discontinuation orders and convictions in the past five years is set out below:-

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Central and Western	758	22	18
Wan Chai	481	13	10
Eastern	466	18	18
Southern	87	0	0
Islands	1	0	0
Wong Tai Sin	252	1	0
Kwun Tong	940	9	4
Yau Tsim Mong	2 326	131	75
Sham Shui Po	2 223	227	171
Kowloon City	1 742	159	94
North	64	4	0

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Sha Tin	137	6	5
Tai Po	192	1	1
Sai Kung	3	0	0
Tsuen Wan	824	19	18
Tuen Mun	221	2	1
Yuen Long	567	0	0
Kwai Tsing	443	1	0
<b>Total</b>	<b>11 727</b>	<b>613</b>	<b>415</b>

Note<sup>(1)</sup>: The number of prosecutions/convictions does not necessarily correspond to the SDFs inspected in the same period.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)271**

**(Question Serial No. 6383)**

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

Question:

The number of industrial building units in the territory in the past five years, broken down by use (commercial, restaurant, hotel and guesthouse, residential, etc.).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2390)

Reply:

The Buildings Department does not compile statistics on the number of industrial building units and on the current use of individual units.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)272****(Question Serial No. 6385)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1719)

Reply:

There is no clear definition of “unlawful residential units”. Unauthorised rooftop structures and sub-divided flats (SDFs) used for domestic purpose are the most common types of domestic structures dealt with by the Buildings Department (BD) under its enforcement programme against unauthorised building works.

The BD does not compile statistics on the number of unauthorised rooftop structures identified. The geographical distribution of SDFs with irregularities identified in the past five years is as follows -

<b>District</b>	<b>No. of SDFs with Irregularities identified</b>
Central and Western	62
Wan Chai	38
Eastern	120
Southern	3
Wong Tai Sin	10
Kwun Tong	54
Yau Tsim Mong	591
Sham Shui Po	793
Kowloon City	420
North	7
Sha Tin	27



<b>District</b>	<b>No. of SDFs with Irregularities identified</b>
Tai Po	7
Tsuen Wan	33
Tuen Mun	11
Yuen Long	31
Kwai Tsing	42
<b>Total</b>	<b>2 249</b>

The BD does not compile statistics on the number of tenants in unauthorised rooftop structures or SDFs.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)273****(Question Serial No. 6403)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of industrial buildings in the territory in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2386)

Reply:

According to the records of the Buildings Department, the geographical distribution of industrial buildings<sup>(1)</sup> in Hong Kong from 2012 to 2016 is tabulated below -

District	2012	2013	2014	2015	2016
Central and Western	12	11	11	11	11
Eastern	96	94	94	93	92
Southern	64	60	59	59	57
Wan Chai	2	1	1	1	1
Kwun Tong	350	342	328	328	329
Sham Shui Po	131	127	123	124	123
Kowloon City	71	71	71	70	69
Wong Tai Sin	61	60	60	58	59
Yau Tsim Mong	76	76	76	75	72
Kwai Tsing	284	278	279	280	277
North	82	83	83	84	85
Islands	22	19	19	19	17

<b>District</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Sai Kung	55	54	54	55	60
Shatin	77	77	77	77	78
Tai Po	105	105	106	105	104
Tsuen Wan	163	160	160	157	153
Tuen Mun	110	110	110	110	112
Yuen Long	141	139	140	135	135
<b>Total</b>	<b>1 902</b>	<b>1 867</b>	<b>1 851</b>	<b>1 841</b>	<b>1 834</b>

Note <sup>(1)</sup>: Industrial buildings refer to those involving industrial use, industrial/commercial use and warehouse use as described in occupation permits. The figures include industrial buildings which have undergone wholesale conversion to other uses but do not involve the issue of new occupation permits.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)274**

**(Question Serial No. 6405)**

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

Question:

The number of industrial building units in the territory in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2387)

Reply:

The Buildings Department does not compile statistics on the number of industrial building units.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)275****(Question Serial No. 3489)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the inspection of sub-divided flats in target buildings, will the authorities advise this Committee:

- a) of the number of reports received in the past three years and the number of such reports with irregularities found during inspection;
- b) of the number of sub-divided flats inspected with irregularities of building works found, of the most common irregularities found, and of the number of sub-divided flats with irregularities that have not yet been rectified for the year 2016-17;
- c) whether increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats has been considered; if so, of the details; if not, of the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 46)

Reply:

- a) The Buildings Department (BD) received about 14 100 reports on sub-divided flats (SDFs) in the past three years from members of the public or other government departments, among which the BD identified SDFs in 4 156 reports. Among these 4 156 reports, 223 SDFs were found to be associated with building irregularities that had to be followed up by the issuance of removal orders.
- b) Apart from responding to reports, the BD also takes enforcement action against irregularities of building works associated with SDFs through large scale operations. In the year 2016-17 (as at end December 2016), the BD inspected 2 623 SDFs in total. Of these 2 623 SDFs, 64 were found to be associated with building irregularities which had to be followed up by the issuance of removal orders. As at end December 2016, the building irregularities associated with four of these 64 SDFs were rectified.

The commonly found building irregularities associated with SDFs are the formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, the erection of partition walls that block fire escape routes, sub-standard drainage works that result in water seepage and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

- c) In 2016-17, enforcement action against building irregularities associated with SDFs is carried out by 414 professional and technical staff of the two Existing Buildings Divisions of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. An additional 47 professional and technical posts will be created in 2017-18 to assist in the implementation of the above-mentioned programmes. We are not able to provide a breakdown of the additional manpower resources involved solely for carrying out enforcement action in relation to SDFs.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)276****(Question Serial No. 3505)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The authorities stated that they would continue the large scale operations on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes of target buildings. In this connection, will the authorities advise this Committee:

- (a) of the number of cases in the backlog of outstanding removal orders, and of the categories into which they fall;
- (b) whether there is any plan to increase manpower and resources to speed up the work of clearing backlog of outstanding removal orders to cope with the workload this year; if so, of the increase in the number of staff and of the expenditure involved; if not, the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 91)

Reply:

- (a) As at end 2016, there were about 60 000 outstanding removal orders issued against unauthorised building works (UBWs) in the whole territory. The Buildings Department (BD) does not compile statistics on the number of different types of UBWs involved in the removal orders.
- (b) Enforcement action against UBWs, including clearance of outstanding removal orders, is carried out by the 633 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. A total of 47 professional and technical posts will be created in 2017-18 to assist in the implementation of the above-mentioned programmes. We are not able to provide a breakdown of the additional manpower involved solely in the clearance of outstanding removal orders.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)277****(Question Serial No. 3506)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the “Mandatory Building Inspection Scheme and Window Inspection Scheme”, the authorities stated that they would “strengthen regulation of service providers”. In this connection, will the authorities inform this Committee:

- a) of the specific measures;
- b) of the additional manpower and resources involved?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. 92)

Reply:

The Buildings Department (BD) will strengthen regulation of service providers through the following measures -

- a) providing more detailed guidelines on the requirements and standards of building inspections, window inspections and repair works in the Code of Practice for the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) and the Practice Notes for Mandatory Building and Window Inspection Schemes, and offering technical advice through meetings with the Registered Inspectors (RIs) and the Qualified Persons (QPs);
- b) stepping up audit checks on the work of the RIs and QPs and taking vigorous prosecution and/or disciplinary actions against malpractices; and
- c) enhancing public education and publicity efforts to enable building owners to have a better understanding of the requirements of MBIS and MWIS (e.g. the market price range for window inspection and parts repair and the Layman’s Guide on Mandatory Window Inspection Scheme), and to report any malpractices of the RIs and QPs.



The MBIS and MWIS will continue to be implemented by the existing 127 professional and technical staff in the Mandatory Building Inspection Sections. Public education and publicity activities in relation to the MBIS and MWIS are handled by six staff of the Public Education and Publicity Unit, and assisted by three staff of the Information Unit of the BD as part of their overall duties. We are not able to provide a breakdown of the manpower resources and the manpower related expenditure incurred solely for regulation of service providers.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)278****(Question Serial No. 5064)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Buildings Department inform this Committee:

- (1) As stated on page 73, “completed village by village survey of 4 437 New Territories Exempted Houses (NTEHs) to identify unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (First Round Targets) for priority enforcement action”, did the authorities take enforcement action against such 4 437 houses that constitute serious contravention of the law? If comprehensive enforcement action cannot be achieved, what is the number of UBWs against which enforcement action has been taken to date? What is the reason for not completing the comprehensive enforcement action? What is the estimated time for completing the enforcement action?
- (2) As stated on page 73 of the Estimates last year, “the processing of 18 034 reporting forms received under the Reporting Scheme for UBWs in NTEHs”, what are the results of the “processing” of such forms after a year’s time? Will any enforcement action be taken? If so, what approach will be taken to “process” the forms; if not, what is the reason?
- (3) What were the numbers of removal orders issued for UBWs in NTEHs in the past five years?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1021)

Reply:

- (1) Out of the 4 437 New Territories Exempted Houses (NTEHs) surveyed in 2016, the Buildings Department (BD) has identified 577 NTEHs with suspected unauthorised building works (UBWs) that constitute a serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets). The BD is still processing these cases, with a total of 27 removal order issued involving 28 UBWs as of end December 2016. The BD will continue to issue the remaining removal orders and monitor the compliance status of the removal orders issued. Where necessary, the BD will consider instigating prosecution against owners who fail to comply with removal orders without any reasonable excuse. At the moment, the BD cannot estimate the time required for completing the enforcement action against the relevant UBWs.
- (2) The BD processed the reporting forms received under the Reporting Scheme by ascertaining whether the forms met the relevant requirements and could be accepted. The processing work was completed in 2015. As announced by the BD before the implementation of the Reporting Scheme, owners whose completed reporting forms were accepted are required to arrange qualified personnel to conduct safety inspection of the reported UBWs every five years. During the period of enforcement against First Round Targets, the BD will not require the removal of the reported UBWs unless they become dangerous. The BD will continue to adopt this approach in handling the reported UBWs. As regard UBWs which have not been reported to the BD, or UBWs in respect of which the reporting form concerned has been rejected, the BD will continue to take enforcement action against them.
- (3) The numbers of removal orders issued against UBWs in NTEHs in the past five years are tabulated below –

<b>Year</b>	<b>Number of Removal Orders</b>
2012	161
2013	328
2014	454
2015	415
2016	529
<b>Total</b>	<b>1 887</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)279****(Question Serial No. 3420)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Department's outsourced service, please inform this Committee:

1. of the total number of outsourced workers of the Department and the percentage of outsourced workers against the total number of staff performing the same kinds of work in the Department in the past three years;
2. of the total staff expenditure of the Department, the total expenditure for outsourced service providers and the percentage of expenditure for outsourced service providers against the total staff expenditure of the Department in the past three years; and
3. of the nature and duration of outsourced service contracts in the past three years.

Besides, the Government revised the tendering guidelines for outsourced service contracts last year, stating that if the procured service relies heavily on the deployment of non-skilled workers, and a marking scheme for assessing the tenders is adopted, the procuring department, when assessing the tenders, should include in the assessment criteria the evaluation of tenderers' proposed wage rates and working hours for non-skilled workers. In this connection, please inform this Committee:

1. of the number of outsourced service contracts that rely heavily on deployment of non-skilled workers awarded by the Department since the guidelines have taken effect;
2. of the departments which have made adjustments to the evaluation criteria of wage rates and working hours in outsourced service contracts that rely heavily on deployment of non-skilled workers in accordance with the new guidelines after they have taken effect. What adjustments have been made by the Department? If no such information is available, what are the reasons?
3. whether there has been any increase in the average wage of outsourced service contracts that rely heavily on deployment of non-skilled workers since the guidelines have taken effect; if so, what is the number of contracts with an increase in wage rate; if no such information is available, what are the reasons?

4. what are the measures taken by the Department to evaluate the effectiveness of the new tendering guidelines?
5. whether the prevailing two-envelope mechanism which assesses the “technical and price aspects” has been adopted when the Department evaluates the outsourced service contract tenders; if not, what are the number of contracts which did not adopt this mechanism in the past three years?
6. of the number of violations of service contracts, the Employment Ordinance and the Occupational Safety and Health Regulation by government outsourced service contractors found during inspections by the Department, and the number of complaints received from outsourced workers every year;
7. what are the details of the actions taken to follow up such violations and complaints?
8. what are the number and details of cases where penalty has been imposed against the contractors due to substantiation of violations or complaints?

Asked by: Hon LEUNG Yiu-chung (Member Question No. 113)

Reply:

The Buildings Department (BD) engages outsourced services in office cleansing, security and maintenance of engineering systems and equipment. The BD does not have staff performing these duties. The requested information is provided below -

	2014-15 <sup>(1)</sup>	2015-16 <sup>(1)</sup>	2016-17 <sup>(1)</sup>
Number of full-time/part-time outsourced workers	25	33	37
Total BD staff expenditure (\$ million)	\$760.9	\$828.5	\$913.4
Total expenditure for outsourced service providers (\$ million)	\$1.5	\$3.4	\$2.4
Percentage of expenditure for outsourced service providers against the total staff expenditure	0.2%	0.4%	0.3%

Note <sup>(1)</sup> : The latest available position for 2016-17 is 31 January 2017. The figures for the same period in 2014-15 and 2015-16 are provided for comparison purpose.

The nature and duration of outsourced service contracts in the past three years are tabulated below -

Nature of Service Contracts	Duration of Service Contracts		
	2014-15	2015-16	2016-17
Security	2 years	1 year	1 year
Cleansing	1 year	1 year	1 year
Maintenance of engineering systems and equipment	4 years		

The revised tendering guidelines introduced in May 2016 on Government service contracts that rely heavily on the deployment of non-skilled workers are not applicable to the service contracts of the BD in the past three years as tabulated above. Given the low value of the service contracts on security and cleansing (below \$1.43 million each), these procurements were processed by way of quotations and were not subject to tender procedures according to the Stores and Procurement Regulations. As regards the maintenance of engineering systems and equipment, they did not heavily rely on non-skilled workers. No violation or complaint of service contracts was found or received in the past years.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)280**

**(Question Serial No. 3439)**

Head: (82) Buildings Department  
Subhead (No. & title): (-) Not Specified  
Programme: Not Specified  
Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)  
Director of Bureau: Secretary for Development

Question:

Is sign language interpretation service available in your Department? If so, what are the number of staff and staffing expenditure involved? If not, what are the reasons for that?

Asked by: Hon LEUNG Yiu-chung (Member Question No. 170)

Reply:

The Buildings Department procures sign language interpretation services on a need basis. No such expenditure was incurred in 2016-17.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)281****(Question Serial No. 4857)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the operation of the Joint Office set up by the Buildings Department and the Food and Environmental Hygiene Department, please provide the following figures:

- 1) the number of reports received, reports handled, cases screened out, cases with investigations concluded (broken down by “seepage ceased during investigation”, “source of water seepage identified” and “source of water seepage could not be identified and investigation terminated”), entry warrants granted by the Court, Nuisance Notices issued, prosecutions instigated, Nuisance Orders granted by the Court and convictions, with the range of fines, in each of the years from 2012-13 to 2016-17;
- 2) further to the above question, the number of cases still under investigation in each of the years (the investigation of such reports did not necessarily begin in the same year);
- 3) (i) the expenditure for engaging consultants to conduct professional investigation, and (ii) the number of cases involved in professional investigation in each of the years;
- 4) further to the above question, has the Department compiled statistics based on payment to consultants (for example, “\$1-\$5,000”, “\$5,001-\$10,000”, “\$10,001-\$15,000” and “\$15,001 or above”)? If yes, please provide the figures.

Asked by: Hon MA Fung-kwok (Member Question No. 13)

Reply:

- 1) Statistics on water seepage reports received, reports handled, results of investigation and enforcement actions taken by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department in the past five years are tabulated below –



<b>Number of Cases</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Reports received	27 353	28 504	27 896	29 617	36 376
Reports handled <sup>(1)</sup>	24 553	24 856	22 056	25 093	29 148
• Cases screened out <sup>(2)</sup>	13 727	13 062	10 961	12 000	13 196
• Cases with investigations concluded	10 826	11 794	11 095	13 093	15 952
-Seepage ceased during investigation	4 810	4 766	4 146	4 920	5 385
-Source of water seepage identified	4 053	4 692	4 816	4 679	6 846
-Source of water seepage could not be identified and investigation terminated	1 963	2 336	2 133	3 494	3 721
Entry warrants granted by the Court <sup>(1)</sup>	101	64	74	64	55
Nuisance Notices issued <sup>(1)</sup>	3 639	4 338	4 700	4 988	5 584
Prosecutions instigated <sup>(1)</sup>	70	96	88	61	95
Nuisance Orders granted by the Court <sup>(1)</sup>	17	41	31	16	33
Convictions <sup>(1)</sup>	52	50	60	44	68
Range of fines	\$500 - \$4,500	\$100 - \$3,000	\$500 - \$7,000	\$800 - \$5,000	\$400 - 4,000

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

Note <sup>(2)</sup> : These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the JO.

2) – 4) The expenditures for engaging outsourced consultants in the past five years are tabulated below –

	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b>
Expenditure for engaging outsourced consultants (\$ million)	23	24	28	30	31 (estimated)

The JO does not compile statistics on the number of cases under investigation, the number of cases involving outsourced consultants for professional investigation in each of the years or the range of payments to consultants.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)282****(Question Serial No. 4858)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

**Question:**

Last year the Buildings Department said that it had engaged Prudential Surveyors International Limited as consultant to study the latest technological methods in identifying sources of water seepage in buildings, and the study was expected to complete in early 2017, with an estimated expenditure of \$4.5 million. In this connection, please inform this Committee:

1. of the actual expenditure for the consultancy study as at the end of February 2017;
2. as deduced from the interim report, of the changes in expenditure as a result of the technical guideline developed based on the findings of the consultancy study.

Asked by: Hon MA Fung-kwok (Member Question No. 14)

**Reply:**

1. The cumulative expenditure of the consultancy study as of 13 March 2017 amounted to about \$1.6 million.
2. The consultant has identified a number of methods for ascertaining sources of water seepage in buildings and field tests are being conducted to assess the methods. The study will recommend the most suitable testing methods for use in private buildings and help formulate technical guidelines for use by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage. The study is expected to be completed this year. At this stage, it is difficult to assess the implications of the technical guidelines to be developed on the JO's expenditure.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)283****(Question Serial No. 4429)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with sub-divided flats, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. 168)

Reply:

The Buildings Department does not compile statistics on the number of tenants involved in prosecutions and conviction cases. Information on the geographical distribution of sub-divided flats (SDFs) inspected, prosecutions instigated against non-compliance with removal orders or discontinuation orders and convictions in the past five years is set out below -

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Central and Western	758	22	18
Wan Chai	481	13	10
Eastern	466	18	18
Southern	87	0	0
Islands	1	0	0
Wong Tai Sin	252	1	0
Kwun Tong	940	9	4
Yau Tsim Mong	2 326	131	75
Sham Shui Po	2 223	227	171
Kowloon City	1 742	159	94

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
North	64	4	0
Sha Tin	137	6	5
Tai Po	192	1	1
Sai Kung	3	0	0
Tsuen Wan	824	19	18
Tuen Mun	221	2	1
Yuen Long	567	0	0
Kwai Tsing	443	1	0
<b>Total</b>	<b>11 727</b>	<b>613</b>	<b>415</b>

Note<sup>(1)</sup>: The number of prosecutions/convictions does not necessarily correspond to the SDFs inspected in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)284****(Question Serial No. 4430)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. 169)

Reply:

The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) on rooftops in response to public reports and through its large scale operations. The BD does not compile statistics on the number of tenants involved in prosecution and conviction cases or maintain separate statistics on the number of inspections made in connection with UBWs on rooftop structures. The geographical distribution of prosecution and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from January 2012 to December 2016 is set out as follows -

<b>District</b>	<b>No. of Prosecutions</b>	<b>No. of Convictions<sup>(1)</sup></b>
Central & Western	101	70
Wan Chai	66	40
Eastern	225	176
Southern	21	15
Kowloon City	243	177
Kwun Tong	182	152
Yau Tsim Mong	368	230
Sham Shui Po	126	82
Wong Tai Sin	93	81
Islands	25	10
North	82	31

<b>District</b>	<b>No. of Prosecutions</b>	<b>No. of Convictions<sup>(1)</sup></b>
Sai Kung	107	87
Sha Tin	99	75
Tai Po	62	32
Tsuen Wan	174	141
Tuen Mun	92	67
Yuen Long	185	127
Kwai Tsing	95	75
<b>Total</b>	<b>2 346</b>	<b>1 668</b>

Note <sup>(1)</sup>: The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)285****(Question Serial No. 4431)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with industrial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. 170)

Reply:

Insofar as premises (including sub-divided flats) used for domestic purpose in industrial buildings (IBs) are concerned, apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions to eradicate such premises in an orderly and systematic manner through large scale operations since April 2012. The BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. Information on the geographical distribution of IB premises inspected, prosecutions instigated against failure to comply with removal orders or discontinuation orders, and convictions for the past five years is set out below -

<b>District</b>	<b>No. of IB Premises inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Eastern	22	0	0
Southern	19	0	0
Wong Tai Sin	106	0	0
Kwun Tong	397	0	0
Yau Tsim Mong	134	0	0
Sham Shui Po	97	0	0
Kowloon City	74	14	14

<b>District</b>	<b>No. of IB Premises inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Sai Kung	1	0	0
Sha Tin	70	0	0
Tai Po	1	0	0
Tsuen Wan	448	18	18
Tuen Mun	223	0	0
Yuen Long	1	0	0
Kwai Tsing	271	0	0
<b>Total</b>	<b>1 864</b>	<b>32</b>	<b>32</b>

Note<sup>(1)</sup>: The number of prosecutions/convictions does not necessarily correspond to the IB premises inspected in the same period.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)286**

**(Question Serial No. 4432)**

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

Question:

In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. 171)

Reply:

The Buildings Department does not compile statistics on the number of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings being used for domestic purpose.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)287****(Question Serial No. 4433)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with sub-divided flats, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. 172)

Reply:

The Buildings Department does not compile statistics on the number of tenants involved in prosecutions/conviction cases. Information on the geographical distribution of sub-divided flats (SDFs) inspected, prosecutions instigated against non-compliance with removal orders or discontinuation orders and convictions in the past five years is set out below -

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Central and Western	758	22	18
Wan Chai	481	13	10
Eastern	466	18	18
Southern	87	0	0
Islands	1	0	0
Wong Tai Sin	252	1	0
Kwun Tong	940	9	4
Yau Tsim Mong	2 326	131	75
Sham Shui Po	2 223	227	171
Kowloon City	1 742	159	94
North	64	4	0

<b>District</b>	<b>No. of SDFs inspected</b>	<b>No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders<sup>(1)</sup></b>	<b>No. of Convictions<sup>(1)</sup></b>
Sha Tin	137	6	5
Tai Po	192	1	1
Sai Kung	3	0	0
Tsuen Wan	824	19	18
Tuen Mun	221	2	1
Yuen Long	567	0	0
Kwai Tsing	443	1	0
<b>Total</b>	<b>11 727</b>	<b>613</b>	<b>415</b>

Note<sup>(1)</sup>: The number of prosecutions/convictions does not necessarily correspond to the SDFs inspected in the same period.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)288****(Question Serial No. 4434)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon SHIU Ka-chun (Member Question No. 173)

Reply:

There is no clear definition of “unlawful residential units”. Unauthorised rooftop structures and sub-divided flats (SDFs) used for domestic purpose are the most common types of domestic structures dealt with by the Buildings Department (BD) under its enforcement programme against unauthorised building works.

The BD does not compile statistics on the number of unauthorised rooftop structures identified. The geographical distribution of SDFs with irregularities identified in the past five years is as follows -

<b>District</b>	<b>No. of SDFs with Irregularities identified</b>
Central and Western	62
Wan Chai	38
Eastern	120
Southern	3
Wong Tai Sin	10
Kwun Tong	54
Yau Tsim Mong	591
Sham Shui Po	793
Kowloon City	420
North	7
Sha Tin	27

<b>District</b>	<b>No. of SDFs with Irregularities identified</b>
Tai Po	7
Tsuen Wan	33
Tuen Mun	11
Yuen Long	31
Kwai Tsing	42
<b>Total</b>	<b>2 249</b>

The BD does not compile statistics on the number of tenants in unauthorised rooftop structures or SDFs.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)289****(Question Serial No. 6509)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

On page 78, it is mentioned that “in 2017-18, there will be a net increase of 55 posts mainly for the continued implementation of the initiatives in enhancing building safety”.

Will the Buildings Department advise this Committee on the divisions to which the 55 posts will be deployed (with the number of posts), and on the respective positions and responsibilities?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. 203)

Reply:

The net increase of 55 non-directorate posts in 2017-18 in the Buildings Department comprise 23 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), 25 technical posts (Principal Survey Officer (Building)/Principal Technical Officer (Structural)/Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)), six clerical posts and one post of other grade.

The net increase of 55 posts involves the creation of 56 posts, to be offset by the expiry of one time-limited technical post in New Buildings Division 2. Among the 56 new posts, 54 posts will be deployed to the two Existing Buildings Divisions and the Corporate Services Division to step up enforcement actions in industrial buildings to improve fire safety and to enhance building safety in non-industrial buildings; and two posts will be deployed to New Buildings Division 1 to process applications for approval of plans, consent for commencement of works and occupation permits and related matter in relation to the Three-Runway System Project at the Hong Kong International Airport.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)290****(Question Serial No. 6074)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In the financial year of 2017-2018, what are the manpower, establishment and estimated operational expenses of the Joint Office?

What is the number of staff responsible for handling cases of Kowloon East (Kwun Tong and Wong Tai Sin districts)?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. 74)

Reply:

The staff establishment and the estimated expenditures of the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) for the operation of the Joint Office (JO) in 2017-18 are tabulated below –

FEHD

Number of investigation staff	220
Staff cost and departmental expenses (\$ million)	94 (estimated)

BD

Number of professional and technical staff	64
Staff cost and departmental expenses (\$ million)	33 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	30 (estimated)

The JO staff involved in the handling of water seepage cases for Kowloon East (Kwun Tong and Wong Tai Sin districts) include ten BD staff (who have to dealt with seepage cases of three other districts as well) and 24 FEHD staff.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)291****(Question Serial No. 3830)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the number of summonses issued since the implementation of the revised enforcement policy against unauthorised building works introduced since April 2011, by years (from 1 April to 31 March of the following year), by the 18 District Council districts and by types of buildings (New Territories Exempted Houses/composite buildings/commercial buildings/domestic buildings)?

Asked by: Hon YEUNG Alvin (Member Question No. 12)

Reply:

The Buildings Department does not compile statistics on the number of summonses by building types. The geographical distribution of summonses served for prosecutions against non-compliance with removal orders for unauthorised building works since April 2011 is set out as follows -

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17<sup>(1)</sup></b>
Central & Western	168	241	157	154	231	297
Wan Chai	157	96	155	83	164	173
Eastern	230	236	324	266	276	327
Southern	15	39	37	96	62	82
Kowloon City	385	439	279	382	533	370
Kwun Tong	81	117	157	139	131	164
Yau Tsim Mong	318	371	347	562	677	504
Sham Shui Po	253	275	252	218	299	195

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17<sup>(1)</sup></b>
Wong Tai Sin	47	51	53	77	46	70
Islands	5	4	20	0	2	18
North	52	26	54	30	16	83
Sai Kung	16	21	35	33	72	27
Sha Tin	40	42	56	98	74	107
Tai Po	118	29	53	84	110	98
Tsuen Wan	37	75	158	85	64	87
Tuen Mun	43	85	87	80	83	108
Yuen Long	209	83	116	204	123	170
Kwai Tsing	35	66	68	86	98	162
<b>Total</b>	<b>2 209</b>	<b>2 296</b>	<b>2 408</b>	<b>2 677</b>	<b>3 061</b>	<b>3 042</b>

Note <sup>(1)</sup>: Figures as at 28 February 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)292****(Question Serial No. 3831)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the number of convictions since the implementation of the revised enforcement policy against unauthorised building works introduced since April 2011, by years (from 1 April to 31 March of the following year), by the 18 District Council districts and by types of buildings (New Territories Exempted Houses/composite buildings/commercial buildings/domestic buildings)?

Asked by: Hon YEUNG Alvin (Member Question No. 14)

Reply:

The Buildings Department does not compile statistics on the number of convictions by building types. The geographical distribution of conviction cases for non-compliance with removal orders for unauthorised building works (UBWs) since April 2011 is set out as follows <sup>(1)</sup>—

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17<sup>(2)</sup></b>
Central & Western	108	137	171	86	160	171
Wan Chai	98	56	95	102	105	125
Eastern	185	128	270	191	232	205
Southern	16	7	43	46	60	44
Kowloon City	262	246	301	221	364	302
Kwun Tong	83	85	113	119	124	93
Yau Tsim Mong	254	168	254	332	476	354
Sham Shui Po	191	152	191	188	180	212
Wong Tai Sin	46	32	34	43	63	57

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17<sup>(2)</sup></b>
Islands	3	0	15	0	1	7
North	29	15	31	13	4	3
Sai Kung	34	19	16	24	63	27
Sha Tin	44	20	50	77	69	76
Tai Po	94	35	32	26	22	24
Tsuen Wan	27	46	109	108	70	53
Tuen Mun	43	46	86	60	64	50
Yuen Long	162	54	102	105	102	133
Kwai Tsing	29	30	76	63	79	126
<b>Total</b>	<b>1 708</b>	<b>1 276</b>	<b>1 989</b>	<b>1 804</b>	<b>2 238</b>	<b>2 062</b>

Note <sup>(1)</sup>: The number of convictions for non-compliance with removal orders for UBWs does not necessarily correspond to the summonses served for prosecutions against such non-compliance in the same period.

Note <sup>(2)</sup>: Figures as at 28 February 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)293****(Question Serial No. 3834)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the number of advisory letters issued since the implementation of the revised enforcement policy against unauthorised building works introduced since April 2011, by years (from 1 April to 31 March of the following year), by the 18 District Council districts and by types of buildings (New Territories Exempted Houses/composite buildings/commercial buildings/domestic buildings)?

Asked by: Hon YEUNG Alvin (Member Question No. 15)

Reply:

The geographical distribution of advisory letters against unauthorised building works issued by the Buildings Department (BD) from 2011-12 to 2016-17 is tabulated as follows: -

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17 (up to 31 December 2016)</b>
Central and Western	298	452	261	248	218	344
Eastern	423	513	227	224	200	125
Southern	29	26	23	21	67	14
Wan Chai	63	167	141	249	243	171
Kowloon City	115	216	290	140	182	129
Kwun Tong	273	204	135	38	174	38
Sham Shui Po	733	503	94	85	127	119
Wong Tai Sin	200	88	62	80	30	48
Yau Tsim Mong	693	955	824	767	677	437
Islands	15	10	12	2	6	3
Kwai Tsing	43	24	31	50	33	24
North	92	130	364	136	57	83
Sai Kung	5	18	43	117	47	34
Sha Tin	127	220	163	187	108	70

<b>District</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	<b>2015-16</b>	<b>2016-17</b> (up to 31 December 2016)
Tai Po	21	82	127	121	89	35
Tsuen Wan	180	125	65	82	102	33
Tuen Mun	39	38	52	91	54	44
Yuen Long	259	540	415	317	197	48
<b>Total:</b>	<b>3 608</b>	<b>4 311</b>	<b>3 329</b>	<b>2 955</b>	<b>2 611</b>	<b>1 799</b>

The BD does not compile the above statistics by types of buildings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)294****(Question Serial No. 3836)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the numbers of summonses and advisory letters issued, prosecutions and successful prosecutions instigated, and convictions made against irregularities of building works associated with sub-divided flats in the past three years, broken down by years (from 1 April to 31 March of the following year)?

Asked by: Hon YEUNG Alvin (Member Question No. 70)

Reply:

The Buildings Department does not compile statistics on the number of advisory letters issued against unauthorised building works (UBWs) associated with sub-divided flats (SDFs). The numbers of summonses served in prosecutions and convictions in connection with non-compliance with removal orders for UBWs associated with SDFs are tabulated as follows -

<b>Financial Year</b>	<b>Summonses served</b>	<b>Convictions<sup>(1)</sup></b>
2014-15	64	76
2015-16	59	56
2016-17 <sup>(2)</sup>	73	48
<b>Total</b>	<b>196</b>	<b>180</b>

Notes <sup>(1)</sup> The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

<sup>(2)</sup> Figures are up to 28 February 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)295****(Question Serial No. 3837)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the numbers of inspections conducted, warning letters issued, monitoring made and successful prosecutions instigated in the past three years broken down by financial year; and successful enforcement taken against the 4 437 New Territories Exempted Houses?

Asked by: Hon YEUNG Alvin (Member Question No. 71)

Reply:

Out of the 4 437 New Territories Exempted Houses (NTEHs) surveyed in 2016, the Buildings Department (BD) has identified 577 NTEHs with suspected unauthorised building works (UBWs) that constitute a serious contravention of the law or pose higher potential risks to building safety. The BD is still processing these cases, with a total of 27 removal orders issued as of end December 2016. The BD will continue to issue the remaining removal orders and monitor the compliance status of the removal orders issued. Where necessary, the BD will consider instigating prosecution against owners who fail to comply with removal orders without any reasonable excuse.

Statistics on NTEHs surveyed, removal orders issued, removal orders complied with, prosecutions instigated and convictions associated with UBWs in NTEHs in the past three years are tabulated below –

Year	Number of NTEHs surveyed	Number of removal orders issued	Number of removal orders complied with Note	Number of prosecutions instigated Note	Number of convictions Note
2014	5 210	454	234	79	47
2015	5 274	415	236	97	93
2016	4 437	529	315	201	93

Note : The figures do not necessarily correspond to the number of removal orders issued in the same year.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)296****(Question Serial No. 3840)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau inform this Committee of the numbers of mandatory building inspection notices and mandatory window inspection notices issued to target buildings in the past three years, broken down by financial years?

Asked by: Hon YEUNG Alvin (Member Question No. 72)

Reply:

The numbers of statutory notices issued under the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in the past three financial years are tabulated below -

<b>Financial Year</b>	<b>Notices under MBIS</b>	<b>Notices under MWIS</b>
2013 - 14	19 631	137 371
2014 - 15	18 965	107 629
2015 - 16	5 454	122 779
<b>Total</b>	<b>44 050</b>	<b>367 779</b>

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)297****(Question Serial No. 5806)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme:

1. What was the manpower specially tasked with implementing the schemes in 2016-17? What respective percentages did civil servants and non-civil service contract (NCSC) staff account for? What was the ratio of the manpower concerned to the workload?

Will there be additional manpower in 2017-18? If so, what is the number of additional posts, and what respective percentages do the net increase in posts, civil service posts converted from NCSC positions, and professional and technical posts account for? Is there any change in the number of additional posts as compared with the number of additional posts originally applied for? With the increase in manpower, what is the estimated change in the ratio of the manpower concerned to the workload?

2. As regards the non-compliant mandatory building inspection and window inspection notices, what mechanism does the Department have to handle and follow up these cases? In 2016-17, how many warning letters were issued; how did the Department follow up cases of non-compliant notices and disregarded warnings; what was the number of prosecutions instigated for each year? And will the number of prosecutions be expected to increase in 2017-18?

Asked by: Hon YIU Chung-yim (Member Question No. 4)

Reply:

1. The professional and technical staff of the Mandatory Building Inspection Sections (MBI Sections) of the Buildings Department (BD) is responsible for implementing the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). A breakdown of the manpower concerned by civil service posts and non-civil service contract posts in 2016-17 is tabulated below -

<b>Financial Year</b>	<b>Professional and Technical Staff of MBI Sections</b>		
	<b>Civil Service Posts</b>	<b>Non-civil Service Contract Posts</b>	<b>Total</b>
2016-17	105 (83%)	22 (17%)	127

The two schemes will continue to be implemented by the existing 127 professional and technical staff, as well as other supporting manpower, in the MBI Sections in 2017-18.

2. If the statutory notices are not complied with within the specified timeframe, the BD will take enforcement actions by issuing warning letters, serving fixed penalty notices (for the MWIS only) and instigating prosecution against those building owners who, without reasonable excuse, fail to comply with the statutory notices. In addition, the BD may also arrange for the required inspection and necessary repair works to be carried out in the event of default by owners. The cost of the inspection and repair works, supervision charges and a surcharge not exceeding 20% of the cost will be recovered from the owners concerned.

In 2016, the BD issued 8 846 warning letters and instigated 30 prosecutions against building owners who failed to comply with the MBIS notices, and issued 24 772 warning letters and 878 fixed penalty notices against building owners who failed to comply with the MWIS notices. The number of prosecutions to be instigated in 2017-18 is expected to increase as enforcement actions against non-compliant notices will be stepped up.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)298****(Question Serial No. 5807)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Department's actions on unauthorised building works (UBWs), would the Government inform this Committee:

What was the number of staff specially tasked with handling of UBWs in the Department in 2016-17? Will additional manpower be expected in 2017-18? If so, what is the number of additional staff, and what respective percentages do the net increase in posts, civil service posts converted from non-civil service contract positions, and professional and technical posts account for? Is there any change in the number of additional posts as compared with the number of additional posts originally applied for? What is the change in the ratio of the manpower concerned to the workload in 2017-18 as compared with 2016-17?

What were the estimated and actual numbers of removal orders and warning notices issued and irregularities removed and rectified, the number of backlog removal orders, and the numbers of prosecutions instigated against non-compliant removal orders in 2016-17? In the coming two years, will additional manpower be required to clear the backlog cases concerned?

Asked by: Hon YIU Chung-yim (Member Question No. 5)

Reply:

Enforcement action against unauthorised building works (UBWs) is carried out by the 633 professional and technical staff of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of the Buildings Department (BD) in 2016-17 as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. In 2017-18, 47 additional professional and technical posts will be created to assist in the implementation of the above-mentioned programmes. The creation of these posts does not involve the conversion of non-civil service contract positions into civil service posts. We do not compile statistics on the manpower involved solely for the enforcement action against UBWs, or the change in the ratio of the manpower concerned to the workload.

The estimated and actual numbers of removal orders, warning notices, UBWs removed and prosecutions in 2016 are tabulated as follows –

	<b>2016</b>	
	<b>Estimate</b>	<b>Actual</b>
No. of removal orders issued	12 000	12 901
No. of warning notices issued	(see Note 1)	351
UBWs removed	28 000	26 430
No. of prosecutions instigated against non-compliance of removal orders	3 300	3 362

Note 1: No estimate was provided from 2016 as the number of warning notices issued is no longer a key performance indicator in enforcement work against UBWs in the Controlling Officer's Report.

There were about 60 000 outstanding removal orders issued against UBWs as at end 2016. In the coming years, the BD will continue to closely monitor the progress and staffing requirement of the enforcement programmes and bid for additional resources if necessary under the established procedures.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)299****(Question Serial No. 6393)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding unauthorised building works (UBWs) in New Territories Exempted Houses, can the Government inform this Committee:

- 1) of the numbers of houses inspected in each of the past three years, of which how many were identified as First Round Targets?
- 2) of the number of houses identified as "First Round Targets" with UBWs being restored to a lawful standard?

Asked by: Hon YIU Chung-yim (Member Question No. 311)

Reply:

Statistics on the numbers of New Territories Exempted Houses (NTEHs) surveyed, NTEHs with suspected First Round Targets and removal orders issued in the past three years are tabulated below -

<b>Year</b>	<b>NTEHs inspected</b>	<b>NTEHs with suspected First Round Targets</b>	<b>NTEHs with removal orders issued</b>
2014	5 210	586	180
2015	5 274	434	137
2016	4 437	577	24

Amongst the NTEHs served with removal orders for First Round Targets in the past three years, 89 NTEHs had complied with the removal orders as at end of 2016. The Buildings Department will continue to closely monitor the compliance status of the remaining NTEHs with outstanding removal orders and consider instigating prosecution against owners who fail to comply with removal orders without reasonable excuse.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)300****(Question Serial No. 4135)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

According to the Indicators under this Programme, the actual area of land granted by way of private treaty in 2016 was 79.53 hectares, nearly five times that of 16.86 hectares in 2015. Nevertheless, the number of flats involved in the land granted by way of private treaty was 4 669, only one third of that of 2015. Will the Government inform this Committee of the locations of land granted by way of private treaty in 2016 and the number of flats involved in each grant, and the reasons why more area of land was granted in 2016 but the number of flats was far less than that of 2015?

Asked by: Hon CHAN Chi-chuen (Member Question No. 69)

Reply:

Amongst the total area of about 79.53 hectares (ha) of land granted by private treaty in 2016, about 77.8 ha were for non-housing developments, such as railway and related facilities, public utilities and facilities related to horse racing. For the remaining area of about 1.73 ha, they were granted by private treaty for housing development, as opposed to that of about 14.6 ha in 2015.

The housing sites granted by private treaty in 2016 are located in varying parts of the territory, such as Kowloon, Tseung Kwan O, Tuen Mun, and Lantau Island. Information on the estimated 4 669 flats for the land granted by private treaty for housing development in 2016 is as follows:

Type of Grants for Housing Development	Estimated Number of Flats (About)*
Land grants to Mass Transit Railway Corporation Limited for railway-related property development	2 950
Land grants to the Hong Kong Housing Authority for Home Ownership Scheme development	699
Land grants to the Hong Kong Housing Society for subsidized sale flats	620
Land grants to the Urban Renewal Authority for urban renewal projects	400

Total : 4 669

\* Note: Actual flat number is subject to change.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)301**

**(Question Serial No. 4136)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (1) What will be the annual expenditure on salaries of the Director of Lands in 2017-18?
- (2) Nearly 1 740 hectares of land were granted for short term tenancies (STTs) in 2015 and 2016 according to the Indicators under this Programme. Among the land granted for STTs, will the Government list in table form the locations and areas of the sites granted by way of STTs to those unlawfully occupying land, and the terms of tenancies in each of the past five years?
- (3) What will be the estimated annual salary expenditure of the Land Control and Lease Enforcement Section in 2017-18?
- (4) What will be the estimated annual salary expenditure of the Acquisition Section in 2017-18?
- (5) What will be the estimated annual salary expenditure of the District Lands Office, Yuen Long in 2017-18?

Asked by: Hon CHAN Chi-chuen (Member Question No. 70)

Reply:

- (1) The annual salary provision for the Director of Lands for 2017-18 is \$2,950,200.
- (2) In 2012 to 2016, the Lands Department issued a total of 399 short term tenancies (STTs) for regularisation of unlawful occupation of government land distributed across nine District Lands Offices. The total area covered by such STTs issued each year is tabulated below:

Year	2012	2013	2014	2015	2016
Approximate total area (in hectares)	1.03	0.61	1.00	2.47	1.68

STTs are normally granted for a fixed term of not more than five years and thereafter monthly or quarterly. If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant may generally continue on a monthly or quarterly basis. The STTs will be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. The users of the direct grant STTs included in the table above mainly cover private gardens, open/covered storages, workshops and shops.

- (3) In 2017-18, the estimated annual salary expenditure of the Land Control and Lease Enforcement Section is about \$15 million.
- (4) The estimated annual salary expenditure of the Acquisition Section in 2017-18 is about \$29 million.
- (5) The estimated annual salary expenditure in 2017-18 for District Lands Office, Yuen Long is about \$125 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)302****(Question Serial No. 3689)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Over the past five years, how many small house applications has the Lands Department (Lands D) received? What are the numbers of backlog cases and cases being processed? On average, how long does it take for Lands D to process a small house application? What is the total area of land currently zoned "Village Type Development" and "village expansion area", and what is the area that can be used for building small houses? What will be the estimated expenditure and manpower required for handling this task in 2017-18?
2. What were the expenditure and manpower involved in inspections to identify any unlawful occupation of government land in the past five years? How many cases of unlawful occupation of government land were identified during routine inspections by Lands D in the past five years and what was their percentage share in the total number of cases of unlawful occupation of government land? What will be the estimated expenditure and manpower required for this task in 2017-18?
3. What were the expenditure and manpower involved in inspections to identify any illegal excavation on private land leading to development in the past five years? How many cases of illegal excavation on private land leading to development were identified during routine inspections by Lands D in the past five years and what was their percentage share in the total number of cases of illegal excavation on private land leading to development? What will be the estimated expenditure and manpower required for this task in 2017-18?
4. How many cases were in breach of the requirements regarding New Territories exempted houses in the past five years? What will be the estimated expenditure and manpower required for handling such cases in 2017-18?

5. Over the past five years, how many applications for rebuilding small houses or squatter structures were received by Lands D respectively? What are the numbers of backlog cases and cases being processed? On average, how long does it take for Lands D to process an application for rebuilding small houses or squatter structures? What will be the estimated expenditure and manpower required for handling this task in 2017-18?
6. How many disputes involving rural land were received by Lands D in the past five years? How long on average does it take for Lands D to resolve a rural land dispute? What will be the estimated expenditure and manpower required for this task in 2017-18?
7. What were the expenditure and manpower involved in investigations into the construction of unauthorised structures in small houses in the past five years? How many cases of unauthorised structures were identified during routine inspections by the Lands D in the past five years and what was their percentage share in the total number of cases of unauthorised structures? What will be the estimated expenditure and manpower required for this task in 2017-18?
8. Will the Government provide a list of short term tenancies (STTs) granted in the past five years and planned to be granted in 2017-2018 with details including the specific location, site area, income generated and use of each STT?
9. Does the Government have any plan to review whether sites currently under STTs can be rezoned to allow for long-term uses such as housing or community facilities? If yes, what will be the progress of the review and the expenditure involved?
10. Please provide details about the applications for land exchange received, processed and approved by the Government in the past five years and the expenditure involved.
11. Please provide details about the applications for revitalisation of industrial buildings received, processed and approved by the Government in the past five years and the expenditure involved.

Asked by: Hon CHAN Tanya (Member Question No. 518)

Reply:

1. Over the past five years (2012 to 2016), the Lands Department (Lands D) received a total of 11 622 small house applications. As at end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period.

According to the Planning Department (PlanD), about 3 368 hectares (ha) of land fall within areas zoned “Village Type Development” (“V”) on the statutory plans. Land under the “V” zones on statutory plans is scattered across the territory and covers existing and recognised villages in the New Territories. Many small houses are built on land under private ownership, and the size of individual pieces of private land varies. In addition, whether the development of small house may indeed proceed on a particular site within the “V” zone would depend on the fulfillment of engineering and other conditions as required. As such, the Government does not have readily available information on the total area of land available for small house developments in these “V” zones.

There are at present 16 “village expansion areas” with a total area of about 33 ha within which sites are still available for small house development. These village expansion areas are currently zoned “V” and form part of the total area of “V” zones quoted above.

It is estimated that around 99 staff will be involved in handling small house applications in 2017-18, involving an estimated staff expenditure of \$45.4 million. Some of the staff involved are also responsible for other land administration duties.

2. Conducting inspections of government sites is part of the overall government land control work carried out by Lands D. During the past five calendar years (2012 to 2016), a total of 2 395 cases of unlawful occupation of government land were identified during routine inspection by Lands D. This represents about 5% of the total number of cases of unlawful occupation of government land handled by Lands D during the period.

In the past five financial years (2012-13 to 2016-17), an average of 213 staff were involved in land control work (including vegetation work on government land) involving an average staff expenditure of \$82.18 million per year. As conducting inspections of government sites is part of the land control work, there is no separate breakdown in respect of the expenditure for conducting inspections of government sites and taking enforcement actions.

In 2017-18, 218 full-time equivalent staff will be deployed to take up the district land control work (including vegetation work on government land) at an estimated cost of \$97.35 million, including creation of three non-directorate posts at an additional cost of 0.81 million.

3. Depending on the lease conditions applicable to individual pieces of private land, excavations on site may or may not constitute a breach of the lease. Where excavations are in breach of the leases, Lands D does not categorise those excavations with reference to whether they would lead to development. As such, Lands D is not in a position to provide the statistics as requested. As staff handling unauthorised excavation on private land (which is part of the lease enforcement work) also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for handling unauthorised excavation on private land.
4. The number of confirmed cases involving breach of development conditions of New Territories exempted houses (NTEHs) in the past five years (2012 to 2016) is set out below:

Year	Number of confirmed cases involving breach of development conditions of NTEHs
2012	510
2013	415
2014	382
2015	210
2016	87

Cases involving breach of development conditions of NTEHs are handled by the existing staff of Lands D and as part of their lease enforcement work. We are unable to provide a breakdown of the resources deployed solely for handling breach of development conditions of NTEHs.

5. Over the past five years (2012 to 2016), the number of applications received for rebuilding NTEHs including small houses was 3 633. As at end of December 2016, the number of rebuilding applications being processed was 2 040 and no application was pending processing.

For straightforward cases, Lands D takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time would be longer if there are issues such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities that would need to be resolved.

Rebuilding applications are processed by the existing staff of Lands D and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing rebuilding applications.

As regards squatter structures in the New Territories, for the purpose of this reply, they include those structures covered by the Squatter Control Survey in 1982 and other licences such as Government Land Licences or Modification of Tenancy Permits.

Over the past five years (2012 to 2016), the number of applications received for rebuilding squatter structures for domestic use was 124. As at end of December 2016, the number of rebuilding applications being processed was 41 and no application was pending processing. Processing of applications for rebuilding of squatter structures for domestic use within their existing dimensions is, in general, completed within 48 weeks.

Applications for rebuilding squatter structures for domestic use are processed by the existing staff of Lands D and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing these applications.

6. In the absence of a definition for “rural land disputes” which may cover a wide spectrum of scenarios, Lands D has not been keeping statistics on this subject.
7. Where unauthorised structures in small houses constitute a breach of lease conditions (normally a breach of the development conditions, e.g. in respect of number of storeys and building height), Lands D would take appropriate lease enforcement action having regard to any enforcement action taken by the Buildings Department against unauthorised building works in NTEHs (including small houses) under the Buildings Ordinance (Cap. 123). The number of confirmed cases involving breach of development conditions of NTEHs in the past five years (2012 to 2016) is set out below:

Year	Number of confirmed cases involving breach of development conditions of NTEHs
2012	510
2013	415
2014	382
2015	210
2016	87

Cases involving breach of development conditions of NTEHs are handled by the existing staff of Lands D and as part of their lease enforcement work. We are unable to provide a breakdown of the resources deployed solely for handling breach of development conditions of NTEHs.

8. The area of land granted by short term tenancies (STTs) in the calendar years of 2012, 2013, 2014, 2015 and 2016 by district is tabulated below:-

District	Area of land granted by STTs (hectare)(ha)				
	2012	2013	2014	2015	2016
Hong Kong East	1.44	1.27	0.88	0.28	0.71
Hong Kong West & South	0.85	4.25	4.08	0.59	2.24
Kowloon East	9.09	13.13	7.29	8.85	3.44
Kowloon West	15.32	12.40	7.92	4.51	5.38
Islands	46.81	6.42	5.00	1.14	1 693.76 (Note)
North	4.28	6.32	3.64	1.99	15.42
Sai Kung	2.23	4.84	3.27	2.24	8.78
Sha Tin	3.12	4.66	17.51	2.14	6.52
Tuen Mun	3.75	6.13	1.07	4.66	1.87
Tai Po	5.37	4.17	0.88	3.00	2.69
Tsuen Wan & Kwai Tsing	21.64	10.19	7.28	4.31	0.54
Yuen Long	12.89	1.12	5.01	4.19	2.90
Sites for railway development projects	12.35	0.04	0.17	0.01	0.10
Total	139.14	74.94	64.00	37.91	1 744.35 (Note)

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

The users of the above STTs mainly include fee-paying carparks, open storage, container storage/handling, workshops for recycling/vehicle repairing/boat building/repairing, concrete production, plant nurseries, private gardens, works areas/sites required for public rental housing/Home Ownership Scheme/subsidised flat development/railway development projects/the airport three-runway system, and religious/community/other non-profit making uses.

The yearly rental revenues of STTs for the past five years are as follows:-

Financial Year	Amount of STT rental revenue (in \$ million)
2012-13	1,307.8
2013-14	1,260.3
2014-15	1,415.3
2015-16	1,421.6
2016-17 (up to 28 February 2017)	1,185.4



It is estimated that 41.6 hectares of land will be granted by STTs in 2017. The uses of the sites which may be let on STTs in 2017 include works sites/works areas for public rental housing and the airport three-runway system, community/non-profit making uses, open storage, temporary fee-paying car parks, driving training centre, plant nurseries, recovery and recycling business operations, container storage/handling, cargo handling, container vehicles parking and placement of skips. As the information for 2017 is only an estimate, further details are not available.

9. PlanD reviews the land use zonings of land across the territory, including land held under STTs, as part of its ongoing task in supporting the Government's policy objective of increasing land supply for residential and other developments. Lands D provides support where required. We are unable to provide a breakdown of the expenditure deployed solely for such work as the said staff also handle other work in Lands D.
10. Lands D received 122 valid applications for land exchange in the past five years from 1 April 2012 up to the end of February 2017, of which 17 cases were approved and executed, 19 cases were withdrawn and 86 cases were under processing as at the end of February 2017. Details of the 17 executed cases are as follows:

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction <sup>Note</sup>	Land premium (\$)
1	18 February 2014	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	1 218	Private residential purposes	17,400,000
2	28 May 2014	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	3 418	Private residential purposes	63,590,000
3	20 June 2014	IL 9055 19 Sandy Bay Road, Pokfulam, Hong Kong	707	Non-profit making rehabilitation centre purpose	1,000
4	20 March 2015	KIL 11252 8 Hung Lok Road, Hung Hom	4 386	The College, the Residential Quarters and the Caretakers' Quarters	1,000
5	13 August 2015	Lot 2517 in DD 83 Lung Ma Road, Fanling	592	Private residential purposes	4,340,000
6	5 October 2015	STTL 602 On Muk Lane, Shek Mun, Sha Tin	6 301	The School, the Caretakers' Quarters and the Residential Quarters	Nil

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction <sup>Note</sup>	Land premium (\$)
7	11 November 2015	KIL 11253 9 Hoi Ting Road, Yau Ma Tei	3 962	The College, the Residential Quarters and the Caretakers' Quarters	1,000
8	18 November 2015	KIL 11243 Portland Street, Mong Kok	329	Non-industrial (excluding godown, hotel and petrol filling station) purposes	89,810,000
9	20 November 2015	Lot 604 in DD 21 Pun Shan Chau, Tai Po	753	Private residential purposes	6,830,000
10	27 November 2015	SIL 853 Sai Wan Ho Street, Shau Kei Wan (Urban Renewal Authority project)	710	Non-industrial (excluding godown, hotel and petrol filling station) purposes	1,000
11	9 December 2015	Lot 4823 in DD 104 San Tam Road, San Tin, Yuen Long	736	Private residential purposes	30,540,000
12	3 August 2016	TMTL 491 Area 40, Tuen Mun	23 800	(i) A terminal for (I) berthing of vessels which navigate solely within the People's Republic of China and the Hong Kong waters excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers ; and (iii) ancillary workshops and offices.	198,970,000
13	21 September 2016	CLK 3 Chek Lap Kok	247 497	(i) Hotel, office, retail and other commercial purposes, and other services and facilities related to the Airport; and (ii) Services and facilities for the safe and efficient operation of the Airport.	1,000

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land transaction <sup>Note</sup>	Land premium (\$)
14	8 December 2016	TWTL418 Ting Kau, Tsuen Wan	503	Private residential purposes	10,030,000
15	6 January 2017	Lot 244 in DD 229 Clear Water Bay Road, Sai Kung	1 575	Private residential purposes	21,670,000
16	25 January 2017	KIL 11247 Shanghai Street, Mong Kok (Urban Renewal Authority project)	916	Non-industrial (excluding residential, godown, hotel, office and petrol filling station) purposes	1,000
17	27 February 2017	KIL 11264 Ho Man Tin, Kowloon	36 204	Non-industrial (excluding godown, hotel and petrol filling station) purposes	6,282,370,000 in respect of Site A only (Premium for Site B (being the remaining portion) to be assessed and paid according to the provisions in the lease.)

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

We are unable to provide the expenditure for processing the land exchange applications as the staff involved also handle other land administration work.

11. The Government announced in October 2009 a set of measures to facilitate the redevelopment and wholesale conversion of old industrial buildings aimed at providing more floor space that meets Hong Kong's changing social and economic needs. The measures came into effect on 1 April 2010 and ended on 31 March 2016. As at end-February 2017, Lands D had received 22 applications for redevelopment and 226 applications for wholesale conversion under the measures. All the 22 applications for redevelopment and 123 applications for wholesale conversion had been approved. For the remaining applications for wholesale conversion, 73 are being processed while another 30 have been withdrawn by the applicants or rejected by Lands D.

A time-limited dedicated team was set up in Lands D to process the applications. The team comprises eight staff and the staff expenditure is about \$4.4 million in 2016-17.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)303****(Question Serial No. 6789)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) Please provide details of the status of all the private recreational leases (PRLs). Where agreements to hold over have been executed or the leases under hold-over arrangement have been renewed, please provide the dates of execution, the numbers and expiry dates of the leases;
- (2) When does the Government plan to renew PRLs that have expired and are being held over? Will more stringent terms be incorporated into the leases? Please provide details of the work;
- (3) In the past two years, how many PRL lessees were found and confirmed to have felled trees in breach of the land grant conditions? Please provide details of the locations and the follow-up actions.

Asked by: Hon CHAN Tanya (Member Question No. 130)

Reply:

- (1) As at February 2017, there were a total of 67 Private Recreational Leases (PRLs). Out of these, 13 PRLs had not reached the expiry date, 47 PRLs expiring in 2011 or 2012 had been renewed while seven PRLs with expired lease terms were being held over. Details of the status of the PRLs are as follows:

No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
<b>I. PRLs renewed since 2011 or 2012</b>			
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	5.11.2026
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	24.12.2026

No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	24.12.2026
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	25.12.2026
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	25.12.2026
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	25.12.2026
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	25.12.2026
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	25.12.2026
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	25.12.2026
10	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	25.12.2026
11	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	25.12.2026
12	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	25.12.2026
13	Kowloon Bowling Green Club	KIL 11217 Austin Road	25.12.2026
14	South China Athletic Association	KIL 11218 Wylie Path	25.12.2026
15	India Club, Kowloon	KIL 11223 Gascoigne Road	25.12.2026
16	The Filipino Club	KIL 11222 Wylie Road	25.12.2026
17	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	25.12.2026
18	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	25.12.2026
19	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	25.12.2026
20	Kowloon Cricket Club	KIL 11216 Cox's Road	25.12.2026

No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
21	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	25.12.2026
22	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	25.12.2026
23	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	3.4.2027
24	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	30.6.2027
25	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	30.6.2027
26	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	30.6.2027
27	The Hong Kong Award for Young People (formerly known as The Duke of Edinburgh's Award)	TPTL 220 Hang Ha Po, Tai Po	30.6.2027
28	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	30.6.2027
29	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	30.6.2027
30	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5 Mau Wu Tsai, Hang Hau	30.6.2027
31	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	30.6.2027
32	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	30.6.2027
33	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	30.6.2027
34	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	30.6.2027
35	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	30.6.2027
36	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254 Wong Yi Chau, Sai Kung	30.6.2027
37	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
38	The Catholic Diocese of Hong Kong (formerly known as The Bishop of the Roman Catholic Church in Hong Kong)	Lot 1870 in DD Cheung Chau	30.6.2027
39	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	30.6.2027
40	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	30.6.2027
41	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	30.6.2027
42	Club De Recreio	KIL 11221 Wylie Road	25.12.2026
43	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	30.6.2027
44	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	30.6.2027
45	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	30.6.2027
46	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	30.6.2027
47	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	30.6.2027
II. PRLs that have expired by 2011 or 2012 and are being held over			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Holding-over Letter
48	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	31.5.2017
49	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	25.7.2017
50	The Post Office and Cable & Wireless Recreation Club Limited	IL 8597 RP No. 108 Caroline Hill Road, So Kon Po	Quarterly term

III. PRLs that have expired after 2012 and are being held over			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Holding-over Letter
51	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	19.6.2017
52	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	25.6.2017
53	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	30.6.2017
54	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	8.8.2017
IV. PRLs that have not expired			
No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
55	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	9.9.2018
56	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	31.8.2020
57	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	24.5.2021
58	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	25.12.2021
59	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	30.6.2023
60	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	18.1.2024
61	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	3.11.2024
62	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	24.6.2025
63	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	18.10.2031
64	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	23.6.2034
65	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	30.6.2047



No.	Name of PRL Holder	Lot No. and Location	Expiry Date of Lease
66	Royal Hong Kong Yacht Club	ML 709 Kellett Island	19.2.2056
67	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	25.12.2056

- (2) In general, PRLs that have expired in 2011 and 2012 and are now being held over would be considered for renewal in accordance with the prevailing PRL policy (except the case under item 50 which expired before 2011 and now occupies a site earmarked for development) pending mainly the rectification of lease breaches by the PRL lessees. As one of the conditions for renewing their leases, these PRL lessees are required to open up more extensively their sports facilities to eligible outside bodies. The renewal of PRLs expiring after 2012 (including those which are now being held over) will be subject to the outcome of the review of PRL policy.
- (3) In the past two years, there was no new case where a PRL lessee was found to have felled trees in breach of the lease conditions.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)304****(Question Serial No. 6793)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

The Office of The Ombudsman published a direct investigation report on “Lands Department’s system of regularisation of illegal occupation of Government land and breach of lease conditions” last year. What are the details of the follow-up actions taken by the Lands Department on the criticisms and recommendations and the estimated expenditure?

Asked by: Hon CHAN Tanya (Member Question No. 100)

Reply:

The Lands Department (Lands D) generally accepts the findings of the investigation report on “Lands Department’s system of regularisation of illegal occupation of Government land and breach of lease conditions” released by the Office of The Ombudsman in September last year. Lands D has recently announced measures to strengthen enforcement actions against unlawful occupation of government land and tighten arrangements for processing regularisation applications. A copy of the press release setting out the measures is attached at Annex.

Lands D has no separate breakdown of the expenditure deployed solely for implementing those new measures which are part and parcel of its land control and land administration duties.

- End -

## **Lands Department strengthens enforcement actions against unlawful occupation of government land and tightens arrangements for regularisation applications**

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The Lands Department (Lands D) announced today (March 28) that the department will strengthen its enforcement actions against unlawful occupation of government land and tighten its arrangements for processing applications for "regularisation of unlawful occupation of government land" (regularisation applications). The Lands D will take the following measures with immediate effect:

- (1) For cases of unlawful occupation of government land commencing on or after today (i.e. starting from March 28), the Lands D will no longer accept any regularisation applications made by the occupiers. In other words, the department will not allow the occupiers any opportunity to continue the occupation through regularisation applications. Upon identification of the unlawful occupation, the occupier must cease occupying the land concerned and demolish the structures thereon before the date stipulated in the statutory enforcement notice; otherwise the department will consider instituting prosecution.
- (2) As for unlawful occupation of government land that has already commenced before today (i.e. before March 28), if the occupiers submit applications for regularisation before expiry of the period stipulated in the statutory enforcement notices, the Lands D will tighten the arrangements for processing the regularisation applications to prevent these applications from being abused to stall the enforcement actions. The tightened arrangements include:
  - (i) A decision on whether to accept the applications for further processing will be made in a short span of time (the target is within three weeks): Upon receipt of the applications, the District Lands Offices (DLOs) of the department will examine as soon as possible if the basic requirements that have all along been emphasised by the Lands D are met. These requirements include: the government land concerned cannot be leased out separately to other persons (except the applicant) given its location, configuration, size and the like; there are no other uses of the government land in the short term (or even no long-term uses have been identified); the application is for non-domestic purposes; and the uses under application are either always permitted under the relevant outline zoning plan or in respect of which an application can be made to the Town Planning Board. If these basic requirements cannot be met, the Lands D will not further consider the applications and will continue to take enforcement actions.
  - (ii) Advanced payments are required for applications accepted for further processing: if the regularisation applications meet the preliminary requirements as mentioned above, DLOs will first charge an administrative fee and a one-off punitive fee equivalent to 12 months' market rent. DLOs will further process the applications (including consulting the relevant departments

and completing the assessment required) only after the applicants have paid all the fees. The applicants will also have to agree to pay a forbearance fee chargeable on a quarterly basis at market rental rates during the period when their applications are being processed. All the paid fees will not be refunded regardless of whether the applications accepted for processing are ultimately approved or not.

- (iii) If, after consulting the relevant departments and further consideration, the application is finally rejected, DLOs will resume their enforcement actions.
- (iv) If the occupiers erect new structures on the land or extend the area of unlawful occupation on or after today (i.e. starting from March 28), it will be tantamount to an aggravation of the irregularities. In such circumstances, even if the occupation of land is an old case with occupation commencing before March 28, the Lands D will not entertain any regularisation application made by the occupiers.
- (v) Following current practice, during the processing of the application or at the time the short-term tenancy is issued, the Lands D will reserve its rights to recover the forbearance fee with retrospective effect from a date which may be earlier than the date of discovery, in the light of any further evidence on the date of first occupation which may become available eventually.

A spokesman for the Lands D said, "In the past, during the processing of a regularisation application, the department would suspend its enforcement actions without imposing any requirements on the occupier. As it takes time to process an application, this will amount to extending the time of the applicant's occupation at no costs at all, as the applicant could simply cease occupying the land later after his application is rejected by the department or due to his disagreement with the terms of the short-term tenancy offered by the department. The new arrangements require an applicant to pay in advance a punitive fee for his or her act of unauthorised occupation and meanwhile start to pay rents as early as during the processing of the application through payment of a forbearance fee. These arrangements are to ensure that the occupier will have to first pay a price for his act of unauthorised occupation even if he has submitted a regularisation application."

The spokesman added, "It is only a discretionary arrangement for the department to continue allowing the submission of regularisation applications arising from cases of unlawful occupation of government land before today (i.e. before March 28). We consider that a sudden and complete removal of the chance to make a regularisation application without any prior notice will exert pressure on both the department's enforcement work and the applicants. On balance, we think that tightening the arrangements for processing applications on the one hand while imposing a cut-off date for the scope of application on the other (i.e. the Lands D will take enforcement actions against new cases of unlawful occupation which commence from today onwards and will no longer entertain any regularisation applications arising from these new cases) is a more pragmatic approach."

The department also emphasised that regularisation applications will not necessarily be entertained or approved. Experience shows that a majority of such applications are rejected, following which the applicants have to cease occupying the land and bear the consequences.

Furthermore, the department will adjust its enforcement strategies. In addition to handling complaints or referrals in order of priority, the Lands D will from time to time conduct ad hoc operations during which manpower will be deployed specifically to take enforcement actions against unlawful occupation of land involving a relatively large area and the results of these operations will be publicised to enhance effectiveness.

The Lands D reminds members of the public not to occupy government land without authorisation. Unlawful occupation of government land in contravention of Section 6(4) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) is liable to criminal prosecution. In 2014, the Government amended the Ordinance by increasing the penalties for unlawful occupation of government land and introducing a system of daily fines to enhance the deterrent effect. Since February 6, 2015, the day the amendments came into force, 45 cases of unlawful occupation of government land have been successfully prosecuted. At present, the Lands D is taking action to institute prosecution against four cases, while 19 other cases are being examined and prosecution will be instituted as soon as possible upon confirmation of sufficient evidence.

Ends/Tuesday, March 28, 2017  
Issued at HKT 17:00

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)305****(Question Serial No. 6815)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. What were the time and resources spent by the Department on inspecting unleased government land in 2016? How many complaints about suspected cases of unlawful occupation of government land were received? How many cases of unlawful occupation of unleased government land were identified? What was the area of land involved?
2. How many cases of unlawful occupation led to prosecutions in 2016? How many were convicted? Has all the unlawfully occupied land been reinstated? If no, why not?
3. How many pieces of unlawfully occupied government land finally became lawful upon approval of the application submitted by the unlawful occupier to lease the land in 2016? How many such cases were there? What was the area of land involved?

Asked by: Hon CHAN Tanya (Member Question No. 133)

Reply:

1. Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). The total staff cost involved in carrying out the government land control work (including vegetation work on government land) was \$92.29 million in 2016-17. There is no separate breakdown in respect of the expenditure for conducting inspections. In 2016, Lands D received 18 160 complaint cases concerning suspected unlawful occupation of government land. Taking into account also those cases referred by other government departments or identified by Lands D during inspections, 12 011 cases have so far been confirmed to involve unlawful occupation of government land. Lands D has no readily available information on the area of government land involved.

2. Where the occupants have not complied with Lands D's notices to cease the unlawful occupation and clear the land, Lands D will normally arrange for clearance. In 2016, 34 prosecutions were instituted in relation to unlawful occupation of government land in which, 33 of them were convicted.
3. In 2016, there were 62 cases of regularisation of unlawful occupation of government land through granting of short term tenancies involving an area of about 16 800 square metres.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)306**

**(Question Serial No. 6816)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

- 1) How many cases of suspected unauthorised felling or damage of trees on government land and on private land were received by the Lands Department in 2016?
- 2) Of the above, how many were confirmed cases? In respect of private land, how many cases were confirmed to be in breach of the tree preservation clause under lease upon investigation, and what follow-up actions were taken by the Department?

Asked by: Hon CHAN Tanya (Member Question No. 134)

Reply:

Three cases of suspected unauthorised felling or damage of trees were received by the Lands Department (Lands D) in 2016 and they were all confirmed after investigation. The trees concerned were all within private lots in respect of which the relevant leases contained a tree preservation clause. Lands D has issued warning letters to the relevant private lot owners. Justifications for the unauthorised felling/trimming given by the private lot owners in two cases are being considered by Lands D. The private lot owner in the remaining case has applied for retrospective approval for the unauthorised tree-felling. Lands D has approved the application subject to the owner paying a premium and administrative fee as well as carrying out compensatory replanting.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)307****(Question Serial No. 6817)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Regarding the lease requirement to provide facilities and/or open space in private developments for public use, did the Lands Department (Lands D) receive any complaint about the relevant policy and its implementation or identify any breach of this lease requirement during inspections initiated last year? Please provide the number of the relevant cases, complaint details, the breaches confirmed after investigation and follow-up actions taken by Lands D. If prosecution was instituted, please provide the relevant details.
2. Did Lands D receive any requests for the Government to take back the management of the facilities and/or open space in private developments required for public use under lease in the past two years? If yes, please provide details of the relevant cases, the follow-up actions taken by Lands D and the progress of the actions.

Asked by: Hon CHAN Tanya (Member Question No. 135)

Reply:

1. In 2016, the Lands Department (Lands D) received 27 complaints relating to the provision and management of public facilities and public open space in private developments. The issues of concern in those cases included blockage of access, misuse of the facilities or open space and other management and maintenance problems, such as defective facilities and overgrown trees. In addition, through its annual inspections of the relevant premises, Lands D identified one case of lease breach and has issued an advisory letter to the owners to request rectification of the breach and will keep monitoring the situation. Lands D also followed up on the complaints by conducting site inspections, seeking clarifications from the owners and/or management companies, explaining the requirements to the relevant owners and/or management companies, issuing warning/advisory letters and conducting follow-up inspections or enquiries to secure rectification of the breaches.

A land lease is a private contract between the lessee and Lands D in its capacity as a landlord. Enforcement actions taken by Lands D in such a capacity do not involve prosecution.

2. In the past two years, Lands D did not receive any request for the Government to take back the management of the facilities and/or open space in private developments required for public use under lease.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)308****(Question Serial No. 6818)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

- (1) How many private columbaria are still in operation notwithstanding that their operation are in breach of lease conditions or that they are unlawfully occupying government land?
- (2) How many complaints about suspected cases of unauthorised columbaria were received by the Lands Department in the previous year? Of these, how many have been handled and how many identified as confirmed cases of unauthorised columbaria?
- (3) How many inspections were conducted in the previous year? How many columbaria were found to be unauthorised during these self-initiated inspections?
- (4) How many lease enforcement, land control or legal actions were taken in the previous year to rectify the irregularities of the columbaria concerned? What are the relevant details?
- (5) Given the growing problem of unauthorised development of private columbaria, will the Government consider allocating additional resources for conducting inspections and taking lease enforcement actions? What are the details?

Asked by: Hon CHAN Tanya (Member Question No. 136)

Reply:

The responses to (1) to (5) of the question are as follows:

- (1) Based on the Information on Private Columbaria (the List) published by the Development Bureau on 30 December 2016, 99 private columbaria were found to have breached the land lease/tenancy/permit terms and/or have illegally occupied government land for columbarium use (“unauthorised columbaria”).

- (2) In 2016, the Lands Department (Lands D) received 29 complaints against suspected cases of unauthorised columbaria. Three of these complaints, involving two cases, are under investigation. The remaining 26 complaints, involving 15 cases, have been handled. Among these 15 cases, three have been identified as confirmed cases of unauthorised columbaria and the rest do not involve columbarium use.
- (3)&(4) Lease enforcement and land control actions taken by Lands D against unauthorised columbaria in 2016 are set out in the following table:

Number of site inspections (involving suspected/confirmed unauthorised columbaria)	550
Number of advisory/warning letters issued (involving 48 confirmed unauthorised columbaria and two suspected unauthorised columbaria)	64
Number of warning letters registered in the Land Registry	30
Number of notices issued under section 6(1) of the Land (Miscellaneous Provisions) Ordinance (Cap. 28)	6

- (5) The staff expenses for lease enforcement work involving columbaria in 2017-18 is expected to be maintained at around the same level as 2016-17.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)309****(Question Serial No. 6819)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

- (1) How many applications for land grant and building licence for small houses in the New Territories were received by the Lands Department (Lands D) in 2015 and 2016? How many of them were approved? How many of them involved proposed small house sites not within the villages of the applicants and how many involved sites not within the "Village Type Development" zone on statutory plans?
- (2) What is the number of backlog cases of applications for land grant or building licence for small houses in the New Territories? What is the estimated time required for clearing all the backlog cases?
- (3) What were the details of the lease enforcement actions taken by Lands D against breaches of lease conditions of small houses in the New Territories in 2015 and 2016, including the number of inspections conducted, the number of breaches identified, the number of advisory or warning letters issued and the number of cases involving re-entry of land in each of the two years?
- (4) How many cases of breaches have led to cancellation of rates exemption for small houses in the New Territories?
- (5) How many complaints about suspected unauthorised alienation or sale of small houses in the New Territories were received last year? How many of these complaints were substantiated and what follow-up actions have been taken by Lands D?

Asked by: Hon CHAN Tanya (Member Question No. 137)

Reply:

- (1) The number of small house applications received and approved by the Lands Department (Lands D) in the past two years (2015 to 2016) is set out below:

	2015	2016
Number of small house applications received	2 547	1 297
Number of small house applications approved	989	858

Note: The applications approved in one year may not correspond to the applications received in that year.

Lands D has no readily available statistics on the breakdown of the applications by reference to whether the cases involve cross-village applications or by reference to land use zoning.

- (2) As at end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988.

Although Lands D remains committed to its performance pledge of completing the processing of not less than 2 300 small house applications in a year, we have difficulty in giving a meaningful indication of the time required for clearing all the backlog cases. This is because the time required for completing the processing of an application varies significantly according to the complexity of each case and new applications are received each year.

- (3) In general, if a breach of lease conditions is confirmed, Lands D will take appropriate lease enforcement actions, including issuing advisory/warning letters to the lessees, and registering such letters in the Land Registry, commonly known as “imposing an encumbrance”. If Lands D identifies unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) (including small houses) which are in contravention of the Buildings Ordinance (Cap. 123), it will refer the cases to the Buildings Department (BD) for action. Where the UBWs also constitute a breach of the lease conditions (normally a breach of the development conditions, e.g. number of storeys and building height), Lands D would take appropriate lease enforcement actions having regard to the statutory enforcement action taken or to be taken by BD.

Insofar as NTEHs (including small houses) are concerned, the number of site inspections, confirmed cases involving breach of lease conditions (not confined to breaches involving UBWs), advisory/warning letters issued and re-entry cases in the past two years is set out below:

	2015	2016
Number of site inspections	758	350
Number of cases confirmed during the year to involve breach of lease conditions <sup>(Note 1)</sup>	210	87
Number of advisory/warning letters issued <sup>(Notes 1&amp;2)</sup>	9 <sup>(Note 3)</sup>	13 <sup>(Note 3)</sup>
Number of re-entry cases <sup>(Note 4)</sup>	9	0

Note:

1. As case processing work may straddle different years, the number of warning letters issued may not necessarily correspond to the number of cases with breaches confirmed in the same year.
  2. BD started implementing the enhanced enforcement strategy against UBWs in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs under the reporting scheme for UBWs in NTEHs.
  3. The lease enforcement actions were taken by Lands D against UBWs not falling under the scope of BD's reporting scheme (as the built-over area of the concerned NTEHs had not exceeded the exemption criteria under Cap. 121) and other breaches such as sewage disposal, unauthorised openings and unauthorised partitions.
  4. Lands D took re-entry actions against cases concerning breach of lease conditions other than UBWs.
- (4) According to the records of Home Affairs Department (HAD), a total of 391 rates exemptions cases were cancelled by HAD in the past two years (2015 to 2016) based on Lands D's reports on breaches of lease conditions or unauthorised extensions.
- (5) In 2016, Lands D did not receive any complaints about suspected breaches of the restriction on alienation of small houses as stipulated in the relevant land instruments. Separately, Lands D received in 2016 over 700 complaints/referrals about suspected selling of small house rights by indigenous villagers. So far, amongst these cases, around 40 suspicious cases have been referred to other law enforcement departments for further investigation, while the rest of the complaints/referrals are either not substantiated based on information available or are being investigated by Lands D.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)310****(Question Serial No. 6820)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) How many complaints about unauthorised extensions in squatter structures and licensed structures or their breach of land uses or referrals from other departments on these complaints in various districts were received by the Lands Department (Lands D) in the previous financial year? How many of these cases were completely processed, how many found to be in breach of regulations and how many issued with removal orders? How many of them involved repeated complaints?
- (2) How much was spent on inspections initiated by Lands D in the previous financial year? Among the squatter structures and licensed structures inspected, how many cases of unauthorised extensions were identified and how many were issued with removal orders?
- (3) How many removal orders have not been complied with upon expiry? Please provide the numbers of cases in which removal orders have yet to be complied with after they have expired for one to three years, four to six years, seven to nine years and ten years or above. What follow-up actions or land control actions have been taken against non-compliance with removal orders?

Asked by: Hon CHAN Tanya (Member Question No. 138)

Reply:

- (1)&(2) Temporary structures are broadly classified into two types, namely the structures covered in the Squatter Control Survey in 1982 (commonly known as “surveyed squatter structures”) and the temporary domestic structures held under Government Land Licences and Short Term Tenancies on government land, Modification of Tenancy Permits and Short Term Waivers on private land (commonly known as “licensed structures”).



Information on the follow-up actions taken on cases of unauthorised extensions of surveyed squatter structures and licensed structures in 2016 is as follows:

District	Number of reported cases (including those received from complaints/ referrals or identified through patrol)	Number of cases involving repeated complaints	Number of cases confirmed with unauthorised extensions	Number of cases with warning letters/ demolition orders issued*#	Number of completed cases (i.e. cases rectified, structures demolished or licences terminated)#
Hong Kong	200	24	83	47	41
Kowloon	52	7	81	72	30
New Territories	1 070	136	635	292	558
Total	1 322	167	799	411	629

\* Some cases were rectified upon verbal warning, hence the issue of demolition orders/warning letters was not necessary.

# The cases indicated in these two columns may not correspond to those cases indicated in the three preceding columns.

As some of the staff conducting site inspections also carried out other land administration and squatter control duties, there is no separate breakdown of the resources involved solely for conducting site inspections.

- (3) As at end of December 2016, there were 170 cases (some of which were cases identified before 2016) with on-going enforcement action after expiry of the demolition notices or warning letters. The Lands Department (Lands D) has no readily available information on a breakdown of the 170 cases according to the time since expiry of the demolition notices or warning letters.

In the cases of surveyed squatter structures and licensed structures on government land, demolition action will normally be carried out if the breaches are not rectified. With regard to surveyed squatter structures and licensed structures on private agricultural land, if breaches are not purged, Lands D will normally cancel the relevant survey numbers or licences and take lease enforcement action by various measures, which may include registration of warning letters in the Land Registry and eventually re-entry.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)311****(Question Serial No. 6821)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) How many complaints about residential and industrial premises in breach of specified user conditions were received by the Lands Department in 2016 and how many of them were substantiated? What follow-up/enforcement actions were taken?
- (2) How many of the warning letters issued have not been complied with so far and how many premises still have breaches that have not been rectified?
- (3) How many cases of breaches in residential and industrial premises against which actions were taken or encumbrances or attachment were imposed because of failure to comply with orders in 2016?

Asked by: Hon CHAN Tanya (Member Question No. 139)

Reply:

In 2016, the number of complaints received by the Lands Department (Lands D) in respect of suspected non-conforming uses in residential premises and industrial premises, the number of confirmed lease breach cases with lease enforcement action taken by Lands D by issuing warning letters and the number of non-compliance cases resulting in warning letters being registered in the Land Registry and re-entry/vesting action taken by Lands D are as follows:

Number of cases	Residential premises	Industrial premises
Number of complaints received by Lands D in respect of suspected non-conforming uses <sup>(Note)</sup>	358	1 764
Number of substantiated cases with warning letters issued during the year <sup>(Note)</sup>	29	558

Number of cases	Residential premises	Industrial premises
Number of substantiated cases with warning letters registered in the Land Registry during the year <sup>(Note)</sup>	8	107
Number of substantiated cases with re-entry/vesting action taken during the year <sup>(Note)</sup>	0	0

Note: The cases processed in a year may not necessarily correspond to the complaint cases received in the same year.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)312****(Question Serial No. 6841)**

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, aerial photographs taken from an altitude of 4 000 feet were produced by the Photogrammetric and Aerial Survey Section (PASS) of the Lands Department (Lands D) for the Environmental Protection Department (EPD) to determine any potential violation of the Environmental Impact Assessment (EIA) Ordinance, such as construction being carried out without a permit or reclamation works exceeding the threshold limit. Please provide in table form the works projects, number of shooting, specific expenditure and number of staff involved.

Year	Works Project	Number of Shooting	Specific Expenditure	Number of Staff Involved
2012-2013				
2013-2014				
2014-2015				
2015-2016				
2016-2017				

In 2017-2018, aerial photographs taken from an altitude of 4 000 feet are expected to be produced by PASS of Lands D for EPD to determine any potential violation of the EIA Ordinance, such as construction being carried out without a permit or reclamation works exceeding the threshold limit. Please provide in table form the works projects, number of shooting, specific expenditure and number of staff involved.

Works Project	Number of Shooting	Specific Expenditure	Number of Staff Involved

Asked by: Hon CHAN Tanya (Member Question No. 76)

Reply:

Photogrammetric and Aerial Survey Section (PASS) of the Lands Department (Lands D) takes aerial photos annually covering the whole territory at various altitudes from 2 000 feet to 15 000 feet. These photos are used by Lands D and other bureau/departments for different purposes such as topographic mapping, emergency survey, evidence gathering, planning and publicity. PASS also provides bureaux/departments with aerial photography services on project basis. In the past five years, Lands D received from time to time orders placed by the Environmental Protection Department (EPD) for publicly-released digital and paper aerial photographs taken at various altitudes from 1 000 feet to 20 000 feet. Other than the receipt of orders for photographs which were readily available, PASS did not receive any other request from EPD for carrying out specific photo-shooting during the past five years.

As requests for readily available photographs or special photo-shooting exercises may be made on a need basis during the year, Lands D is not in a position to give any indicative forecast in respect of requests from EPD for 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)313****(Question Serial No. 6845)**

Head: (91) Lands Department

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

Programme: (1) Land Administration , (3) Legal Advice

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In paragraph 230 of the 2017 Policy Address, the Chief Executive announced that the Government has decided to provide the West Kowloon Cultural District (WKCD) Authority with an enhanced financial arrangement by granting it the government-owned development rights of the hotel/office/residential portion of the WKCD. The Authority may develop the hotel/office/residential facilities jointly with the private sector through open tender and a Build-Operate-Transfer arrangement, and share rental revenue from such facilities to sustain the operation of the WKCD. Did the Lands Department provide any services on land administration and legal advice in relation to the above measure, including drafting a contract to grant the above site, ensuring that the above measure complies with the statutory procedures and offering relevant legal advice. If yes, what were the expenditure and manpower involved in the past five years and what will be the expenditure and manpower involved in 2017-18?

Asked by: Hon CHAN Tanya (Member Question No. 80)

Reply:

It is one of the core functions of the Lands Department (Lands D) to process land grant applications including drafting of land grant conditions. The land grant application submitted by the West Kowloon Cultural District (WKCD) Authority is one such land grant application being processed by Lands D in accordance with the established procedures. As with other cases, Lands D has consulted relevant bureaux and departments, and sought in-house legal advice, when processing the application. As staff handling the land grant application submitted by the WKCD Authority also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for processing the land grant application.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)314**

**(Question Serial No. 6856)**

Head: (91) Lands Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding the complaints about and reported cases of fly-tipping of soil, will the Lands Department consider increasing existing manpower in 2017-18? If yes, what are the expenditure and manpower distribution? If no, what are the reasons?

Asked by: Hon CHAN Tanya (Member Question No. 48)

Reply:

Handling the cases of fly-tipping on government land is part of the land control work carried out by the Lands Department (Lands D). As such, Lands D does not have any separate breakdown in respect of expenditure just for handling fly-tipping cases.

In 2017-18, 218 full-time equivalent staff will be deployed to take up land control work (including vegetation work on government land) at an estimated cost of \$97.35 million, including creation of three non-directorate posts at an additional cost of \$0.81 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)315****(Question Serial No. 5495)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding management of vacant government sites, please provide the following information:

1. When will the list of vacant school premises be circulated to the relevant District Offices and District Social Welfare Offices, deposited at the Planning Enquiry Counters of the Planning Department (PlanD), and uploaded onto PlanD's website for public inspection?
2. The list of vacant government sites (including vacant school premises) currently available for applications by non-governmental organisations (NGOs) for short-term use in each district.
3. When will the information on vacant government sites available for applications by NGOs for short-term use be made available for online inspection by the public?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6072)

Reply:

Where the long-term use of a site is yet to be determined or not yet due for implementation, the Lands Department (Lands D) would try to put the site to appropriate temporary use(s), including temporary uses by government bureaux or departments on temporary government land allocations or by parties outside the Government through short term tenancy (STT). For sites including vacant school premises which may be temporarily used by District Councils or non-governmental organisations (NGOs) for greening or community purposes, the relevant District Lands Offices (DLOs) circulate the lists to the relevant District Councils on a regular basis. The list relevant to the concerned district is also copied to the



subject District Office and District Social Welfare Office and is available for public inspection at the subject DLO. To further facilitate public access to the list of vacant school premises managed by Lands D which may be available for application on short-term basis by NGOs, Lands D uploaded the information onto its website on 28 March 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)316****(Question Serial No. 5514)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the information on “small houses in the New Territories” in all 18 districts in the past five years, including their numbers, site areas and floor areas.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 6111)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

District	Number of small houses granted (2012 to 2016)
Islands	151
North	535
Sai Kung	347
Sha Tin	143
Tai Po	926
Tsuen Wan and Kwai Tsing	18
Tuen Mun	270
Yuen Long	2 279

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres and three storeys, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, Lands D has no readily available information on the total area of land and gross floor area involved for small houses.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)317****(Question Serial No. 5867)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by region (Hong Kong Island/Kowloon/New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long)/New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O)/Lantau Island/other outlying islands) of (i) the number of cases involving compensation for land resumption; (ii) the uses of the land resumed; (iii) the area of land involved; and (iv) the amount of compensation involved in each of the past five years respectively. How much is estimated to be spent on compensation for land resumption in the coming year?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1045)

Reply:

A total of 60 land resumption cases were launched for implementation of public works projects in the past five financial years. The projects are mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below-

Financial year	No. of cases (area of private land and government land involved (hectares))			
	Hong Kong Island	Kowloon	New Territories (excluding Outlying Islands)	Outlying Islands
2012-13	0	0	22 (145.75)	1 (3.04)
2013-14	0	1 (0.23)	10 (61.79)	2 (2.21)
2014-15	0	0	9 (19.09)	0
2015-16	0	1 (0.10)	7 (24.22)	0
2016-17	0	2 (8.94)	5 (20.91)	0

The compensation payments in the past five financial years were about \$1,810 million in 2012-13, \$1,657 million in 2013-14, \$598 million in 2014-15, \$657 million in 2015-16 and \$220 million (up to end of February 2017) in 2016-17. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year. The estimated provision for compensation payments for land resumption cases in the financial year 2017-18 is about \$1,881 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)318****(Question Serial No. 5876)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown by district (Hong Kong Island/Kowloon/New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long)/New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O)/Lantau Island/other outlying islands) of (i) the number of applications for rezoning land for Short Term Tenancy use; (ii) the original use of the land and the change applied for; (iii) the area of land involved; and (iv) the rentals in each of the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1050)

Reply:

If there is vacant government land which has not been designated for a specific use or is not required for implementation of the designated use in the near future and is suitable for temporary use, the Lands Department may consider making the land available for temporary use through short term tenancies (STTs). Generally such STTs are granted for initial periods of less than five years for uses which require no rezoning of the land concerned or for temporary uses permissible under the existing zoning.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)319****(Question Serial No. 5879)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications were made for change in land use that involved payment of premium? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1051)

Reply:

From 1 April 2012 up to the end of February 2017, the Lands Department received a total of 125 valid applications for lease modification or land exchange involving change of the use permitted in the lease of the lot concerned and assessment of premium (not counting applications leading to development of small houses under the Small House Policy). Out of these applications, 16 cases had been approved and executed, 26 cases were withdrawn, two cases were rejected and 81 cases were under processing as at the end of February 2017. Details of the 16 approved and executed cases are as follows:

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <sup>Note</sup>	Lot number & location	Permitted use after the land transaction <sup>Note</sup> [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	18 February 2014 [Land exchange]	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [487]	17.40	1 218

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <sup>Note</sup>	Lot number & location	Permitted use after the land transaction <sup>Note</sup> [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
2	28 May 2014 [Land exchange]	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [1 367.2]	63.59	3 418
3	18 August 2014 [Lease modification]	Non-industrial purposes only including a China trade centre and related facilities but excluding residential and hotel purposes	IL 8528 26 Harbour Road, Wan Chai	Non-industrial purposes only including a China trade centre and related facilities and a hotel but excluding residential purposes [99 000]	120.00	6 600
4	16 January 2015 [Lease modification]	Industrial and/or godown	Lot 326 in DD 444 54-56 Ta Chuen Ping Street, Kwai Chung	High-tier data centre [9 126]	51.40	961
5	24 June 2015 [Lease modification]	Industrial and/or godown purposes	KTIL 680 93 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [2 583]	73.26	195
6	13 August 2015 [Land exchange]	Agricultural	Lot 2517 in DD 83 Lung Ma Road, Fanling	Private Residential [118]	4.34	592
7	20 November 2015 [Land exchange]	Agricultural	Lot 604 in DD 21 Pun Shan Chau, Tai Po	Private Residential [195.09]	6.83	753
8	9 December 2015 [Land exchange]	Agricultural	Lot 4823 in DD 104 San Tam Road, San Tin, Yuen Long	Private Residential [294.5]	30.54	736
9	27 June 2016 [Lease modification]	Private residential	KIL 9692 78-80 Maidstone Road, To Kwa Wan	Non-industrial (excluding godown, hotel and petrol filling station) purposes [4 310]	178.74	479

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <sup>Note</sup>	Lot number & location	Permitted use after the land transaction <sup>Note</sup> [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
10	3 August 2016 [Land exchange]	Industrial or godown purposes or both, including the purposes of concrete and /or asphalt batching	TMTL 491 Area 40, Tuen Mun	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices. [8 000]	198.97	23 800
11	25 October 2016 [Lease modification]	Industrial purposes	IL 7106 sB, IL 7106 sC and IL 7106 RP & Ext 14-30 King Wah Road, North Point	Non-industrial (excluding residential, hotel, godown and petrol filling station) purposes [30 635]	2,218.69	4 890
12	25 October 2016 [Lease modification]	Industrial purposes	KTIL 240 98 How Ming Street, Kwun Tong	Non-residential purposes (excluding hotel, petrol filling station and residential care home) [106 835]	4,305.00	8 903
13	21 November 2016 [Lease modification]	A church, a non-profit-making school, ancillary office and quarters and a playground and a multi-purpose sports hall	IL 8280 RP 17A-17B Ventris Road, Happy Valley	Private residential purposes of the Selected Tenants; Residential Care Homes for Elderly; and a church and its ancillary or supporting facilities [13 230]	70.98	2 659
14	8 December 2016 [Land exchange]	Building and agricultural	TWTL 418 Ting Kau, Tsuen Wan	Private residential [377.1]	10.03	503
15	4 January 2017 [Lease modification]	Industrial purposes	NKIL 4178 340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [21 631]	1,122.70	2 403



Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <sup>Note</sup>	Lot number & location	Permitted use after the land transaction <sup>Note</sup> [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
16	27 February 2017 [Land exchange]	Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway	KIL 11264 Ho Man Tin, Kowloon	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [128 400]	6,282.37 in respect of Site A only. Premium for Site B (i.e. the remaining portion of the development site) to be assessed and paid when the development is due to proceed according to the provisions in the lease.	36 204

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user permitted in the lease conditions of the lot in question.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)320**

**(Question Serial No. 6049)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding “maintaining man-made slopes on unallocated and unleased government land”, please provide the number of cases completed and the actual expenditure in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1166)

Reply:

In the past five years, 60 420 inspections were carried out by the Lands Department for man-made slopes on unallocated and unleased government land and a total of 35 610 cases of slope improvement works were carried out. The total expenditure was about \$450 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)321****(Question Serial No. 6056)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding "land clearance", please provide the number of cases completed and the actual expenditure in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1171)

Reply:

A total of 192 land clearance exercises were completed in the past five years, as set out below-

<b>Financial year</b>	<b>Number of completed clearance exercises (including both clearances supporting development projects and emergency clearances)</b>
2012-13	55
2013-14	41
2014-15	39
2015-16	26
2016-17 (up to end of February 2017)	31

The amount of compensation payments on land resumption and clearance for public projects in the past five financial years is set out below-

<b>Financial year</b>	<b>Amount of compensation payments on land resumption and clearance for public projects</b>
2012-13	\$1,810 million
2013-14	\$1,657 million
2014-15	\$598 million
2015-16	\$657 million
2016-17 (up to end of February 2017)	\$220 million

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)322****(Question Serial No. 6064)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding “maintaining man-made slopes on unallocated and unleased government land”, please provide a breakdown by 18 districts of the number of cases completed and the actual expenditure in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1173)

Reply:

A breakdown of the total number of inspections and cases of improvement works carried out by the Lands Department for man-made slopes on unallocated and unleased government land, in the past five years and by 18 districts, together with the expenditure involved is set out below:

No.	District	Total no. of slope inspections	Total no. of cases of slope improvement works completed	Total expenditure (\$ million)
1	Central & Western	1 480	870	11.0
2	Wan Chai	1 190	700	8.8
3	Eastern	510	300	3.8
4	Southern	1 570	930	11.6
5	Yau Tsim Mong	90	50	0.7
6	Sham Shui Po	320	190	2.4
7	Kowloon City	200	120	1.5
8	Wong Tai Sin	350	210	2.6
9	Kwun Tong	660	390	4.9
10	Tsuen Wan	4 120	2 430	30.5

No.	District	Total no. of slope inspections	Total no. of cases of slope improvement works completed	Total expenditure (\$ million)
11	Tuen Mun	4 890	2 880	36.3
12	Yuen Long	4 710	2 780	34.9
13	North	6 840	4 030	50.7
14	Tai Po	6 030	3 550	44.7
15	Sai Kung	9 760	5 750	72.4
16	Sha Tin	7 150	4 210	53.0
17	Kwai Tsing	2 170	1 280	16.1
18	Islands	8 380	4 940	62.1

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)323****(Question Serial No. 6069)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding "land clearance", please provide a breakdown by 18 districts of the number of cases completed and the actual expenditure in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1177)

Reply:

A total of 192 land clearance exercises were completed in the past five financial years. A breakdown of the number of these exercises by districts is set out below-

	Number of completed clearance exercises (including both clearances supporting development projects and emergency clearances)				
District	2012-13	2013-14	2014-15	2015-16	2016-17 (up to end of February 2017)
Central and Western	0	0	0	1	0
Eastern	2	0	0	0	1
Southern	1	1	0	0	1
Wan Chai	2	2	2	0	0
Kowloon City	4	4	4	0	1
Kwun Tong	2	2	2	1	1
Sham Shui Po	5	0	0	0	0
Wong Tai Sin	0	1	1	0	1
Yau Tsim Mong	1	1	1	0	1

	Number of completed clearance exercises (including both clearances supporting development projects and emergency clearances)				
District	2012-13	2013-14	2014-15	2015-16	2016-17 (up to end of February 2017)
Islands	3	5	2	0	4
Kwai Tsing	0	1	2	4	2
North	15	4	3	1	3
Sai Kung	1	2	2	0	2
Sha Tin	3	5	3	8	1
Tai Po	1	3	6	1	3
Tsuen Wan	3	1	0	1	0
Tuen Mun	6	7	9	7	5
Yuen Long	6	2	2	2	5

The amount of compensation payments on land resumption and clearance for public projects in the past five financial years is set out below-

Financial year	Amount of compensation payments on land resumption and clearance for public projects
2012-13	\$1,810 million
2013-14	\$1,657 million
2014-15	\$598 million
2015-16	\$657 million
2016-17 (up to end of February 2017)	\$220 million

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)324**

**(Question Serial No. 6071)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding “maintaining man-made slopes on unallocated and unleased government land”, please advise on the average time taken to handle these cases.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1180)

Reply:

About 12 000 man-made slopes on unallocated and unleased government land are inspected by the Lands Department annually. Improvement works are carried out where necessary and are generally completed within three months after the inspection.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)325**

**(Question Serial No. 6077)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding “maintaining man-made slopes on unallocated and unleased government land”, please provide the number of outstanding cases and the estimated expenditure.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1178)

Reply:

In 2017-18, we plan to inspect 12 000 man-made slopes on unallocated and unleased government land, and carry out improvement works where necessary. The Lands Department will earmark a provision of about \$90 million in 2017-18 for carrying out the inspections and necessary improvement works.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)326**

**(Question Serial No. 6082)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding “land clearance”, please provide the number of outstanding cases and the estimated expenditure.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1179)

Reply:

A total of 29 clearance exercises supporting development projects are scheduled to take place in 2017-18. There is no outstanding emergency clearance exercise as at end of February 2017. The estimated compensation on land resumption and clearance for public projects in the financial year 2017-18 is about \$1,881 million.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)327**

**(Question Serial No. 6088)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding “land clearance”, please advise on the average time taken to handle these cases.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1181)

Reply:

The time required for processing programmed land clearance supporting development projects depends on a number of factors, including the statutory procedures and requirements, the scale of the projects concerned, the number of occupiers involved, and discussions with the affected land owners and occupiers on compensation and rehousing. For such clearances completed in 2016, the average time taken from the confirmation of the clearance boundary to the completion of the clearance was about 37 months.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)328**

**(Question Serial No. 6232)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of:

- (1) the number of Certificates of Compliance for small houses issued by the Government, the number of cases in which removal of alienation restrictions (ARs) was approved, and the total amount of premium collected for the removal of ARs under different types of small house grant (namely building licence, land exchange, village expansion area scheme under private treaty grant and other private treaty grants) in each of the past five years in table form;
- (2) the identified breaches of the relevant clauses in small house grants as land leases leading to enforcement actions in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1404)

Reply:

- (1) The Lands Department (Lands D) has not categorised the Certificates of Compliance (CCs) issued by the Government, the approved cases for removal of restriction on alienation, and the amount of premium collected for the removal of restriction on alienation according to the various types of grants for small house developments. The number of CCs, number of approved cases for removal of restriction on alienation, and total amount of premium collected for removal of restriction on alienation in the past five years (2012 to 2016) are set out below:

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation	Total amount of premium collected for removal of restriction on alienation (\$ million)
2012	1 089	404	513
2013	1 151	485	597
2014	1 066	577	829
2015	904	462	749
2016	814	409	683

Note: The approved cases for removal of restriction on alienation in a particular year do not necessarily relate to those cases with CCs issued in the same year. The total amount of additional premium collected in respect of removal of restriction on alienation in a particular year corresponds to the approved cases for removal of restriction on alienation in the same year.

- (2) The relevant statistics regarding lease enforcement actions taken against breach of lease conditions in New Territories Exempted Houses (NTEHs) (including small houses) by Lands D in the past five years (2012 to 2016) are set out below:

	2012	2013	2014	2015	2016
Number of cases confirmed during the year to involve breach of lease conditions <sup>(Note 1)</sup>	510	415	382	210	87
Number of advisory/warning letters issued <sup>(Notes 1&amp;2)</sup>	66	0	12 <sup>(Note 3)</sup>	9 <sup>(Note 3)</sup>	13 <sup>(Note 3)</sup>
Number of re-entry cases <sup>(Note 4)</sup>	1	1	5	9	0

Note:

- (1) As case processing work may straddle different years, the number of warning letters issued may not necessarily correspond to the number of cases with breaches confirmed in the same year.
- (2) The Buildings Department (BD) started implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in NTEHs in April 2012. Since then, specified green and amenity facilities are permitted to be retained or installed in existing and new NTEHs, and would not be regarded as lease breaches. Lands D would also withhold lease enforcement action against those UBWs covered under the reporting scheme for UBWs in NTEHs.

- (3) The lease enforcement actions were taken against UBWs not falling under the scope of BD's reporting scheme (as the built-over area of the concerned NTEHs had not exceeded the exemption criteria under Cap. 121) and other breaches such as sewage disposal, unauthorised openings and unauthorised partitions.
- (4) The re-entry actions were taken against cases concerning breach of lease conditions other than UBWs.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)329****(Question Serial No. 6233)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the MTR Corporation Limited? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1405)

Reply:

In the past five years (2012-13 to 2016-17), the Lands Department received 34 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification and land exchange. These applications do not all involve changes in land uses. Out of these applications, five applications were withdrawn by MTRCL or rejected by the Government following the change of development schemes, and four applications are being processed while 25 have been approved with documents executed. The details of the 25 cases are as follows:



Item	Location	Details
1	Tai Wai Station, Tai Wai (Sha Tin Town Lot No. 520)	<p>Application for land grant for railway property development</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: Non-industrial (excluding godown, hotel and petrol filling station)</p> <p>Premium Amount : \$10,356.01 million</p> <p>Site Area : 48 412 square metres (m<sup>2</sup>)</p> <p>Gross Floor Area : Not exceeding 267 480 m<sup>2</sup></p>
2	Area 33, Tin Shui Wai, New Territories  (Tin Shui Wai Town Lot No. 23)	<p>Application for land grant for railway property development</p> <p>Original use : Not Applicable</p> <p>Permitted use applied for : Non-industrial (excluding godown, hotel and petrol filling station)</p> <p>Premium Amount : \$1,518.99 million</p> <p>Site Area : 18 232 m<sup>2</sup></p> <p>Gross Floor Area : Not exceeding 91 256 m<sup>2</sup></p>
3	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	<p>Application for development rights for Site O (LOHAS Park Package 4)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation (for Site O only)</p> <p>Premium Amount: \$2,710 million</p> <p>Site Area : 13 003 m<sup>2</sup> (for Site O only)</p> <p>Gross Floor Area : Not exceeding 122 302 m<sup>2</sup> (for Site O only)</p>
4	No. 33 Wai Yip Street, Kowloon Bay, Kowloon  (New Kowloon Inland Lot No. 6201 and New Kowloon Inland Lot No. 5744 (part))	<p>Application to revise the master layout plan not involving change of use</p> <p>Premium Amount : \$298.48 million</p> <p>Site Area : 168 404 m<sup>2</sup></p> <p>Gross Floor Area : Commercial GFA not exceeding 34 575 m<sup>2</sup>; Office GFA not exceeding 49 139 m<sup>2</sup></p>

Item	Location	Details
5	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site G (LOHAS Park Package 5)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation, Public Transport Interchange and Public Toilet (for Site G only)  Premium Amount : \$2,064.25 million Site Area : 18 599 m <sup>2</sup> (for Site G only) Gross Floor Area : Not exceeding 102 336 m <sup>2</sup> (for Site G only)
6	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site N (LOHAS Park Package 6)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation (for Site N only)  Premium Amount : \$3,345.44 million Site Area : 13 697 m <sup>2</sup> (for Site N only) Gross Floor Area : Not exceeding 136 970 m <sup>2</sup> (for Site N only)
7	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site C1 (LOHAS Park Package 7)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation, Commercial Accommodation, Kindergarten or Kindergarten cum Child Care Centre (for Site C1 only)  Premium Amount : \$3,888.3068 million Site Area : 50 275 m <sup>2</sup> (for Site C1 only) Gross Floor Area : Residential GFA not exceeding 70 260 m <sup>2</sup> ; Commercial GFA not exceeding 44 500 m <sup>2</sup> (for Site C1 only)

Item	Location	Details
8	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site H (LOHAS Park Package 8)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation (for Site H only)  Premium Amount: \$2,955.26 million Site Area : 16 638 m <sup>2</sup> (for Site H only) Gross Floor Area : Not exceeding 97 000 m <sup>2</sup> (for Site H only)
9	West Island Line, Hong Kong  (Mass Transit Railway Lot No. 4)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: The West Island Line and associated railway facilities  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
10	First Street, Sai Ying Pun, Hong Kong  (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public open space and government accommodation not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
11	Nam Cheong Station, Sham Shui Po  (New Kowloon Inland Lot No. 6333)	Application to revise the alignment of a footbridge not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
12	Kwun Tong Line Extension, Kowloon  (Mass Transit Railway Lot No. 5)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
13	Ho Man Tin Station, Ho Man Tin  (Kowloon Inland Lot No. 11263)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway  Premium Amount : \$1,000 Site Area : 18 571 m <sup>2</sup> Gross Floor Area : Not Applicable
14	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site J (LOHAS Park Package 9)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation and Kindergarten or Kindergarten cum Child Care Centre (for Site J only)  Premium Amount: \$2,851.99 million Site Area : 12 865 m <sup>2</sup> (for Site J only) Gross Floor Area: Not exceeding 104 110 m <sup>2</sup> (for Site J only)
15	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site I (LOHAS Park Package 10)  Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot  Permitted use after lease modification: Residential Accommodation (for Site I only)  Premium Amount: \$1,658.8 million Site Area : 7 975 m <sup>2</sup> (for Site I only) Gross Floor Area : Not exceeding 75 400 m <sup>2</sup> (for Site I only)
16	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the maximum flat number of residential accommodation, the residential parking space number and area of local open space for the whole lot, the net operational floor area of a public toilet, etc. not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
17	South Island Line (East), Hong Kong  (Mass Transit Railway Lot No. 6)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
18	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 464)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: Wong Chuk Hang Station and Depot for the South Island Line (East) (SIL(E))  Premium Amount : \$1,025.021 million Site Area : 49 213 m <sup>2</sup> Gross Floor Area : Not exceeding 40 563 m <sup>2</sup> for the Depot and 10 701 m <sup>2</sup> for the Station
19	Tai Wai Station, Tai Wai  (Sha Tin Town Lot No. 520)	Application to amend the Drainage Reserve Clause not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
20	Ho Man Tin Station, Ho Man Tin  (Kowloon Inland Lot No. 11264)	Application for land exchange for Residential Development at Ho Man Tin Station  Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway  Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes  Premium Amount : \$6,282.37 million (For Site A only, Site B to be determined) Site Area : 36 204 m <sup>2</sup> Gross Floor Area : Not exceeding 128 400 m <sup>2</sup> (comprising 69 000 m <sup>2</sup> for Site A and 59 400 m <sup>2</sup> for Site B)

Item	Location	Details
21	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to update the premium due dates, building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange, location of a footbridge, add new vehicular access points, etc. not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
22	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the completion dates of various formation areas and public open space not involving change of use of the lot  Premium Amount : \$24.92 million Site Area : Not Applicable Gross Floor Area : Not Applicable
23	New SIL(E) / Shatin to Central Link (SCL) Integrated Admiralty Station, Harcourt Road, Rodney Street and Queensway, Admiralty  (Inland Lot No. 9070)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for : Railway purposes and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
24	Hong Kong Park Ventilation Building, Supreme Court Road, Admiralty  (Inland Lot No. 9071)	Application for land grant for railway purpose  Original use: Not Applicable  Permitted use applied for: For ventilation in connection with the SIL(E) and the SCL and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion  Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
25	No. 33 Wai Yip Street, Kowloon Bay  (New Kowloon Inland Lot No. 6201)	Application to amend the dimensions of two numbers of loading and unloading bays and three numbers of car parking spaces not involving change of use of the lot  Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)330****(Question Serial No. 6240)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications that involved payment of premium were received from the Urban Renewal Authority? Please advise in detail of the original use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1406)

Reply:

Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from the Urban Renewal Authority (URA), if approved, will generally involve a nominal premium of \$1,000. The only exception so far involves a site at Kai Tak which was granted to URA at market premium reflecting the purpose of the development for "Flat-for-flat" purpose. In the past five calendar years (2012 to 2016), the Lands Department received a total of 22 applications for land grant, land exchange or lease modification from URA. Of these applications, ten are under processing whilst 12 have been approved with relevant documents executed. Details of the 12 approved applications are as follows:

	Project/Site	Details*
1	San Shan Road/ Pau Chung Street, Ma Tau Kok  (Kowloon Inland Lot No. 11215)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : about 1 170 square metres Maximum floor area : 10 534 square metres



	Project/Site	Details*
2	Shun Ning Road, Sham Shui Po  (New Kowloon Inland Lot No. 6537)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : about 825 square metres Maximum floor area : 7 424 square metres
3	Lee Tung Street/McGregor Street, Wan Chai  (Inland Lot No. 9018)	Application for addition of pedestrian subway connection Premium amount : \$1,000  Site area : not applicable Floor area : not applicable
4	Hai Tan Street, Sham Shui Po  (New Kowloon Inland Lot No. 6539)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : about 431 square metres Maximum floor area : 3 882 square metres
5	Chi Kiang Street/Ha Heung Road, Ma Tau Kok  (Kowloon Inland Lot No. 11210)	Application for revision of provisions on the Loading and Unloading Area Premium amount : \$1,000  Site area : not applicable Floor area : not applicable
6	Sai Wan Ho Street, Shau Kei Wan  (Shau Kei Wan Inland Lot No. 853)	Original use : industrial Use applied for : non-industrial Premium amount : \$1,000  Site area : about 710 square metres Minimum floor area : 3 594 square metres
7	Fuk Wing Street, Sham Shui Po  (New Kowloon Inland Lot No. 6538)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : 596.2 square metres Maximum floor area : 5 365 square metres

	Project/Site	Details*
8	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok  (Kowloon Inland Lot No. 11244)	Original use : non-industrial Use applied for : non-industrial Premium amount : \$1,000  Site area : about 2 711 square metres Maximum floor area : 24 399 square metres
9	Pak Tai Street/San Shan Road, Ma Tau Kok  (Kowloon Inland Lot No. 11245)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : about 1 087 square metres Maximum floor area : 9 783 square metres
10	Sheung Heung Road/Kowloon City Road, Ma Tau Kok  (Kowloon Inland Lot No. 11246)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : about 1 384 square metres Maximum floor area : 12 456 square metres
11	Hai Tan Street, Sham Shui Po  (New Kowloon Inland Lot No. 6545)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : 422.7 square metres Maximum floor area : 3 804 square metres
12	Pine Street/Oak Street, Tai Kok Tsui  (Kowloon Inland Lot No. 11251)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000  Site area : 767 square metres Maximum floor area : 6 905 square metres

\*Plot ratio information is not normally provided in lease conditions.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)331****(Question Serial No. 6348)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the information, including the site area, buyer, number of housing units to be built, plot ratio, etc., of all residential sites sold by the Government over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1733)

Reply:

Details of the residential sites disposed of in the past five financial years are as follows:

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
2 May 2012	RBL 1165	Near 110 Repulse Bay Road, Hong Kong	4 340.00	8	Winfield Investments Limited
2 May 2012	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	9 020.00	14	Billion Ideal Limited
24 May 2012	TKOTL 114	Area 66C1, Tseung Kwan O, New Territories	4 352.00	326	Winbox Investment Limited
24 May 2012	STTL 562	Area 56A, Kau To, Sha Tin, New Territories	4 680.00	20	Apex Harvest Limited
30 May 2012	RBL 1190	Deep Water Bay Drive, Hong Kong	10 249.00	54	Cheerwide Investment Limited
30 May 2012	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 142.50	4	Ocean Gain Construction Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
11 July 2012	IL 9027	Java Road and Tin Chiu Street, North Point, Hong Kong	23 400.00	700	Choice Win (H.K.) Limited
1 August 2012	TKOTL 115	Area 66D1, Tseung Kwan O, New Territories	5 026.00	372	New Regent Asia Limited
30 August 2012	STTL 567	Area 56A, Kau To, Sha Tin, New Territories	19 700.00	158	Mega Island (HK) Limited
30 August 2012	Lot 678 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	5 200.00	40	Well Power Electronics Limited
28 September 2012	TKOTL 117	Area 66C2, Tseung Kwan O, New Territories	12 915.00	536	Jet Union Development Limited
28 September 2012	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 780.30	10	Smart Champion (Hong Kong) Limited
7 November 2012	TKOTL 118	Area 66D2, Tseung Kwan O, New Territories	14 954.00	628	Hinwood Investment Limited
7 November 2012	STTL 574	Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	14 400.00	454	Crown Treasure Investments Limited
28 November 2012	TKOTL 95	Area 68A2, Tseung Kwan O, New Territories	21 306.00	605	Strongly Limited
13 December 2012	TKOTL 125	Area 68A1, Tseung Kwan O, New Territories	15 969.00	428	Amblegreen Company Limited
13 December 2012	KIL 11229	Kwun Chung Street, Kowloon	271.30	66	Keen Access Holdings Limited
9 January 2013	STTL 565	Area 56A, Kau To, Sha Tin, New Territories	8 590.00	69	Bravo Partner Limited
9 January 2013	Lot 1949 in DD 221	Sha Kok Mei, Sai Kung, New Territories	15 430.00	297	Asian View Development Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
30 January 2013	TMTL 427	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	26 934.00	460	Wascott Property Limited
13 March 2013	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	24 077.00	1 429	Classic Gold Holdings Limited
27 March 2013	STTL 566	Area 56A, Kau To, Sha Tin, New Territories	8 080.00	59	Charmford Holdings Limited
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	13 922.00	804	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	3 173.00	18	Smart Touch Investments Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	7 771.00	545	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	8 585.00	624	Ace Dragon Development Limited
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	7 714.00	561	Easy Merit Holdings Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	26 302.00	857	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	3 457.00	22	Golden Nice Development Limited
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	27 421.00	926	Precise Treasure Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	1 438.20	2	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	5 950.00	61	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	11 626.00	176	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	32 900.00	104	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	4 303.00	523	Trioland Limited
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	17 476.00	160	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	208.00	22	Joint Rise Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	2 231.00	222	Rainbow Alpha Holdings Limited
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	3 344.00	261	Jarton Limited
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	8 073.00	285	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	14 333.00	590	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	4 868.00	198	Nan Hua International Engineering Company Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	2 050.00	13	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	1 960.00	9	Fortune Loyal Development Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	1 190.00	12	Eltara Limited
12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	3 109.00	370	Enormous Asset Limited
12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	2 440.00	321	Top State Development Limited
25 February 2014	NKIL 6525	Kai Tak Area II Site 1, Kai Tak, Kowloon	8 780.00	822	Ultimate Chance Investments Limited
25 February 2014	NKIL 6526	Kai Tak Area II Site 2, Kai Tak, Kowloon	9 313.00	900	Royal Mark Investments Limited
25 February 2014	NKIL 6527	Kai Tak Area II Site 3, Kai Tak, Kowloon	10 149.00	930	Big Nice Development Limited
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	1 242.70	2	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	37 700.00	420	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	1 742.00	Subject to actual design by developer	Sino Kingdom Development Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	75	Oasis Rainbow Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	20	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	356	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	774	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	7 674.00	648	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	Subject to actual design by developer	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	640	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	Subject to actual design by developer	Jet Group Limited
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	Subject to actual design by developer	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	845	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	364	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	224	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	3	Treasure Mega Limited



Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	296	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	667	Top Finder Limited
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	992	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	502	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	646	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	6	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	6 550.00	298	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	136	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	245	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 495	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	Subject to actual design by developer	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	Subject to actual design by developer	Joy Rise Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	5 830.00	148	Jumbo Vision Holdings Limited
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	4 831.00	693	Kong Smart Investment Limited
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	24 336.00	Subject to actual design by developer	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	Subject to actual design by developer	Moonlight Shadow Holdings Limited
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	27 000.00	1 154	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	8 754.00	16	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	17 121.00	725	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	37	Able Lucky Development Limited
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	Subject to actual design by developer	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	Subject to actual design by developer	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	3 173.00	Subject to actual design by developer	Allied Glory Development Limited
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	Subject to actual design by developer	Asia Metro Investment Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	Subject to actual design by developer	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	Subject to actual design by developer	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	Subject to actual design by developer	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 215	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	Subject to actual design by developer	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	Subject to actual design by developer	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	Subject to actual design by developer	Best Wisdom Development Limited
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	Subject to actual design by developer	Obtain Holdings Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	Subject to actual design by developer	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	Subject to actual design by developer	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	Subject to actual design by developer	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	Subject to actual design by developer	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	Subject to actual design by developer	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	Subject to actual design by developer	Rich View Investments Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	Subject to actual design by developer	NMC 6 Limited
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kai Tak, Kowloon	11 262.00	Subject to actual design by developer	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	Subject to actual design by developer	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00	Subject to actual design by developer	Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	Subject to actual design by developer	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	Subject to actual design by developer	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	Subject to actual design by developer	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	Subject to actual design by developer	Top Genius Holdings Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	Subject to actual design by developer	Unicorn Bay (Hong Kong) Investments Limited

Note 1: Based on the date of auction/tender award.

Note 2: The estimated number of residential units, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end January 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)332****(Question Serial No. 6350)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding tender failures in government land sale over the past five years, please provide the information about each site involved, including the location, site area, land premium, the total number of failed tenders, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1734)

Reply:

From 1 April 2012 up to end February 2017, there were a total of eight unsuccessful government land sales and the requested information is set out below:

Auction withdrawn / tender cancelled date	Location (Lot No.)	User	Site area (square metres)	Remarks
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9043)	Marine fuelling station	112.5	These two sites i.e. IL 9043 and IL 9044 were re-tendered as a combined site known as IL 9056 and sold on 13 June 2014 at a premium of \$2.388 million.
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9044)	Marine fuelling station	113.9	

Auction withdrawn / tender cancelled date	Location (Lot No.)	User	Site area (square metres)	Remarks
13 March 2013	Chuen On Road, Tai Po (TPTL 207)	Hospital	54 851	The site was eventually earmarked for subsidised housing development.
27 December 2013  18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6521)  779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	(1) Site re-tendered under a new lot number of NKIL 6543, but was cancelled again on 18 June 2014; and (2) Site was tendered the third time and sold on 18 September 2014 at a premium of \$74,069,998.
12 March 2014	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	Residential R2	19 000	Site re-tendered and sold on 5 November 2014 at a premium of \$2,542.88 million.
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	Residential R1	6 200	Site re-tendered and sold on 31 May 2016 at a premium of \$938.88 million.
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	Residential R3	28 457	Site re-tendered and sold on 30 August 2016 at a premium of \$988,888,888.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)333****(Question Serial No. 6367)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the numbers of small house applications and approved cases within the "Village Type Development" zone or the environs of a recognised village in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1720)

Reply:

The number of small house applications received and approved by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

	Number of small house applications received	Number of small house applications approved
Five-year period from 2012 to 2016	11 622	5 093

Note: Due to the variations in time required for processing individual small house applications, the applications approved during the five-year period may not correspond with the applications received during the period.

Lands D does not have readily available statistics on the location (in terms of land use zoning and whether within or outside village environs) in respect of small house applications received and approved.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)334****(Question Serial No. 6374)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the numbers of small house applications and approved cases outside the "Village Type Development" zone or the environs of a recognised village in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1721)

Reply:

The number of small house applications received and approved by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

	Number of small house applications received	Number of small house applications approved
Five-year period from 2012 to 2016	11 622	5 093

Note: Due to the variations in time required for processing individual small house applications, the applications approved during the five-year period may not correspond with the applications received during the period.

Lands D does not have readily available statistics on the location (in terms of land use zoning and whether within or outside village environs) in respect of small house applications received and approved.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)335**

**(Question Serial No. 6375)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the number of small houses in the territory and the estimated area of land occupied in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1722)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2012 to 2016) is 4 669.

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, Lands D has no readily available information on the total area of land involved for small houses.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)336**

**(Question Serial No. 6381)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please provide the number of vacant sites and their total area, in terms of period of vacancy (less than 1 year; 1 to 2.9 years; 3 to 4.9 years; 5 to 9.9 years; and 10 years or longer).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1729)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)337**

**(Question Serial No. 6384)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the number of indigenous households, the number of members of these households and the number of persons with small house rights in Hong Kong in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1723)

Reply:

The Lands Department has no information on the household population of the New Territories indigenous community. Nor has the Department kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. This is because the information is fluid and may not serve as a reliable reference when the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. In addition, the number of eligible indigenous villagers may not necessarily be a reliable reflection of the demand for building small houses as the intention to apply for and timing of application for building small houses depend on the circumstances of the villagers concerned.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)338**

**(Question Serial No. 6386)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the numbers of applications for building small houses pending and under processing in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1724)

Reply:

As at end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)339****(Question Serial No. 6549)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

How is government land let to the public by way of short term tenancy? Through what channel can the public have access to the List of Vacant Government Sites? Please attach the List of Vacant Government Sites to the reply.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2250)

Reply:

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants. For short term tenancy sites let by open tender, the public may check the webpage of the Lands Department (<http://www.landsd.gov.hk/en/stt/index.htm>) for information on land currently under tender invitation, tender forecast and tender result records. For sites which may be temporarily used by District Councils or non-governmental organisations for greening or community purposes, the relevant District Lands Offices (DLOs) have been circulating the lists to the relevant District Councils on a regular basis. The list relevant to the concerned district is also copied to the subject District Office and District Social Welfare Office and is available for inspection at the subject DLO. As the information is readily available publicly through established avenues, it is not reproduced here.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)340****(Question Serial No. 6550)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

How many inspections were initiated by the Government in each of the last five years to check whether the successful tenderers of the short term tenancies (STTs) granted had breached any lease conditions or not? How many breaches were found each year? Was any STT terminated accordingly; if yes, how many?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2251)

Reply:

In general, the District Lands Offices (DLOs) of the Lands Department conduct inspection of sites held by short term tenancy (STT) every three years. For STTs with higher risk of breach, including those with previous incidences of breach, DLOs proactively inspect the sites periodically to monitor compliance. DLOs will also inspect the STT sites upon receipt of complaints or referrals. For STT sites granted by tender, DLOs conducted a total of about 180, 120, 120, 110 and 290 inspections respectively in 2012, 2013, 2014, 2015 and 2016. In 2016, about 30 occasions of breaches were identified with some involving the same STTs. The statistics on the number of breaches from 2012 to 2015 are not readily available. According to the records available, a total of five STTs granted by tender were terminated during the period from 2012 to 2016 due to breach of STT conditions.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)341****(Question Serial No. 6572)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Of all the agricultural land and land zoned "Agriculture" under outline zoning plans, how much was left idle and how much was used for non-agricultural purposes (such as levelled for building houses, used for open storage, paved with concrete, used for dumping construction waste and filling of over 1.2 metres) in the past five years?

As at	Total area (hectare)	Area of land left idle (hectare)	Area of land used for non-agricultural purposes	Non-agricultural purposes
31.3.2011				
31.3.2012				
31.3.2013				
31.3.2014				
31.3.2015				

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2228)

Reply:

Land zoned "Agriculture" on the statutory plans covers both government land and private land. Lot owners of the private land have the right to decide whether, and if so how, to make gainful use of the land to the extent permissible under the lease and the relevant laws. The Lands Department does not have readily available information on the actual uses on land zoned "Agriculture" at any one point in time.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)342****(Question Serial No. 6410)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (1) Land AdministrationControlling Officer: Director of Lands (Ms Bernadette LINN)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the sites sold in the past five years and to be sold in the coming year under the Land Sale Programme, please provide information in the following table:

Land use and relevant information	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme	2017-18 Land Sale Programme (please provide information available)
Residential R1: Total area (hectares), number of flats and average selling price per square foot						
Residential R2: Total area (hectares), number of flats and average selling price per square foot						
Residential R3: Total area (hectares), number of flats and average selling price per square foot						



Land use and relevant information	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme	2017-18 Land Sale Programme (please provide information available)
Residential R4: Total area (hectares), number of flats and average selling price per square foot						
Residential R5: Total area (hectares), number of flats and average selling price per square foot						
Commercial/Business: Total area (hectares), number of flats and average selling price per square foot						
Hotel: Total area (hectares), number of flats and average selling price per square foot						
Others: Total area (hectares), number of flats and average selling price per square foot						
Area of sites sold in total						

Asked by: Hon CHU Hoi-dick (Member Question No. 5)

Reply:

The required information based on sites sold under the annual Land Sale Programme in the past five years (i.e. from 1 April 2012 up to end of February 2017) is set out in the table below:

	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme
Residential R1 <sup>Note 1:</sup> - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per square foot (sq. ft.) of site area (approx.)	0.03 ha 39 \$66,345	3.49 ha 3 384 \$29,876	0.83 ha 866 \$34,468	1.71 ha 1 914 \$48,994	4.62 ha 4 667 \$76,407
Residential R2 <sup>Note 1:</sup> - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq.ft. of sites area (approx.)	6.42 ha 3 435 \$30,862	6.14 ha 3 395 \$20,373	6.77 ha 3 623 \$14,211	13.33 ha 6 401 \$14,412	12.50 ha 7 143 \$22,933
Residential R3 <sup>Note 1:</sup> - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	17.56 ha 3 975 \$14,502	33.28 ha 6 183 \$6,788	5.58 ha 1 045 \$11,089	4.90 ha 624 \$10,254	10.98 ha 1 847 \$10,860
Residential R4 <sup>Note 1:</sup> - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	0.32 ha 16 \$1,558	0.34 ha 14 \$4,199	0 N.A. N.A.	0 N.A. N.A.	0 N.A. N.A.
Commercial/ Business <sup>Note 2:</sup> - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	1.26 ha N.A. \$30,559	1.60 ha N.A. \$46,870	1.60 ha N.A. \$82,626	1.15 ha N.A. \$21,913	2.49 ha N.A. \$69,022

	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme
Hotel <sup>Note 1</sup> : - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	0.54 ha N.A.  \$ 47,100	0.63 ha N.A.  \$ 64,577	1.29 ha N.A.  \$ 13,177	0 N.A.  N.A.	0 N.A.  N.A.
Others <sup>Note 3</sup> : - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	2.86 ha 749  \$ 22,708	0 N.A.  N.A.	1.55 ha 790  \$26,433	0 N.A.  N.A.	0.37 ha N.A.  \$20,898
Area of sites sold in total (about) :	28.99 ha	45.48 ha	17.62 ha	21.09 ha	30.96 ha

The breakdown on the land area by user classification in respect of the 32 sites included in the 2017-18 Land Sale Programme announced in February 2017 is as follow:

User	Total Area (about)
Residential R1 <sup>Note 1</sup>	15.44 ha
Residential R2 <sup>Note 1</sup>	8.62ha
Residential R3 <sup>Note 1</sup>	6.85 ha
Residential R4 <sup>Note 1</sup>	0.24 ha
Commercial / Business <sup>Note 2</sup>	2.30 ha
Hotel <sup>Note 1</sup>	0.48 ha
Others <sup>Note 3</sup>	0
Area of sites in total	33.93 ha

Amongst the above 32 sites included in the 2017-18 Land Sale Programme announced in February 2017, 28 sites are for residential uses and are estimated, on a ballpark basis, to have a capacity to provide about 18 910 flats. Precise estimates on the flat number (if applicable) for each of the different user classifications are not available at this stage before the sale conditions for the individual sites are finalised.

Note 1 : User classification as indicated in the announced Land Sale Programmes.

Note 2 : Including sites with user classifications of “Commercial”, “Business”, “Commercial/Office”, “Commercial/Office/Hotel” or “Commercial/Hotel”, as indicated in the announced Land Sale Programmes.

Note 3 : Including sites with user classifications of “Residential and Commercial”, “Residential and Commercial/Hotel” or “Industrial” as indicated in the announced Land Sale Programmes.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)343****(Question Serial No. 7154)**

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the site of Sha Tin Racecourse, the Government approved the grant of a 50-year lease to the Hong Kong Jockey Club (HKJC) at a premium of HK\$660 million in June 2016. Will the Government inform this Committee of the following:

1. What were the conditions and criteria for the Government to approve and change the nature of the lease granted to HKJC (changed from a private recreational lease to a special purpose lease)?
2. According to the existing Master Layout Plan for Sha Tin Racecourse, was the Lands Department (Lands D) aware that HKJC would change the existing use of Sha Tin Racecourse? What were the criteria for approving the change of use of the racecourse site? Please provide the Sha Tin Racecourse development plan, layout plan and sequence of development.
3. Large-scale stables and horse racing facilities are under construction in Conghua District, Guangdong Province by HKJC and it is planned that the horses being kept in Sha Tin Racecourse will be moved there. Does Lands D know any future changes to the present stable area in Sha Tin Racecourse? What will be the use after such changes?
4. If the Government does not know the answers to the above questions, including the future development of Sha Tin Racecourse by HKJC, and change of land use, why was a 50-year special purpose lease granted to HKJC instead of a short-term 15-year private recreational lease as usual? Will the Government provide the reasons for approving the lease renewal?

Asked by: Hon CHU Hoi-dick (Member Question No. 60)

Reply:

Having consulted the Home Affairs Bureau, our reply to all parts of the question is as follows:

The Sha Tin Racecourse was first granted to the Hong Kong Jockey Club (HKJC) for horse racing and related purposes under a Private Recreational Lease in 1977, with the main objective of providing the public with facilities to enjoy horse racing and place bets legally. HKJC, the grantee of the land concerned, is a not-for-profit organisation. After the deduction of tax, its income from horse racing activities held in the Sha Tin Racecourse is used for running the racecourse, and supporting social services and charitable causes. Taking into account the unique nature of the Sha Tin Racecourse, the Government, with the approval of the Chief Executive-in-Council in 2015, granted HKJC a 50-year special purpose lease to continue with the current use of the land as a racecourse and related purposes, so as to facilitate the long-term planning and development of horse racing operations and other community facilities.

The conditions of the new land lease are similar to the original conditions: the subject land can be used for horse racing, charity and non-profit-making activities, a members' club and quarters for HKJC employees and horse-racing-related personnel. The uses and development of the Sha Tin Racecourse are subject to the Master Layout Plans (MLPs) stipulated under the lease. The MLPs set out the distribution and details of land uses within the Sha Tin Racecourse, including the location, use, area and height of the buildings. HKJC cannot alter the uses of land or buildings as set out in the MLPs except with the consent of the Director of Lands. If HKJC applies to alter the MLPs, the Lands Department (Lands D) will handle the application according to the established procedures, including consultation with relevant bureaux/departments, and may impose additional terms and conditions, including the payment of an additional premium as appropriate, if consent is given.

Currently, the permitted uses as stipulated in the MLPs are basically the established facilities in the Sha Tin Racecourse. According to the information provided by HKJC, other than upgrading the stables to modern standards, no changes are planned for the present stable area in the Sha Tin Racecourse. HKJC's development in Conghua District, Guangdong Province, aims to provide additional facilities which cannot be accommodated in the Sha Tin Racecourse (e.g. pre-training facilities, uphill gallop, spelling and rehabilitation facilities). These facilities could not and would not replace the functions of the stables and training facilities currently available in the Sha Tin Racecourse for jockeys and horses. In other words, the core stables and training operations will stay at the Sha Tin Racecourse and the development in Conghua District only serves to complement the training facilities in the Sha Tin Racecourse.

While maintaining the established facilities and current uses of the Sha Tin Racecourse (including the stable area), HKJC has proposed to implement a number of initiatives and projects in the Racecourse for the benefit of the public. First, HKJC will widen the footpath and cycle track along Shing Mun River near the Sha Tin Racecourse at its own expense,

which will benefit both pedestrians and cyclists. Secondly, HKJC has extended the opening hours of Penfold Park (the Park) to the public from 39 hours per week to an average of 60 hours per week, so long as horse racing and training activities and public safety are not compromised. These enhancements have already been incorporated into the land lease and the MLPs.

Thirdly, HKJC is planning to enhance the leisure facilities in the Park according to its unique topography and greenery (for example by enhancing the greening effect and providing a barrier in the dog garden to accommodate the needs of both dog lovers and other park users), and renovate other ancillary facilities in the Park. To preserve the Olympic spirit and promote the equestrian sport, community activities such as those featuring equestrianism and mini ponies will be held in the Park from time to time for the public to enjoy the interaction with horses. HKJC is currently working on the design and planning work.

Lastly, HKJC plans to develop new sports facilities in the Sha Tin Racecourse for public use. Its initial plan is to provide additional sport facilities such as basketball court(s) and volleyball court(s) in the covered spectator stand connecting the Fo Tan East Rail Station, which will be open to the public on non-race days.

These proposals have not yet been included in the existing MLPs, and would require the incorporation of “Place of Recreation, Sports or Culture” as a Column 2 use under the “Other Specified Uses” annotated “Race Course” zone on the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33. Amendments to the Sha Tin OZP are being proposed to effect such incorporation. Upon approval of the amended Sha Tin OZP and obtaining the relevant planning approval, HKJC will apply to Lands D for amendment of the MLPs to implement the above proposals.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)344**

**(Question Serial No. 3740)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

In the past five years, how many pieces of government land zoned open space and Government, Institution or Community had restricted public access (i.e. the government sites were enclosed by wire mesh or other means, or managed in various ways to restrict access)? What was the total area involved?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 59)

Reply:

The Lands Department (Lands D) fences off and manages those areas of unallocated government land which (i) have some potential for development but where the long-term use is yet to be determined or not yet due for implementation or (ii) have little potential for development but may be put to gainful use such as community and greening purposes not involving substantial building. The fencing off is necessary to ensure public safety and avoid unlawful occupation. Lands D does not have readily available information indicating the total area of fenced up sites broken down by different statutory land use zonings.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)345**

**(Question Serial No. 5015)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

According to the Indicators of “temporary use of government land” under the performance measures in respect of land administration, 19.58 hectares (ha) of land for short term tenancies (STTs) were let by tender in 2015-16, and the figure increased to 25.15 ha in 2016-17, while that for 2017-18 was estimated at 29 ha. Please advise on the reasons for the increase in the figure last year and the reasons for the estimated further increase in the area of land for STTs let by tender this year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 528)

Reply:

The total area of land let or to be let on short term tenancy by tender in a year depends on the number and size of vacant government sites that are made available for letting to meet the demand for the designated uses in that particular year and the market responses to the tenders.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)346****(Question Serial No. 5070)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

How many cases of unauthorised structures on private agricultural land were handled by the Lands Department in the last three years? How many of these cases involved enforcement actions, structures removed by the owners as required, and structures removed by the Government?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1028)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (Lands D) in the last three calendar years (2014 to 2016) are as follows:

Calendar Year	2014	2015	2016
(a) Number of cases of unauthorised structures on private agricultural land identified <sup>(Note)</sup>	810	686	751
(b) Number of cases with enforcement actions <sup>(Note)</sup> taken during the year (which may take the form of issue of warning letters/statutory notices; registration of warning letters in the Land Registry; re-entry and/or vesting) taken against unauthorised structures on private agricultural land	665	1 021	1 397
(c) Number of cases with unauthorised structures demolished by the owners <sup>(Note)</sup>	125	211	211
(d) Number of cases with unauthorised structures demolished by Lands D <sup>(Note)</sup>	15	4	9

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year. Each case may involve more than one private lot and/or structure.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)347****(Question Serial No. 3422)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (-) Not Specified  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Regarding outsourcing of service in your department, please inform this Committee of the following in respect of the past three years:

1. The total number of outsourced service staff employed by your department and the percentage of outsourced service staff against the total number of staff with the same types of duties in your department;
2. The total expenditure on staff of your department; the total amount paid to outsourced service providers; and the percentage of amount paid to outsourced service providers against the total expenditure on staff of your department; and
3. The nature of your department's outsourced services and the duration of the relevant contracts.

In addition, according to the Government's guidelines for tendering of outsourced services revised last year, if the procured service relies heavily on the deployment of non-skilled workers, and a marking scheme for assessing the tenders is adopted, the procuring department, when assessing the tenders, should include in the assessment criteria the evaluation of tenderers' proposed wage rates and working hours for non-skilled workers. In this regard, please inform this Committee of the following:

1. The current number of outsourced service contracts involving a large number of non-skilled workers awarded by your department since implementation of the guidelines;
2. The departments which have adjusted their assessment criteria in respect of wage rates and working hours for the outsourced service contracts involving a large number of non-skilled workers in the light of the new guidelines since their implementation; how your department has made adjustment; and if no relevant information is available, the reasons for it;

3. Whether there have been any rises in the average wage rates for workers in the contracts of outsourced services that rely heavily on deployment of non-skilled workers since the implementation of the guidelines; if yes, the number of contracts with rises in wage rates; if no relevant information is available, the reasons for it;
4. Your department's measures to evaluate the effectiveness of the new tendering guidelines;
5. Whether your department is required to adopt the existing mechanism of two-envelope assessment of the technical and price aspects when evaluating tenders for contracts of outsourced service; if no, the number of contracts awarded without adopting the existing mechanism of two-envelope assessment of the technical and price aspects in the past three years;
6. The annual numbers of cases of government service contractors breaching the service contracts, the Employment Ordinance or the Occupational Safety and Health Ordinance as revealed by the inspections conducted by your department, and the annual numbers of complaints lodged by the outsourced service staff;
7. The details of follow-up actions on the aforementioned non-compliance and complaint cases; and
8. The number and details of cases involving contractors being punished for non-compliance or substantiated complaints.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 115)

Reply:

PART 1

1. Number of workers engaged through outsourced service providers during the financial year (from 1 April to 31 December)

	2014-15	2015-16	2016-17
Total number of outsourced service staff	996	1 207	829

Among the total number of outsourced service staff, only 77, 69 and 71 of them in FY 2014-15, 2015-16 and 2016-17 respectively can be identified for having same type of duties with the Lands Department (Lands D) staff. Percentage of outsourced service staff against the total number of staff with the same types of duties in Lands D is as follows:

	2014-15 (as at 31 December 2014)	2015-16 (as at 31 December 2015)	2016-17 (as at 31 December 2016)
Total number of outsourced service staff having same type of duties with Lands D Staff (A)	77	69	71
Total number of Lands D staff with the same types of duties (B)	1 347	1 074	1 097
Percentage of (A) against (B)	5.7%	6.4%	6.5%

2. Total expenditure on staff, total amount paid to outsourced service providers and percentage of amount paid to outsourced service providers against the total expenditure on staff of the department.

	2014-15 (as at 31 December 2014) (\$ million)	2015-16 (as at 31 December 2015) (\$ million)	2016-17 (as at 31 December 2016) (\$ million)
Total expenditure on staff	\$1,272	\$1,394	\$1,466
Total amount paid to outsourced service providers	\$135	\$177	\$117
Percentage of amount paid to outsourced service providers against the total expenditure on staff	10.6%	12.7%	8.0%

3. Nature of the Department's outsourced services and the duration of the relevant contracts

	2014-15	2015-16	2016-17
Slope maintenance	5 years – 6 years 6 months	5 years – 6 years 6 months	5 years – 6 years 6 months
Land and property management	3 months - 4 years	21 days – 4 years	12 days – 4 years
Survey and mapping	3 months – 2 years 9 months	8 months – 1 year 9 months	7 months – 2 years 9 months
Information technology	3 months – 6 years 3 months	4 months – 6 years 9 months	2 months – 7 years 2 months
Office cleansing and other support services	10 months – 3 years 3 months	3 months – 4 years	3 months – 4 years 9 months

## PART 2

1. No new contract involving a large number of non-skilled workers has been awarded after the revision of the Government's guideline for tendering of outsourced services.
2. Not applicable.
3. Not applicable.
4. Not applicable.
5. In the past three years, Lands D awarded a total of 94 contracts for outsourced services, of which 69 did not involve the two-envelope arrangement which was not mandatory for the concerned contracts.
6. There were seven, nine and ten cases of government service contractors breaching the service contracts in 2014-15, 2015-16 and 2016-17 during routine inspection by Lands D. No case involving breaching of the Employment Ordinance and Occupational Safety and Health Ordinance was reported. No complaint has been received from the outsourced service staff.
- 7&8. Warning letters were issued for all 26 non-compliance cases and the service contractors were requested to take remedial actions to rectify the situation and explain the reasons for the irregularities. Details of the cases are summarized below:

Nature of non-compliance	No. of cases	Follow up actions taken
Unauthorized absence of on-site guards	10	warning letters issued
Staff not wearing uniform	1	warning letter issued
Failure to report irregularities	14	warning letters issued
Tidiness of guard site	1	warning letter issued

- 5 -

The service contractors concerned have already taken remedial actions and provided explanation for the irregularities after issue of the warning letters.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)348**

**(Question Serial No. 3441)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: Not Specified  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Does the Lands Department provide any sign language interpretation service? If yes, what are the number of staff and the staff cost involved; if no, what are the reasons?

Asked by: Hon LEUNG Yiu-chung (Member Question No. 172)

Reply:

The Lands Department procures sign language interpretation services on a need basis. No such expenditure was incurred in 2016-17.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)349****(Question Serial No. 6295)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

One of the duties of the Department is to manage government leases so as to ensure that land is used in compliance with related lease conditions. Please inform this Committee of the following:

- a. What are the locations, site areas and terms of lease of land currently let under private recreational leases (PRLs)?
- b. How many PRLs were granted by the Department in the past three years? What were the locations, site areas, terms of renewal and values of the land applied for?
- c. How many staff members of the Department are deployed for handling matters concerning PRLs? What is the administrative expenditure involved?
- d. How many inspections on the land granted under PRLs were carried out by the Department in the past three years? How did the Department ensure that the places were open according to lease conditions? Were there any places prosecuted and convicted for breaching lease conditions? Please provide the relevant details.

Asked by: Hon MO Claudia (Member Question No. 67)

Reply:

- a. As at end-February 2017, there were a total of 67 Private Recreational Leases (PRLs). Out of these, 47 PRLs (expiring in 2011 or 2012) have been renewed, seven PRLs (having expired lease terms) were being held over and the remaining 13 PRLs have not reached their lease expiry dates. Details of these PRLs are listed as follows:

I. PRL renewed since 2011 or 2012				
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129,573	5.11.2026
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8,360	24.12.2026
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8,886	24.12.2026
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66,500	25.12.2026
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29,537	25.12.2026
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32,480	25.12.2026
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16,490	25.12.2026
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12,203	25.12.2026
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4,418	25.12.2026
10	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11,855	25.12.2026
11	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	25.12.2026
12	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5,716	25.12.2026
13	Kowloon Bowling Green Club	KIL 11217 Austin Road	7,311	25.12.2026
14	South China Athletic Association	KIL 11218 Wylie Path	5,309	25.12.2026
15	India Club, Kowloon	KIL 11223 Gascoigne Road	3,656	25.12.2026

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
16	The Filipino Club	KIL 11222 Wylie Road	2,819	25.12.2026
17	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4,402	25.12.2026
18	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	4,843	25.12.2026
19	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3,090	25.12.2026
20	Kowloon Cricket Club	KIL 11216 Cox's Road	25,203	25.12.2026
21	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2,236	25.12.2026
22	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5,917	25.12.2026
23	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21,090	3.4.2027
24	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2,462	30.6.2027
25	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	690	30.6.2027
26	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	9,549	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
27	The Hong Kong Award for Young People (formerly known as The Duke of Edinburgh's Award)	TPTL 220 Hang Ha Po, Tai Po	7,200	30.6.2027
28	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3,051	30.6.2027
29	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2,405	30.6.2027
30	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5 Mau Wu Tsai, Hang Hau	13,300	30.6.2027
31	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1,256,765	30.6.2027
32	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23,800	30.6.2027
33	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	1,858	30.6.2027
34	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48,261	30.6.2027
35	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9,250	30.6.2027
36	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254 Wong Yi Chau, Sai Kung	29,400	30.6.2027
37	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2,076	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
38	The Catholic Diocese of Hong Kong (formerly known as The Bishop of the Roman Catholic Church in Hong Kong)	Lot 1870 in DD Cheung Chau	6,744	30.6.2027
39	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14,983	30.6.2027
40	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10,780	30.6.2027
41	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4,877	30.6.2027
42	Club De Recreio	KIL 11221 Wylie Road	23,095	25.12.2026
43	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64,900	30.6.2027
44	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2,475	30.6.2027
45	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36,191	30.6.2027
46	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19,796	30.6.2027
47	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7,300	30.6.2027
<b>II. PRLs that have expired and are being held over</b>				
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Holding-over Letter
48	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14,100	31.5.2017

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Holding-over Letter
49	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1,000	19.6.2017
50	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471	25.6.2017
51	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2,831	30.6.2017
52	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	12,406	25.7.2017
53	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	11,820	8.8.2017
54	The Post Office and Cable & Wireless Recreation Club Limited	IL 8597 RP No. 108 Caroline Hill Road, So Kon Po	4,814	Quarterly term

III. PRLs that have not expired

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
55	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	234	9.9.2018
56	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1,706,106	31.8.2020
57	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2,940	24.5.2021
58	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2,277	25.12.2021
59	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18,448	30.6.2023
60	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65	18.1.2024

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
61	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34,955	3.11.2024
62	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30,200	24.6.2025
63	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1,163	18.10.2031
64	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92,000	23.6.2034
65	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	111,690	30.6.2047
66	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18,738	19.2.2056
67	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	2,357	25.12.2056

- b. Apart from renewal cases, no new PRL was granted by the Government in the past three years.
- c. The duties of handling matters concerning PRL is absorbed by the existing staff of the Lands Department (Lands D) as part of their overall land administration duties, hence we are unable to provide a separate breakdown of the administrative expenditure and manpower involved solely for handling PRLs.
- d. In the past three years, Lands D carried out inspections in respect of 32 complaints related to suspected breaches of lease conditions for PRLs; and also initiated inspections for 17 PRLs.

Since 2013, upon renewal of the PRLs which expired in 2011 and 2012, PRL lessees are required under renewed lease conditions to make available their sports facilities to outside bodies in accordance with the approved enhanced “opening-up” schemes. Home Affairs Bureau (HAB) monitors the implementation and usage of the approved “opening-up” schemes through scrutinising quarterly reports submitted by lessees and conducting annual site inspections on PRLs held by private sports clubs. In 2015-16, HAB made 24 inspections in total. In 2016-17, HAB has made 11 inspections (up to end-February 2017).

A PRL is a contract between the grantee and the Lands D acting as the Government's land agent. A breach of lease conditions may result in lease enforcement action taken by Lands D in its capacity as the landlord. It does not involve prosecution.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)350****(Question Serial No. 4343)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the numbers of small house applications and approved cases within or outside the "Village Type Development" zone or the environs of a recognised village in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 72)

Reply:

The number of small house applications received and approved by the Lands Department (Lands D) in the past five years (2012 to 2016) is set out below:

	Number of small house applications received	Number of small house applications approved
Five-year period from 2012 to 2016	11 622	5 093

Note: Due to the variations in time required for processing individual small house applications, the applications approved during the five-year period may not correspond with the applications received during the period.

Lands D does not have readily available statistics on the location (whether within or outside the "Village Type Development" zone/village environs) in respect of small house applications received and approved.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)351**

**(Question Serial No. 4344)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the number of indigenous households, the number of members of these households and the number of persons with small house rights in Hong Kong in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 78)

Reply:

The Lands Department has no information on the household population of the New Territories indigenous community. Nor has the Department kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. This is because the information is fluid and may not serve as a reliable reference when the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. In addition, the number of eligible indigenous villagers may not necessarily be a reliable reflection of the demand for building small houses as the intention to apply for and timing of application for building small houses depend on the circumstances of the villagers concerned.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)352**

**(Question Serial No. 4345)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the numbers of applications for building small houses pending and under processing in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 79)

Reply:

As at end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)353**

**(Question Serial No. 4347)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the total area of vacant land in Hong Kong by types of land uses (such as residential and agricultural uses and others) in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 81)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)354**

**(Question Serial No. 4348)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please advise on the total area of vacant government land, by types of land uses (such as residential and agricultural uses and others), in the territory in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 82)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)355****(Question Serial No. 4350)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please provide the number of vacant sites in the territory and their total area, in terms of period of vacancy (less than one year, one to 2.9 years, three to 4.9 years, five to 9.9 years and 10 years or longer).

Asked by: Hon SHIU Ka-chun (Member Question No. 84)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website ([http://www.devb.gov.hk/en/issues\\_in\\_focus/the\\_land\\_area\\_analysis/index.html](http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html)).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)356****(Question Serial No. 4352)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the information, including the site area, buyer, number of housing units to be built, plot ratio, etc., of all residential sites sold by the Government over the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. 86)

Reply:

Details of the residential sites disposed of in the past five financial years are as follows:

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
2 May 2012	RBL 1165	Near 110 Repulse Bay Road, Hong Kong	4 340.00	8	Winfield Investments Limited
2 May 2012	TMTL 436	Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	9 020.00	14	Billion Ideal Limited
24 May 2012	TKOTL 114	Area 66C1, Tseung Kwan O, New Territories	4 352.00	326	Winbox Investment Limited
24 May 2012	STTL 562	Area 56A, Kau To, Sha Tin, New Territories	4 680.00	20	Apex Harvest Limited
30 May 2012	RBL 1190	Deep Water Bay Drive, Hong Kong	10 249.00	54	Cheerwide Investment Limited
30 May 2012	Lot 673 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 142.50	4	Ocean Gain Construction Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
11 July 2012	IL 9027	Java Road and Tin Chiu Street, North Point, Hong Kong	23 400.00	700	Choice Win (H.K.) Limited
1 August 2012	TKOTL 115	Area 66D1, Tseung Kwan O, New Territories	5 026.00	372	New Regent Asia Limited
30 August 2012	STTL 567	Area 56A, Kau To, Sha Tin, New Territories	19 700.00	158	Mega Island (HK) Limited
30 August 2012	Lot 678 in DD Peng Chau	Peng Lei Road, Peng Chau, New Territories	5 200.00	40	Well Power Electronics Limited
28 September 2012	TKOTL 117	Area 66C2, Tseung Kwan O, New Territories	12 915.00	536	Jet Union Development Limited
28 September 2012	Lot 674 in DD Peng Chau	Tung Wan, Peng Chau, New Territories	1 780.30	10	Smart Champion (Hong Kong) Limited
7 November 2012	TKOTL 118	Area 66D2, Tseung Kwan O, New Territories	14 954.00	628	Hinwood Investment Limited
7 November 2012	STTL 574	Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	14 400.00	454	Crown Treasure Investments Limited
28 November 2012	TKOTL 95	Area 68A2, Tseung Kwan O, New Territories	21 306.00	605	Strongly Limited
13 December 2012	TKOTL 125	Area 68A1, Tseung Kwan O, New Territories	15 969.00	428	Amblegreen Company Limited
13 December 2012	KIL 11229	Kwun Chung Street, Kowloon	271.30	66	Keen Access Holdings Limited
9 January 2013	STTL 565	Area 56A, Kau To, Sha Tin, New Territories	8 590.00	69	Bravo Partner Limited
9 January 2013	Lot 1949 in DD 221	Sha Kok Mei, Sai Kung, New Territories	15 430.00	297	Asian View Development Limited



Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
30 January 2013	TMTL 427	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	26 934.00	460	Wascott Property Limited
13 March 2013	KIL 11227	Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	24 077.00	1 429	Classic Gold Holdings Limited
27 March 2013	STTL 566	Area 56A, Kau To, Sha Tin, New Territories	8 080.00	59	Charmford Holdings Limited
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	13 922.00	804	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	3 173.00	18	Smart Touch Investments Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	7 771.00	545	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	8 585.00	624	Ace Dragon Development Limited
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	7 714.00	561	Easy Merit Holdings Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	26 302.00	857	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	3 457.00	22	Golden Nice Development Limited
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	27 421.00	926	Precise Treasure Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	1 438.20	2	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	5 950.00	61	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	11 626.00	176	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	32 900.00	104	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	4 303.00	523	Trioland Limited
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	17 476.00	160	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	208.00	22	Joint Rise Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	2 231.00	222	Rainbow Alpha Holdings Limited
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	3 344.00	261	Jarton Limited
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	8 073.00	285	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	14 333.00	590	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	4 868.00	198	Nan Hua International Engineering Company Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	2 050.00	13	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	1 960.00	9	Fortune Loyal Development Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	1 190.00	12	Eltara Limited
25 February 2014	NKIL 6526	Kai Tak Area 11 Site 2, Kai Tak, Kowloon	9 313.00	900	Royal Mark Investments Limited
25 February 2014	NKIL 6527	Kai Tak Area 11 Site 3, Kai Tak, Kowloon	10 149.00	930	Big Nice Development Limited
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	1 242.70	2	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	37 700.00	420	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	1 742.00	Subject to actual design by developer	Sino Kingdom Development Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	75	Oasis Rainbow Limited
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	20	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	356	Champ Success Development Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	774	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	7 674.00	648	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	Subject to actual design by developer	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	640	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	Subject to actual design by developer	Jet Group Limited
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	Subject to actual design by developer	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	845	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	364	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	224	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	3	Treasure Mega Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	296	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	667	Top Finder Limited
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	992	Great Alliance Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	502	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	646	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	6	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	6 550.00	298	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	136	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	245	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 495	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	Subject to actual design by developer	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	Subject to actual design by developer	Joy Rise Limited
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	5 830.00	148	Jumbo Vision Holdings Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	4 831.00	693	Kong Smart Investment Limited
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	24 336.00	Subject to actual design by developer	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	Subject to actual design by developer	Moonlight Shadow Holdings Limited
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	27 000.00	1 154	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	8 754.00	16	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	17 121.00	725	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	37	Able Lucky Development Limited
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	Subject to actual design by developer	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	Subject to actual design by developer	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	3 173.00	Subject to actual design by developer	Allied Glory Development Limited
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	Subject to actual design by developer	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	Subject to actual design by developer	Gold Topmont Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	Subject to actual design by developer	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	Subject to actual design by developer	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 215	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	Subject to actual design by developer	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	Subject to actual design by developer	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	Subject to actual design by developer	Best Wisdom Development Limited
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	Subject to actual design by developer	Obtain Holdings Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	Subject to actual design by developer	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	Subject to actual design by developer	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	Subject to actual design by developer	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	Subject to actual design by developer	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	Subject to actual design by developer	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	Subject to actual design by developer	Rich View Investments Limited

Sale/tender award date (up to end February 2017) Note 1	Lot number	Location	Area (square meters)	Estimated number of flats Note 2	Name of purchaser
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	Subject to actual design by developer	NMC 6 Limited
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kai Tak, Kowloon	11 262.00	Subject to actual design by developer	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	Subject to actual design by developer	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00	Subject to actual design by developer	Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	Subject to actual design by developer	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	Subject to actual design by developer	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	Subject to actual design by developer	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	Subject to actual design by developer	Top Genius Holdings Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	Subject to actual design by developer	Unicorn Bay (Hong Kong) Investments Limited

Note 1: Based on the date of auction/tender award.

Note 2: The estimated number of residential units, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end January 2017.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)357****(Question Serial No. 4353)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding tender failures in government land sale over the past five years, please provide the information about each site involved, including the location, site area, land premium, the total number of failed tenders, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. 87)

Reply:

From 1 April 2012 up to end February 2017, there were a total of eight unsuccessful government land sales and the requested information is set out below:

Auction withdrawn / tender cancelled date	Location (Lot No.)	User	Site area (square metres)	Remarks
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9043)	Marine fuelling station	112.5	These two sites i.e. IL 9043 and IL 9044 were re-tendered as a combined site known as IL 9056 and sold on 13 June 2014 at a premium of \$2.388 million.
26 April 2012	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong (IL 9044)	Marine fuelling station	113.9	

Auction withdrawn / tender cancelled date	Location (Lot No.)	User	Site area (square metres)	Remarks
13 March 2013	Chuen On Road, Tai Po (TPTL 207)	Hospital	54 851	The site was eventually earmarked for subsidised housing development.
27 December 2013	779 Lai Chi Kok Road, Kowloon (NKIL 6521)	Petrol filling station	606.9	(1) Site re-tendered under a new lot number of NKIL 6543, but cancelled again on 18 June 2014; and
18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6543)			(2) Site was tendered the third time and sold on 18 September 2014 at a premium of \$74,069,998.
12 March 2014	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	Residential R2	19 000	Site re-tendered and sold on 5 November 2014 at a premium of \$2,542.88 million.
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	Residential R1	6 200	Site re-tendered and sold on 31 May 2016 at a premium of \$938.88 million.
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	Residential R3	28 457	Site re-tendered and sold on 30 August 2016 at a premium of \$988,888,888.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)358****(Question Serial No. 3935)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform the Committee:

- 1) What was the number of cases involving retail and wholesale activities in industrial units in breach of lease conditions against which the Lands Department (Lands D) took land control actions? Please provide a breakdown by 18 districts in each of the past three years.
- 2) What was the number of cases involving retail and wholesale activities in residential units in breach of lease conditions against which Lands D took land control actions? Please provide a breakdown by 18 districts in each of the past three years.

Asked by: Hon WU Chi-wai (Member Question No. 103)

Reply:

- 1) The Lands Department (Lands D) does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in industrial units. The available statistics regarding lease enforcement actions taken against non-conforming uses (including non-conforming uses in the form of retail and wholesale activities) in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2014 to 2016) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2014	2015	2016
Hong Kong East	20	34	24
Hong Kong West & South	6	5	12
Kowloon East	35	44	86
Kowloon West	18	18	53

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2014	2015	2016
Islands	0	0	0
North	0	17	0
Sai Kung	0	0	0
Sha Tin	25	5	63
Tuen Mun	8	5	5
Tai Po	0	2	12
Tsuen Wan & Kwai Tsing	97	42	300
Yuen Long	0	0	3
Total	209	172	558

- 2) Lands D does not have readily available information on the number of lease enforcement actions taken against retail and wholesale activities in residential units. The available statistics regarding lease enforcement actions taken against non-conforming uses (including non-conforming uses in the form of retail and wholesale activities) in non-industrial buildings (including residential buildings) in all the 12 DLOs in the past three years (2014 to 2016) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in non-industrial buildings		
	2014	2015	2016
Hong Kong East	35	15	20
Hong Kong West & South	31	14	15
Kowloon East	12	7	2
Kowloon West	3	5	7
Islands	0	0	0
North	0	1	0
Sai Kung	0	0	0
Sha Tin	0	0	0
Tuen Mun	0	0	0
Tai Po	0	0	2
Tsuen Wan & Kwai Tsing	25	10	1
Yuen Long	0	0	0
Total	106	52	47

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)359**

**(Question Serial No. 3936)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) the number of cases of unauthorised structures on private agricultural land handled by the Lands Department in the past three years;
- 2) the number of enforcement actions, the number of structures removed by the owners as required, and the number of those removed by the Government as mentioned in item 1);
- 3) the details of prosecutions instituted and convictions regarding item 1).

Asked by: Hon WU Chi-wai (Member Question No. 105)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (Lands D) in the last three calendar years (2014 to 2016) are as follows:

Calendar Year	2014	2015	2016
(a) Number of cases of unauthorised structures on private agricultural land identified <sup>(Note)</sup>	810	686	751
(b) Number of cases involving enforcement actions <sup>(Note)</sup> (which may take the form of issue of warning letters/statutory notices; registration of warning letters in the Land Registry; re-entry and/or vesting) taken against unauthorised structures on private agricultural land	665	1 021	1 397
(c) Number of cases with unauthorised structures demolished by the owners <sup>(Note)</sup>	125	211	211
(d) Number of cases with unauthorised structures demolished by Lands D <sup>(Note)</sup>	15	4	9

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year. Each case may involve more than one private lot and/or structure.

Given that a land lease is a private contract enforced by Lands D in its capacity as the landlord and a party to the contract, no prosecution under any legislation is involved.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)360****(Question Serial No. 3984)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the sites of short term tenancies (STTs) issued, it is expected that 29 hectares (ha) of land for STTs will be let by tender and 12.6 ha will be let by direct grant in 2017. What are the respective uses and areas of these pieces of land? Is the use of a temporary fee-paying carpark involved? If yes, what are the details?

What are the number of sites granted by way of STTs for use as temporary fee-paying carparks to be taken back in 2017 for other development uses, the location of the sites to be taken back and the number of various types of vehicles to be affected?

Asked by: Hon YICK Chi-ming, Frankie (Member Question No. 59)

Reply:

Based on current estimate, the proposed uses of the sites which may be let on short term tenancies (STTs) by tender in 2017 include temporary fee-paying carpark, driving training centre, plant nursery, recovery and recycling business operation, storage and cargo handling, container vehicles parking, parking of motor vehicles belonging to the tenant, recreational events and facilities, cooked food centre and/or convenience stall and placement of skips. Among them, those sites proposed for use as temporary fee-paying carpark are estimated to account for about 45% of the estimated total area of the STT sites to be tendered in the year. Of this percentage, about 80% is currently used for temporary fee-paying carparks and scheduled for re-tender. The proposed uses of the sites which may be let on STTs by direct grant in 2017 include works sites/works areas for public rental housing and the airport three-runway system, community/non-profit making uses and open storage.

In general, if there is a need for permanent development of a particular site, the short-term use would be terminated at an appropriate time to tie in with the permanent development programme in accordance with the conditions of the STTs. Of the 32 sites included in the 2017-18 Land Sale Programme, one site would require termination of a temporary fee-paying carpark let on STT in the Southern District. That STT has a site area of about

- 2 -

1 220 square metres for the parking of motor vehicles (excluding container tractors, container trailers and container vehicles with or without tractors and trailers) having a permitted gross vehicle weight not exceeding 5.5 tonnes.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)361****(Question Serial No. 5808)**

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

According to the Brief Description under this Programme of the Lands Department, the Survey and Mapping Office operates a Land Information System for maintaining updated digital maps and cadastral databases and hence providing a foundation geospatial data framework in Hong Kong. In this connection:

Please set out the manpower required for operating the system and managing the databases in 2016-17, with a breakdown by grade and whether they were civil service posts or non-civil service contract posts. Is there any expected increase in the manpower in 2017-18? If yes, please state the number of staff and grade involved.

Asked by: Hon YIU Chung-yim (Member Question No. 6)

Reply:

A total of 21 staff holding civil service posts are directly engaged in the operation of the Land Information System and the management of the related database. A breakdown by civil service grade is set out in the table below:

Grade	No. of Staff
Land Surveyor	3
Survey Officer	8
Technical Officer	10
Total:	21

No increase of staff is anticipated in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)362****(Question Serial No. 5814)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the squatter policy, will the Government inform this Committee of the following:

1. How many squatter clearance operations (clearance operations) in total were taken by the Government in each of the past three financial years? How many residents were involved each time? Please provide the information in the following table:

Year	Date of clearance operation	District	Number of squatter structures cleared	Number of residents involved
2014-15	DDMMYYYY	So-and-so Village	M	X
	DDMMYYYY	So-and-so Village near So-and-so Road	N	Y

2. In respect of the above clearance operations, how many cases fall within “programmed development clearances” and “emergency clearances”?
3. How long before a clearance operation will a notice be issued in general under the existing policy? What was the interval between the issue of notices and the clearance operations taken in each of the above operations?

Asked by: Hon YIU Chung-yim (Member Question No. 12)

Reply:

1. The number of structures cleared and the number of residents involved in the clearance for development projects and emergency clearance in the past three years are as follows -

Year	District	Number of squatter structures cleared	Number of residents involved
2014	Southern	7	0
	Kowloon City	12	0
	Kwun Tong	11	6
	Kwai Tsing	10	4
	North	681	461
	Sai Kung	18	2
	Sha Tin	49	0
	Tai Po	601	144
	Tuen Mun	44	4
	Yuen Long	11	0
2015	Central and Western	2	0
	Kwai Tsing	11	0
	North	573	255
	Sha Tin	85	23
	Tai Po	173	4
	Tuen Mun	1 065	326
	Yuen Long	78	1
2016	Southern	1	4
	Kwun Tong	16	0
	Islands	10	0
	North	126	296
	Sai Kung	191	42
	Sha Tin	25	0
	Tai Po	44	3
	Tuen Mun	112	443
	Yuen Long	159	0

2. The above clearance operations involved a total of 67 exercises, of which 66 were “programmed development clearances”, i.e. clearances conducted to support development projects, while one was an emergency clearance.
3. The notice period for land clearance depends on a number of factors, including the statutory procedures and requirements, the scale of the projects concerned, the number of occupiers involved, and discussion with the affected land owners and occupiers on compensation and rehousing. For the above clearance operations completed in 2016, the average time from posting of pre-clearance survey notice to the completion of the clearance was about 38 months.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)363****(Question Serial No. 5817)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. How many of the notices on squatter clearances issued by the Lands Department will expire in the current financial year (2017-18)?
2. What is the distribution of the forthcoming clearance operations as mentioned above in the District Council districts?
3. What is the estimated manpower to be allocated by the Government for conducting the above-mentioned clearance operations?

Asked by: Hon YIU Chung-yim (Member Question No. 13)

Reply:

A total of 29 clearance exercises supporting development projects are scheduled to take place in 2017-18. The geographical distribution of these exercises is as follows-

District	Number of development clearance exercises
Hong Kong Island	1
Islands	1
Sai Kung	5
Sha Tin	2
Tsuen Wan	1
Kwai Tsing	1
Tai Po	5
North	6
Yuen Long	3
Tuen Mun	4

- 2 -

The manpower involved in undertaking the clearance work in 2017-18 is estimated to be 58 officers.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)364****(Question Serial No. 5818)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding unlawful occupation of government land, will the Government inform this Committee of the following information:

1. The number of pieces of government land with enforcement action taken against unlawful occupation in each of the past three financial years.
2. In which District Council districts were the above cases distributed? Please give a breakdown by year.
3. Of the sites included in above cases, how many were granted by short term tenancies (STTs) each year? How many hectares of land were involved? Were the lessees the original occupiers? Please list the information in the following table:

Enforcement cases and lot numbers	Area	Date of granting STTs	Were the lessees the original occupiers? (Y/N)

Asked by: Hon YIU Chung-yim (Member Question No. 14)

Reply:

- 1 & 2. Unlawful occupation of government land takes different forms including, for instance, banners on roadside railings, bicycles on public pavements/bicycle parks, skips on public carriageways, miscellaneous articles on back lanes, steps/ramps/shop front extensions on public pavements and encroachment by adjoining private lot owners. The breakdown of number of government sites cleared by the Lands Department (Lands D) in the calendar years from 2014 to 2016 by the 12 District Lands Offices is as follows:

District	Number of government sites cleared in respect of unlawful occupation of government land		
	2014	2015	2016
Hong Kong East	1 530	1 680	1 784
Hong Kong West & South	616	668	895
Kowloon East	803	1 064	1 642
Kowloon West	1 353	776	2 877
Islands	209	86	110
North	282	298	256
Sai Kung	480	266	659
Sha Tin	408	441	492
Tuen Mun	193	269	334
Tai Po	542	543	484
Tsuen Wan & Kwai Tsing	648	461	543
Yuen Long	872	579	1 530
Total	7 936	7 131	11 606

3. Lands D has regularised the unlawful occupation of government land by the grant of 50, 83 and 62 short term tenancies (STTs) to the occupiers or related parties in accordance with established practice in the calendar years from 2014 to 2016 respectively. Those regularisation STTs granted in each of the three years involve a total area of 1 hectare, 2.47 hectares and 1.68 hectares respectively. In view of the time required to process a regularisation application, the regularisation tenancies granted in a year may not correspond to the unlawful occupation cases identified in the same year.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)365****(Question Serial No. 5819)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- 1) In each of the past three years, how many small house applications were approved by the Lands Department (Lands D)? Among the applications approved, how many were for building small houses on land zoned "Village Type Development", agricultural land or other sites respectively?
- 2) In each of the past three years, how many new applications for building small houses did Lands D receive?
- 3) How many applications are pending processing?

Asked by: Hon YIU Chung-yim (Member Question No. 15)

Reply:

- 1) and 2) The number of small house applications received and approved by the Lands Department (Lands D) in the past three years (2014 to 2016) is set out below:

Year	Number of small house applications received	Number of small house applications approved
2014	2 522	1 114
2015	2 547	989
2016	1 297	858

Note: The applications approved in one year may not correspond to the applications received in that year.

Lands D does not have readily statistics on the location (whether within or outside the "Village Type Development" or "Agricultural" zones) in respect of small house applications approved.



- 2 -

- 3) As at end of December 2016, the number of small house applications being processed was 9 145 and the number of applications pending processing was 2 988.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)366****(Question Serial No. 5820)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Development

Question:

In its reply to the Legislative Council on 16 November 2016, the Development Bureau (DEVB) pointed out that for land under multiple ownership but owners not unanimously agreeing on or having difficulties in unanimously agreeing on the arrangement for lease extension, the issue will be dealt with through the establishment of Financial Secretary Incorporated.

1. How much manpower on the establishment will be deployed in the coming financial year for dealing with the arrangement for lease extension of the land ownership issue mentioned above?
2. As there is a need to renew a large number of land leases expiring on 30 June 2047, DEVB has stated that it "is making reference to its past experience in legislation...actively compiling the relevant information". Could the Department give examples of the work being carried out on the subject? When will the compilation of the relevant information be completed?

Asked by: Hon YIU Chung-yim (Member Question No. 16)

Reply:

1. Three land leases will expire in the 2017-18 financial year. They are all special purpose leases, including two involving sites for petrol filling stations which, under current policy, are due for re-tendering in the open market upon expiry of the existing leases. The remaining special purpose lease expiring is one involving single ownership, meaning that the lease extension will not require arrangements involving the Financial Secretary Incorporated. The Lands Department (Lands D) will handle the three cases with existing manpower.

2. Making reference to past experiences in handling lease extensions, Lands D is preparing reference materials on the procedures and considerations in the processing of lease extension. The work is expected to be completed in mid-2017.

As regards the preparatory work for dealing with lease extensions in future, please refer to the reply given by the Secretary for Development to Question Number 12 raised at the Legislative Council sitting on 29 March 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)367****(Question Serial No. 5821)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In each of the past three financial years, regarding lease breaches in industrial buildings, please inform this Committee of:

1. the number of warning letters issued by the Lands Department (Lands D) and the number of cases rectified voluntarily prior to enforcement actions by Lands D;
2. the number of prosecutions instituted by Lands D; and
3. the types of businesses engaged in the flats/premises among the cases in which warning letters were issued. Please list the information in the table below.

Business	Number
Retail and Wholesale	
Food and Beverage	
Residential Premises	
.....	
Others	

Asked by: Hon YIU Chung-yim (Member Question No. 17)

Reply:

1. The relevant statistics regarding lease enforcement actions taken against lease breaches in industrial buildings by the Lands Department (Lands D) in the past three calendar years (2014 to 2016) are as follows:

Year	2014	2015	2016
Number of cases with lease enforcement actions (which may take the form of issue of warning letters; registration of warning letters in the Land Registry and/or vesting) taken against lease breaches in industrial buildings	209	172	558

Since July 2016, Lands D has launched risk-based lease enforcement arrangements against non-conforming uses and has so far conducted proactive inspections of 15 industrial buildings. Out of the 94 premises with non-conforming uses identified, the lease breaches in 62 premises were rectified upon verbal warnings. Of the remaining premises, warning letters in respect of 28 premises were issued and four premises are under investigation.

2. As a land lease is a form of private contract and is enforced by Lands D as the landlord and a party to the contract, such action does not involve prosecution.
3. There is no breakdown of the statistics by the types of businesses since Lands D does not target any businesses when it takes lease enforcement actions.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)368****(Question Serial No. 6673)**

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What were the manpower for and expenditures/estimated expenditure on the naming of streets in the past three years and in 2017-18? Please provide a breakdown of the expenditure. What are the procedures for street naming?

Asked by: Hon YIU Chung-yim (Member Question No. 407)

Reply:

Currently, the Lands Department (Lands D) is responsible for the naming of streets in Hong Kong according to the Public Health and Municipal Services Ordinance (Cap. 132), Part XA Street Names. Street naming exercises include the naming of new streets, changing or deletion of existing street names, and revising the description of existing streets when there is a change in their alignment.

In general, upon receipt of a request for assigning a new name to a street from government departments or the public, Lands D will conduct a site inspection and check whether any suggested name would duplicate or closely resemble existing street names. Lands D will then come up with a proposal for circulation to the concerned government bureaux and departments and the related District Council for comments. When the naming proposal is finalised, Lands D will declare the street name via the "Street Name" notice in the Government Gazette. The Gazette Notice with plan is posted in the Hong Kong Central Library, related District Survey Office and Headquarters of Survey and Mapping Office of Lands D.

A street naming exercise involves a number of professional and technical grade officers in Lands D, including Land Surveyor, Cartographer, Survey Officer (Land) and Technical Officer (Cartographic) grades. As the officers involved are not designated solely to undertake street naming exercises, we are unable to provide a breakdown of manpower and expenditure spent solely on the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)369****(Question Serial No. 4140)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Under this Programme, will the Government inform this Committee:

- (1) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Branch (T-Branch) in 2017-18?
- (2) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Mainland Planning Unit under T-Branch in 2017-18?
- (3) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Lantau Unit under T-Branch in 2017-18?
- (4) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Unit under T-Branch in 2017-18?
- (5) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Cross-boundary Infrastructure and Development Section of the Planning Department in 2017-18?

Asked by: Hon CHAN Chi-chuen (Member Question No. 74)

Reply:

- (1) In 2017-18, the Territorial Planning Branch (T-Branch) of the Planning Department (PlanD) comprising five sections will have an establishment of a total of 217 staff members of various grades and ranks. The estimated salary expenditure of these 217 staff members is about \$135.2 million in terms of notional annual mid-point salary value. There is no breakdown on the estimated operating expenses solely for the T-Branch.

(2) to (4)

The Mainland Planning Unit, Lantau Unit and Territorial Planning Unit of the Strategic

Planning Section of T-Branch will have an establishment of three, six and ten professional staff respectively in 2017-18. The estimated salary expenditures of these professional staff are about \$2.8 million, \$5.7 million and \$9.2 million respectively in terms of notional annual mid-point salary value. There are also 25 technical and clerical staff who provide support to these three Units and their estimated salary expenditure is about \$7.7 million in terms of notional annual mid-point salary value. There is no breakdown on the estimated operating expenses solely for these three Units.

- (5) The Cross-boundary Infrastructure and Development (CID) Section of PlanD will have an establishment of 30 staff members of various grades and ranks in 2017-18. The estimated salary expenditure of these 30 staff members is about \$19.4 million in terms of notional annual mid-point salary value. There is no breakdown on the estimated operating expenses solely for the CID Section.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)370****(Question Serial No. 6784)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

What are the details of commencing and managing the Study on Existing Profile and Operations of Brownfield Sites in the New Territories? Please provide the work schedule and the estimated expenditure of the Study. Will the Study be conducted by consultants or in-house staff? What is the manpower arrangement? When will the Government publish the full study report for public inspection?

Asked by: Hon CHAN Tanya (Member Question No. 450)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will engage a consultant to carry out the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. It is targeted to complete the Study within 2018. The findings of the Study will be published as appropriate.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)371****(Question Serial No. 6785)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

- (1) What is the area of land currently zoned "Village Type Development" ("V") on statutory plans? What was the area of land newly zoned "V" on statutory plans last year?
- (2) How many planning permission applications for New Territories small house development were filed under the Town Planning Ordinance over the past year? How many of them were approved? Among the cases approved, what are the area and statutory land use of the sites concerned?
- (3) Has the Government conducted a review of the location and area of the "V" zones to see if there is any surplus land which can be rezoned for residential or community development? If not, what are the reasons?

Asked by: Hon CHAN Tanya (Member Question No. 500)

Reply:

(1) & (3)

Currently, there are about 3 368 hectares (ha) of land zoned "Village Type Development" ("V") on statutory plans. The "V" zones on statutory plans are drawn up having regard to a series of planning factors including the existing settlement pattern and the Village Environs of recognised villages, the local topography, site characteristics and constraints, and the small house demand forecast in the coming ten years, etc. Areas of difficult terrain, dense vegetation, burial grounds, stream courses and ecologically sensitive areas are not included in the "V" zones where possible. "V" zones scatter across the territory, and normally reflect the extent of pre-existing rural villages (including villages that had been resited in the past to make way for new town development), which cover mainly recognised villages in the New Territories. In general, these sites are not suitable for large-scale development because of the infrastructural and other ancillary constraints and their sporadic locations. The Government has no intention at this stage to rezone land under "V" zones for other residential or community uses.

In general, the “V” zones on the development permission area (DPA) plans, if any, were only designated on a provisional basis and often confined to the existing village cluster only. The extent of “V” zones on the outline zoning plans (OZPs) prepared to replace the DPA plans would be refined taking into account further assessments/studies based on the aforementioned planning factors. Thus the replacement of DPA plans by OZPs often results in revision of the extent of “V” zones on the plans. In 2016-17, the size of land area zoned “V” has increased by about 8.48 ha, which are distributed in Tai Tan, Ko Tong, Ko Tong Ha Yeung, Chuen Lung, Cheung Sheung, Ping Chau and Tai Ho, when the OZPs were prepared to replace the corresponding DPA plans.

- (2) In 2016, a total of 242 planning applications for New Territories Exempted Houses/ Small Houses were considered by the Town Planning Board under section 16 of the Town Planning Ordinance (Cap. 131). Of which, 87 cases were approved involving a total area of about 1.27 ha. The approved cases are mainly within or straddle “Green Belt”, “Agriculture” and “V” zones.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)372****(Question Serial No. 6786)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

- a) When will the Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty-Feasibility Study be completed this year? When will the Government publish the full study report for public inspection?
- b) In respect of the town planning process for the redevelopment of Queensway Plaza to be conducted by the Government, what are the work schedule and estimated expenditure?

Asked by: Hon CHAN Tanya (Member Question No. 132)

Reply:

- a) The main part of the Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study (the Study) had been completed, and its key findings and recommendations were presented to the Town Planning Board (TPB) and the Central and Western District Council in October 2015 and January 2016 respectively. The technical study reports on assessment of visual impact, air ventilation and traffic impact have been included in the submission to TPB on the related amendments to the Central District Outline Zoning Plan (OZP) and are available for public inspection. The remaining part of the Study, including the technical feasibility of constructing a new footbridge linking the redevelopment with Tamar Footbridge, is scheduled for completion in 2018. The final study report will be available for public inspection after the completion of the services.
- b) The amendments to the Central District OZP to rezone the eastern and western parts of the existing Queensway Plaza site to "Commercial (4)" and "Other Specified Uses" annotated "Elevated Walkway cum Retail Uses" to facilitate the future redevelopment were approved by the Chief Executive in Council on 11 November 2016. The relevant work was undertaken by in-house staff of the Planning Department as part of their overall duties. We are unable to provide a breakdown on the expenditure or resources involved solely for this area of work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)373****(Question Serial No. 6787)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Judgments handed down by the court in respect of a few judicial review cases in 2015 ruled that there had been procedural unfairness in the plan-making process of the Town Planning Board (TPB). What is the progress of the review of the procedures and practices of the TPB? When will the Government consult the public and formally implement improvement measures? What is the expenditure involved in conducting the review?

Asked by: Hon CHAN Tanya (Member Question No. 127)

Reply:

With a view to ensuring propriety and reasonableness while enabling the Town Planning Board (TPB) to discharge its statutory function in an effective and efficient manner, a review on TPB's procedures and practices is under way. TPB members and other relevant stakeholders will be consulted in due course before any recommended enhancement measures are implemented. The relevant work is undertaken by staff of the Planning Department as part of their overall duties. We are unable to provide a breakdown of the expenditure involved solely with the review.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)374**

**(Question Serial No. 6788)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (3) Town Planning Information Services  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

As regards the major exhibition on Hong Kong's planning and infrastructure development for celebrating the 20th Anniversary of the Establishment of the Hong Kong Special Administrative Region, what are the estimated expenditure breakdown and the details and timetable of the activities?

Asked by: Hon CHAN Tanya (Member Question No. 129)

Reply:

The Planning Department is organising an exhibition on Hong Kong's planning and infrastructure development to mark the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region. The exhibition will be held at the City Gallery and Edinburgh Place from June to November 2017 tentatively. In 2017-18, the estimated expenditures for this exhibition are \$14.703 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)375****(Question Serial No. 6825)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding open spaces throughout the territory, please advise on the following:

- (1) the open space per capita in the 18 districts in the past three years;
- (2) whether there will be any changes in the open space per capita in the 18 districts in the coming year; and the reasons for that.

Asked by: Hon CHAN Tanya (Member Question No. 336)

Reply:

- (1) Based on the open space provision in 2016 and the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing open space per capita by District Council districts is set out in the table below. We do not have readily available information on the existing open space per capita by districts in 2014 and 2015. Significant resources are required for compiling the relevant statistics.

<b>District Council District</b>	<b>Existing Open Space Provision (hectares) (about)</b>	<b>Existing Open Space per capita (square metres) (about)</b>
Central and Western	56.6	2.33
Wan Chai	50.9	2.82
Eastern	116.7	2.10
Southern	83.6	3.04
Yau Tsim Mong	74.2	2.16

<b>District Council District</b>	<b>Existing Open Space Provision (hectares) (about)</b>	<b>Existing Open Space per capita (square metres) (about)</b>
Kowloon City	93.9	2.24
Kwun Tong	174.4	2.69
Wong Tai Sin	129.5	3.04
Sham Shui Po	103.5	2.55
Kwai Tsing	140.5	2.70
Tsuen Wan	77.4	2.43
Sha Tin	205.5	3.11
Tai Po	180.0	3.55
North	83.9	2.66
Tuen Mun	179.1	3.66
Yuen Long	132.0	2.15
Sai Kung	108.9	2.36
Islands	84.0	5.36

Remarks

Open space in private developments are counted as existing open space provision in the above table, but sports grounds, water sports centres, camp sites and holiday villages, etc. managed by the Leisure and Cultural Services Department, as well as slopes are excluded. It should also be noted that existing open space provision is not equivalent to the area of “Open Space” zones on the statutory plans.

- (2) As the open space per capita is subject to changes in district population, priority of individual open space project in Government’s public works programme and implementation progress of individual project, we are unable to estimate the changes in open space per capita in future.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)376****(Question Serial No. 6847)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Regarding the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas, what are the work details and the estimated expenditure next year? If public engagement activities will be involved, please provide the details and the amount of expenditure involved.

Asked by: Hon CHAN Tanya (Member Question No. 339)

Reply:

The Planning Department commissioned the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (the Study) in January 2015 to formulate harbourfront enhancement proposals and urban design briefs to guide implementation. A comprehensive two-stage public engagement exercise was completed. Stage 1 Public Engagement was conducted in 2015 to gauge public views on the urban design framework. Stage 2 Public Engagement was conducted in 2016 to gauge public views on harbourfront enhancement proposals in the five character precincts. The proposals are being finalised taking account of the public comments received. The estimated expenditure in 2017-18 is about \$3 million for accomplishing various remaining study tasks including carrying out necessary technical assessments on the refined harbourfront enhancement proposals. No further public engagement activities are planned for the Study in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)377****(Question Serial No. 6860)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the applications for rezoning/amendments to statutory plans submitted to the Town Planning Board over the past three financial years, please advise:

1. the number of applications related to agricultural land each year and the respective site area (in hectares);
2. the District Council administrative districts involved in the above rezoning/amendment applications and the respective site area (in hectares); and

Financial Year	District Council Administrative District	Number of Applications	Site Area (in hectares)
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3. the rezoned/revised land use of the above rezoning/amendment applications, and also the number of applications and their respective site area (in hectares).

Financial Year	Types	Number of Applications	Site Area (in hectares)
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Asked by: Hon CHAN Tanya (Member Question No. 94)

Reply:

Details on the rezoning applications involving “Agriculture” (“AGR”) zones under section 12A of the Town Planning Ordinance (Cap. 131) received by the Town Planning Board (TPB) in the past three financial years are set out in the table below. Four of the rezoning applications were withdrawn by the applicants, one was not agreed by TPB, and the remaining two have been deferred upon request of the applicants.

Financial Year	District Council District	Proposed Zoning	Number of Applications [Site Area (in hectares) (about)]	
			By District	Total
2014-15	North	Residential	1 [11.5]	3 [13.9]
	Yuen Long	Residential	2* [2.4]	
2015-16	North	Residential	2 [4.3]	3 [5.6]
	Yuen Long	Government, Institution or Community	1* [1.3]	
2016-17 (up to mid-March 2017)	North	Village Type Development	1* [0.6]	1 [0.6]

**Note:** here was no section 12A application involving the “AGR” zones in the remaining District Council districts not listed in the table.

\* The application(s) was/were subsequently withdrawn by the applicant(s).

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)378****(Question Serial No. 7118)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

At present, only the gist of planning application is posted on the website of the Town Planning Board (TPB) for public browsing. For other relevant documents, members of the public have to inspect them in person at the TPB Secretariat and page-by-page photocopying is required to secure a copy. This causes inconvenience to the public and photocopying is not environmentally friendly. In this connection, will the Government allocate resources in the coming year for conducting a review to explore ways to facilitate public access to such documents (for example, uploading of all documents to the TPB website)? If so, what is the timetable for such work? If not, what are the reasons?

Asked by: Hon CHAN Tanya (Member Question No. 126)

Reply:

At present, the gists of planning applications are uploaded onto the Town Planning Board (TPB) website, whilst full sets of the submissions of planning applications are available for public inspection at the two Planning Enquiry Counters of the Planning Department. Since third-party submissions are involved in the planning applications and they are often voluminous, we are examining the feasibility of uploading such materials onto TPB website having regard to the legal and technical implications.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)379****(Question Serial No. 7119)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

After passing the Town Planning (Amendment) Ordinance 2004, the remaining two stages of amendments have made no progress. Besides, the general public have expressed their opinions on the composition and functions of the Town Planning Board in recent years. Will the Government launch a fresh round of review or amendments to the Town Planning Ordinance and conduct public consultation next year? If yes, what are the expenses to be involved and the work schedule? If no, what are the reasons?

Asked by: Hon CHAN Tanya (Member Question No. 128)

Reply:

The Town Planning (Amendment) Ordinance 2004 (TP(A)O) has been operating smoothly since its introduction in June 2005. Under the TP(A)O, the public can inspect the statutory plans, planning applications and applications for amendment of plan, as well as express view on the amendments to statutory plans and planning applications. The Town Planning Board (TPB) meetings, except confidential items and deliberation sessions, are also open for public viewing. TPB has since 2005 taken a major step forward in terms of enhancing both its transparency and public accountability. The Government currently has no concrete plan for reviewing or amending the Town Planning Ordinance.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)380****(Question Serial No. 6002)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Over the past five years, how many applications involving change of land use were received? On average, how many times were they deferred, and how long did it take for them to be considered from receipt of them (in month)? How many of them were rejected? How many of them were withdrawn by applicants? What was the amount of departmental expenses involved?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1128)

Reply:

From 2012 to 2016, the Town Planning Board (TPB) received 215 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, 136 applications involved requests for deferment of consideration by TPB, and such requests were all considered within the statutory time limit of three months. The number of requests for deferment made in respect of an application mostly ranged from one to three. Deferment would only be considered and approved with justifications based on the merits of individual cases. Of the 215 applications, TPB decided to agree/partially agree to 27 and reject 76, while 85 were withdrawn by the applicants and 27 are still under processing. The time required for TPB to consider and decide on these applications varies depending on their individual circumstances. The relevant work is undertaken by staff in the Planning Department as part of their overall duties. We are unable to provide a breakdown of the departmental expenses involved solely for such work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)381****(Question Serial No. 6256)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Currently, is there any restriction on the number of times for a landowner to submit a rezoning application for the same site? Is there any restriction on the number of times a review application can be submitted?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1407)

Reply:

In accordance with the Town Planning Ordinance (Cap. 131) (TPO), any person may apply at any time under section 12A for consideration of any proposal to amend any approved plan including amending the zoning of any site, except under the circumstances where section 12A(2)\* applies. TPO does not require the applicant to be the landowner and does not restrict the number of applications for amendment of plan under section 12A by any person or for any site. There is no provision under TPO for review of the Town Planning Board's decisions on section 12A applications.

\* Section 12A(2) of TPO provides that where at the time when an application is made under section 12A(1) the original approved plan to which the application relates is a referred approved plan, and there is a relevant draft plan in relation to the original approved plan, no proposal under the application shall relate to any matter relevant to any area covered by any amendment introduced to the original approved plan by the relevant draft plan.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)382****(Question Serial No. 6553)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

According to a reply last year, the Planning Department has completed land use reviews on the government land current vacant, under Short Term Tenancies or different short-term or government uses. When will the review report be published?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2252)

Reply:

As part of the multi-pronged approach to increase land supply, the Government announced in the 2014 Policy Address that it had identified some 150 potential housing sites through land use reviews, most of which could be made available in the five years of 2014-15 to 2018-19 for housing development with a view to providing over 210 000 flats (over 70% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures<sup>1</sup>. The Government also announced the various initiatives to increase land supply in the 2013 Policy Address, which involved a total of 42 sites that were zoned or being rezoned for residential use in the short to medium term by end-2013, capable of providing about 40 000 flats in total (over 60% for public housing).

Through the on-going land use reviews together with the identification of additional housing sites, the Government announced in the 2017 Policy Address that it had identified 26 additional sites which are mostly estimated to be made available for housing development in the next five years of 2019-20 to 2023-24, capable of providing over 60 000 flats (over 80% for public housing), subject to timely amendments to the relevant statutory plans and/or completion of the necessary procedures<sup>2</sup>.

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<sup>1</sup> Information about these some 150 potential housing sites was made public in the Government's paper submitted to the Legislative Council (LegCo) Panel on Development in January 2015 (Ref: CB(1)407/14-15(01), Annex D).

<sup>2</sup> Information about these 26 potential housing sites was made public in the Government's paper submitted to the LegCo Panel on Development in January 2017 (Ref: CB(1)461/16-17(01), Annex F).



The land use review is conducted by the Planning Department on an ongoing basis and cannot be captured in a single report. This notwithstanding, announcements on potential housing sites identified in the course of this review has been and will continue to be made from time to time to keep the public informed. As with the established practice, we will consult the District Councils and relevant stakeholders on the development of individual sites as and when they are ready, and submit the rezoning proposal for consideration by the Town Planning Board.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)383****(Question Serial No. 6632)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please provide, with a breakdown by district, the total area of industrial sites in Hong Kong over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 2385)

Reply:

Sites for industrial-related uses are mainly located within industrial-related zones (see Note below) on outline zoning plans (OZPs) prepared under the Town Planning Ordinance (Cap. 131). The zoning on OZPs is broad-brush and the land area of these zones may include public roads, ancillary facilities and utility installations. Besides, some of the industrial land within "Other Specified Uses" annotated "Business" zone are undergoing transformation to cover general business and commercial uses.

The land area falling within industrial-related zonings over the past five years (i.e. 2013 to 2017) by District Council (DC) districts is as follows:

DC District	Area of land falling within industrial-related zones (hectares) (about) <sup>#</sup>				
	2013	2014	2015	2016	2017
Central and Western	5	5	5	4.4	4.4
Wan Chai	-	-	-	-	-
Eastern	17	17	17	17	17
Southern	21	22	22	20	20
Yau Tsim Mong	13	13	13	13	13
Sham Shui Po	31	31	31	31	31
Kowloon City	7.4	7.4	7.4	7.4	7.4
Wong Tai Sin	11	11	11	11	11
Kwun Tong	68	68	68	68	68
Kwai Tsing	655	655	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	276	276	276	276

DC District	Area of land falling within industrial-related zones (hectares) (about) <sup>#</sup>				
	2013	2014	2015	2016	2017
Yuen Long	524	524	524	524	524
North	285	229	229	224	224
Tai Po	98	90	90	90	90
Sha Tin	76	76	76	76	73
Sai Kung	176	176	176	176	165
Islands	436	436	436	436	436
<b>Total*</b>	<b>2 738</b>	<b>2 674</b>	<b>2 667</b>	<b>2 659</b>	<b>2 646</b>

Note: The above table includes various industrial-related zones, which include mainly “Industrial”, “Other Specified Uses” annotated “Business”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Public Cargo Working Area”, “Power Station”, “Deep Waterfront Industries”, “Boatyard and Marine-oriented Industrial Uses”, and other similar land use zonings, as well as “Open Storage” and “Industrial (Group D)” which reflect primarily rural industrial uses that have existed for many years in the rural New Territories. There are industrial-related uses in other zonings or industrial land currently not covered by OZP. Sites within the above industrial-related zones may also contain non-industrial uses.

# As at mid-March of respective year except 2017 which is as at end-February.

\* The figures may not add up to the numeric total due to rounding.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)384**

**(Question Serial No. 4558)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (-) Not Specified  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Director in 2016-17, as well as the estimates for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Director in 2017-18.

Asked by: Hon KWOK Ka-ki (Member Question No. 37)

Reply:

The actual expenditure on salary in respect of the position of Director of Planning (the Director) in 2016-17 and such provision in 2017-18 are both \$2.8 million. No expenditure was incurred on regularly-paid allowances, job-related allowances or non-accountable entertainment allowance payable to the Director in 2016-17, and no provision has been earmarked for such allowances in 2017-18.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)385****(Question Serial No. 4563)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

In respect of the agricultural land affected by the Yuen Long South development,

1. please provide a breakdown of the compensation expenditure for users of the affected agricultural land in the area;
2. please advise whether rehabilitation of agricultural land will be implemented in the area; if so, a breakdown of the expenses and grants.

Asked by: Hon KWOK Ka-ki (Member Question No. 52)

Reply:

According to the draft Recommended Outline Development Plan of the Planning and Engineering Study for Housing Sites in Yuen Long South (YLS), the YLS development would affect about 7 hectares of active agricultural land. At the same time, the planning of YLS development has proposed to earmark about 14 hectares of land, including about 7 hectares of existing active agricultural land for "Agriculture" ("AGR") use, which include farmland to the west of Shan Ha Tsuen. Farming activities can continue within the area reserved for "AGR" use.

Since the clearance works for the YLS development have not yet commenced, we are unable to provide the number of affected farmers. To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)386**

**(Question Serial No. 4564)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Please provide a breakdown on the compensation expenditure for households affected by the Yuen Long South development?

Asked by: Hon KWOK Ka-ki (Member Question No. 53)

Reply:

The Planning and Engineering Study for Housing Sites in Yuen Long South (YLS) is underway. We are preparing the revised Recommended Outline Development Plan taking account of the public comments received in the Stage 3 Community Engagement and the results of technical assessments. The implementation of the YLS development has not yet commenced and we are unable to provide estimates on the compensations for affected households at this stage.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)387**

**(Question Serial No. 4603)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (3) Town Planning Information Services  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

What activities will be held in relation to the exhibition featuring Hong Kong for celebrating the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region? Please provide a breakdown of the funding.

Asked by: Hon KWOK Ka-ki (Member Question No. 102)

Reply:

The Planning Department is organising an exhibition on Hong Kong's planning and infrastructure development to mark the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region. The exhibition will be held at the City Gallery and Edinburgh Place from June to November 2017 tentatively. In 2017-18, the estimated expenditures for this exhibition are \$14.703 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)388****(Question Serial No. 4604)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (3) Town Planning Information Services  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

An exhibition featuring Hong Kong will be held to celebrate the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region. Will funding be earmarked for organising the following exhibitions in the Estimates?

1. The 1967 Riot
2. The Canton—Hong Kong General Strike
3. The Battle of Hong Kong
4. The influence of the 1989 Pro-democracy Movement on the democratic development in Hong Kong
5. The influence of the dissolution of the former Urban Council on the democratic development in Hong Kong
6. The influence of the establishment of the Provisional Legislative Council on the democratic development in Hong Kong

Asked by: Hon KWOK Ka-ki (Member Question No. 103)

Reply:

The Planning Department is organising an exhibition on Hong Kong's planning and infrastructure development to mark the 20<sup>th</sup> Anniversary of the Establishment of the Hong Kong Special Administrative Region. The exhibition will be held at the City Gallery and Edinburgh Place from June to November 2017 tentatively. In 2017-18, the estimated expenditures for this exhibition are \$14.703 million.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)389****(Question Serial No. 4757)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In relation to the development of Yuen Long South, will the Government consider freezing the development of brownfield sites in the area to prevent further illegal destruction of the land? What is the breakdown of the cost required in monitoring and managing the brownfield sites?

Asked by: Hon KWOK Ka-ki (Member Question No. 284)

Reply:

A “freezing survey” (or pre-clearance survey) refers to the standard procedure conducted as part of the process of land resumption and clearance by the Government for public purposes including various public works projects and urban renewal projects. The purpose is to capture the status of existing structures and register the existing occupation of such structures within the development areas. The information obtained would be used for assessing eligibility for rehousing and/or ex-gratia allowances where applicable. The general principle is that for structures and occupiers not captured during the “freezing survey”, their claims for compensation and rehousing would not normally be considered. The Planning and Engineering Study for Housing Sites in Yuen Long South is underway. We will determine the timing of the “freezing survey” for the development at a later stage.

The Planning Department (PlanD) will continue to monitor closely cases of unauthorised developments (UDs) involving brownfield sites and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural areas of the New Territories (NT). Planning enforcement and prosecution actions against UD in the rural NT are undertaken by 69 staff of PlanD. We are unable to provide a breakdown of the cost of the staff deployed solely for the brownfield sites.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)390****(Question Serial No. 4758)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Yuen Long South Development Area, please advise on the situation of the agricultural land there being rezoned for other uses, the percentage of land area involved, and the expenditure on monitoring the situation over the past three years.

Asked by: Hon KWOK Ka-ki (Member Question No. 285)

Reply:

According to the draft Recommended Outline Development Plan of the Engineering Study for Housing Sites in Yuen Long South (YLS), YLS development would affect about 7 hectares of active agricultural land. At the same time, the planning of YLS development has proposed to earmark about 14 hectares of land, including about 7 hectares of existing active agricultural land for "Agriculture" ("AGR") use, which include farmland to the west of Shan Ha Tsuen. Farming activities can continue within the area reserved for "AGR" use.

To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

Staff of the Planning Department has been working on the implementation of the YLS project as part of their overall duties. We are unable to provide a breakdown of the cost of the staff deployed solely for the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)391****(Question Serial No. 4763)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Yuen Long South development, please advise the number of affected farmers who receive assistance from the Government under the New Agriculture Policy and the expenditure involved per farmer.

Asked by: Hon KWOK Ka-ki (Member Question No. 290)

Reply:

According to the draft Recommended Outline Development Plan of the Planning and Engineering Study for Housing Sites in Yuen Long South (YLS), the YLS development would affect about 7 hectares of active agricultural land. At the same time, the planning of YLS development has proposed to earmark about 14 hectares of land, including about 7 hectares of existing active agricultural land for "Agriculture" ("AGR") use, which include farmland to the west of Shan Ha Tsuen. Farming activities can continue within the area reserved for "AGR" use.

Since the clearance works for the YLS development have not yet commenced, we are unable to provide the number of affected farmers. To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)392****(Question Serial No. 4765)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding brownfield development in the Hung Shui Kiu New Development Area, the Government intends to resume privately-owned brownfield sites in the area. As to the estimated provision required for resumption of land, please provide a breakdown of the relevant expenditure.

Asked by: Hon KWOK Ka-ki (Member Question No. 292)

Reply:

According to the Planning and Engineering Study for the Hung Shui Kiu New Development Area (NDA), the implementation of the NDA is expected to affect about 190 hectares of brownfield sites mostly held under private ownership. The implementation of the NDA has not yet commenced and we do not have the detailed cost estimate for resuming the privately-owned brownfield sites at this stage.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)393****(Question Serial No. 4766)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In relation to the Hung Shui Kiu New Development Area, will the Government consider freezing the development of brownfield sites in the area to prevent further illegal destruction of the land?

Asked by: Hon KWOK Ka-ki (Member Question No. 294)

Reply:

A “freezing survey” (or pre-clearance survey) refers to the standard procedure conducted as part of the process of land resumption and clearance by the Government for public purposes including various public works projects and urban renewal projects. The purpose is to capture the status of existing structures and register the existing occupation of such structures within the development areas. The information obtained would be used for assessing eligibility for rehousing and/or ex-gratia allowances where applicable. The general principle is that for structures and occupiers not captured during the “freezing survey”, their claims for compensation and rehousing would not normally be considered. The Hung Shui Kiu New Development Area (NDA) Planning and Engineering Study has been substantially completed. We will determine the timing of the “freezing survey” for the NDA at a later stage.

The Planning Department will continue to monitor closely areas of unauthorised developments involving brownfield sites and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural areas of the New Territories.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)394****(Question Serial No. 4767)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

**Question:**

In relation to the Kwu Tung North New Development Area, will the Government consider freezing the development of brownfield sites in the area to prevent further illegal destruction of the land?

Asked by: Hon KWOK Ka-ki (Member Question No. 295)

**Reply:**

A “freezing survey” (or pre-clearance survey) refers to the standard procedure conducted as part of the process of land resumption and clearance by the Government for public purposes including various public works projects and urban renewal projects. The purpose is to capture the status of existing structures and register the existing occupation of such structures within the development areas. The information obtained would be used for assessing eligibility for rehousing and/or ex-gratia allowances where applicable. The general principle is that for structures and occupiers not captured during the “freezing survey”, their claims for compensation and rehousing would not normally be considered. The “freezing survey” for areas covered by Kwu Tung North New Development Area was conducted in January 2014.

The Planning Department will continue to monitor closely cases of unauthorised developments involving brownfield sites and take appropriate enforcement/prosecution actions in a timely manner in order to prevent deterioration of environment in the rural areas of the New Territories.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)395****(Question Serial No. 4768)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Hung Shui Kiu New Development Area, please advise on the situation of the agricultural land there being rezoned for other uses, the percentage of land area involved, and the expenditure on monitoring the situation over the past three years.

Asked by: Hon KWOK Ka-ki (Member Question No. 296)

Reply:

According to the Revised Recommended Outline Development Plan (RODP) of the Planning and Engineering Study for Hung Shui Kiu New Development Area (HSK NDA), the HSK NDA would affect about 7 hectares of active agricultural land. Taking into account the overall development needs and competing land use requirements, the planning of HSK NDA has not designated "Agriculture" use on the Revised RODP.

To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

Staff of the Planning Department has been working on the implementation of the HSK NDA as part of their overall duties. We are unable to provide a breakdown of the cost of the staff deployed solely for the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)396****(Question Serial No. 4769)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Kwu Tung North Development Area, please advise on the situation of the agricultural land there being rezoned for other uses, the percentage of land area involved, and the expenditure on monitoring the situation over the past three years.

Asked by: Hon KWOK Ka-ki (Member Question No. 297)

Reply:

According to the Planning and Engineering Study for the North East New Territories New Development Areas (NDAs), the implementation of Kwu Tung North/Fanling North (KTN/FLN) NDAs is expected to affect about 28 hectares of active agricultural land. The Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

At the same time, the planning of KTN/FLN NDAs has designated some 37 hectares of land in the core area of Long Valley to be established as a Nature Park, and retained some 58 hectares of "Agriculture" ("AGR") zone, which include farmland to the south and north of Long Valley as a buffer zone for the Nature Park, as well as farmland in Fu Tei Au. Farming activities can continue within both the Nature Park and the retained "AGR" zone.

Staff of the Planning Department have been working on the implementation of the KTN/FLN NDAs as part of their overall duties. We are unable to provide a breakdown of the cost of the staff deployed solely for the work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)397****(Question Serial No. 4770)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the Hung Shui Kiu New Development Area, please advise the number of affected farmers who receive assistance from the Government under the New Agriculture Policy and the expenditure involved per farmer.

Asked by: Hon KWOK Ka-ki (Member Question No. 298)

Reply:

According to the Revised Recommended Outline Development Plan (RODP) of the Planning and Engineering Study for Hung Shui Kiu New Development Area (HSK NDA), the HSK NDA would affect about 7 hectares of active agricultural land. Taking into account the overall development needs and competing land use requirements, the planning of HSK NDA has not designated "Agriculture" use on the Revised RODP.

Since the clearance works for the HSK NDA have not yet commenced, we are unable to provide the number of affected farmers. To assist affected farmers, the Government will implement a special agricultural land rehabilitation scheme for affected farmers, under which a matching exercise will be conducted for farmers who wish to re-establish their farming practices with landowners who are willing to lease or sell their agricultural land.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)398****(Question Serial No. 6918)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

One of the aims of the Department is to ensure effective planning and use of land. Please provide a breakdown by 18 districts of the land area (in hectare) of the current major planned land use zonings in Hong Kong.

Asked by: Hon KWOK Ka-ki (Member Question No. 263)

Reply:

The areas of major land use zonings related to commercial (C), residential (R), village type development (V), industrial (I), government, institution or community (G/IC), agriculture (AGR), open space (O), and green belt (GB) & nature conservation area (NCA) on statutory plans prepared under the Town Planning Ordinance (Cap. 131) as at end of February 2017 by District Council (DC) districts is set out in the table below.

It should be noted that the relevant land use zonings are only broad-brush planning. The total land areas of the zonings only include the land covered by statutory plans, but not land (e.g. farmland, villages or rural areas, etc.) outside statutory plans. The total land areas of the respective zonings do not equate usable or developable land area. Development sites within a zoning are subject to actual environment and site conditions within the zoning (e.g. slopes, trees, relief space, etc.). These zonings may also include public roads, ancillary facilities, utility installations and other existing uses.

DC District	Area of Land Falling within the Major Land Use Zoning (hectares) (about)							
	C <sup>i</sup>	R <sup>ii</sup>	V	I <sup>iii</sup>	G/IC <sup>iv</sup>	AGR	O <sup>v</sup>	GB & NCA <sup>vi</sup>
Central and Western	65	207	-	4	116	-	68	618
Wan Chai	49	150	-	-	88	-	56	523
Eastern	17	223	-	17	176	-	70	521
Southern	4	333	5	20	257	-	75	1 869

DC District	Area of Land Falling within the Major Land Use Zoning (hectares) (about)							
	C <sup>i</sup>	R <sup>ii</sup>	V	I <sup>iii</sup>	G/IC <sup>iv</sup>	AGR	O <sup>v</sup>	GB & NCA <sup>vi</sup>
Yau Tsim Mong	85	116	-	13	82	-	89	2
Sham Shui Po	5	232	-	31	167	-	93	111
Kowloon City	42	318	-	7	162	-	165	47
Wong Tai Sin	1	227	1	11	104	-	64	200
Kwun Tong	14	364	8	68	132	-	128	154
Kwai Tsing	8	294	20	649	197	-	160	686
Tsuen Wan	19	204	96	38	147	9	141	1 264
Tuen Mun	5	561	225	276	317	-	115	1 429
Yuen Long	24	1 304	1 234	524	217	1 101	147	4 798
North	11	320	503	224	430	1 562	110	3 729
Tai Po	4	402	448	90	269	372	78	2 363
Sha Tin	8	617	219	73	406	28	296	1 460
Sai Kung	19	416	349	165	309	34	222	2 935
Islands	243	411	261	436	434	81	113	5 541
<b>Total*</b>	<b>623</b>	<b>6 697</b>	<b>3 368</b>	<b>2 646</b>	<b>4 010</b>	<b>3 187</b>	<b>2 189</b>	<b>28 248</b>

Notes:

- (i) C – includes mainly “Commercial”, “Comprehensive Development Area” for commercial developments, “Other Specified Uses” (“OU”) annotated “Business Park”, “Hotel”, “Service Stations”, “Commercial and Public Recreation Development cum Transport Interchange”, “Cruise Terminal to include Commercial Development with Landscaped Deck above”, “Exhibition Centre”, and other similar land use zonings.
- (ii) R – includes mainly “Residential (Group A)”, “Residential (Group B)”, “Residential (Group C)”, “Residential (Group D)”, “Residential (Group E)”, “Comprehensive Development Area” mainly for residential developments, “OU” annotated “Railway Depot Comprehensive Development Area”, “Residential Cum Marina Development”, “Staff Quarters”, and other similar land use zonings.
- (iii) I – includes mainly “Industrial”, “OU” annotated “Business”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Public Cargo Working Area”, “Power Station”, “Deep Waterfront Industries”, “Boatyard and Marine-oriented Industrial Uses” and other similar land use zonings, as well as “Open Storage” and “Industrial (Group D)” which reflect primarily rural industrial uses that have existed for many years in the rural New Territories.
- (iv) G/IC – includes mainly “Government, Institution or Community”, “OU” annotated “Boundary Crossing Facilities”, “Cemetery”, “Wholesale Market”, “Highways Maintenance Area”, “Reservoir”, “Educational And Recreational Development”, “Sewage Treatment Works”, “Water Treatment Works”, and other similar land use zonings.
- (v) O – includes mainly “Open Space”, “OU” annotated “Promenade”, and other similar land use zonings.

- (vi) GB & NCA – include mainly “Green Belt”, “Conservation Area”, “Coastal Protection Area”, “Country Park”, “Site of Special Scientific Interest”, “OU” annotated “Nature Park”, “River Park”, “Comprehensive Development and Wetland Enhancement Area”, and other similar land use zonings.

\* The figures may not add up to the numeric total due to rounding.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)399**

**(Question Serial No. 7157)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

With regard to the study on brownfield sites in Yuen Long South, please provide the cost required and the details of the following:

1. the expenditure required for setting up a brownfield database;
2. the cost required for the study on the development of brownfield sites in the area;
3. the funding required for resumption of privately-owned brownfield sites in the area by the means of “monetary compensation”, “exchange of land” or “monetary compensation plus exchange of land”;
4. the economic costs incurred in resumption of brownfield sites for development under the Lands Resumption Ordinance for the sake of public interest;
5. the economic benefit of collecting tax on land left idle from land owners of the area who are hoarding up the land;
6. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income; and
7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.

Asked by: Hon KWOK Ka-ki (Member Question No. 50)

Reply:

1. & 2. With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories in 2017 (the Study). The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. The cost estimate for the Study is \$13 million.
3. & 4. According to the Planning and Engineering Study for Housing Sites in Yuen Long South (YLS), the implementation of the YLS development is expected to affect about 100 hectares of brownfield sites mostly held under private ownership. The implementation of the YLS development has not yet commenced and we do not have the cost estimate for resuming the privately-owned brownfield sites at this stage.
5. The Planning and Engineering Study for Housing Sites in YLS has not studied the imposition of a new tax on land left idle.
6. & 7. The Planning and Engineering Study for Housing Sites in YLS does not have the details on the government land granted for open storage use under short term tenancy or the rental income involved. The study also has no information on the government land resumed for reason of unauthorised occupation.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)400****(Question Serial No. 7158)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Hung Shui Kiu New Development Area is designated as the pilot area for the brownfield development study. Please provide the cost required for the brownfield study of HSK NDA and the details of the following:

1. The expenditure required for setting up a brownfield database;
2. the cost required for the study on the development of brownfield sites in the area;
3. the funding required for resumption of privately-owned brownfield sites in the area by the means of “monetary compensation”, “exchange of land” or “monetary compensation plus exchange of land”;
4. the economic costs incurred in resumption of brownfield sites for development under the Lands Resumption Ordinance for the sake of public interest;
5. the economic benefit of collecting tax on land left idle from land owners of the area who are hoarding up the land;
6. in respect of the study on and construction of multi-storey buildings for brownfield operators, the breakdown of the expenditure of the study, the construction cost, the subsidy amount, the economic loss incurred from damage to land and the land premium for the site;
7. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income; and
8. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.

Asked by: Hon KWOK Ka-ki (Member Question No. 54)

Reply:

1. & 2. With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories in 2017 (the Study). The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. The cost estimate for the Study is \$13 million.
3. & 4. According to the Planning and Engineering Study for the Hung Shui Kiu New Development Area (HSK NDA), the implementation of the HSK NDA is expected to affect about 190 hectares of brownfield sites mostly held under private ownership. The implementation of the NDA has not yet commenced and we do not have the cost estimate for resuming the privately-owned brownfield sites at this stage.
5. The Planning and Engineering Study for HSK NDA has not studied the imposition of a new tax on land left idle.
6. The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in the HSK NDA. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The project estimate for the studies is \$33.3 million. The studies are expected to be completed within 2018.
7. & 8. The Planning and Engineering Study for HSK NDA does not have the details on the government land granted for open storage use under short term tenancy or the rental income involved. The study also has no information on the government land resumed for reason of unauthorised occupation.

- End -



**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)401**

**(Question Serial No. 7162)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Regarding brownfield development in Yuen Long South, the Government intends to resume privately-owned brownfield sites in the area. As to the estimated provision required for the resumption of land, please provide a breakdown of the relevant expenditure.

Asked by: Hon KWOK Ka-ki (Member Question No. 282)

Reply:

According to the Planning and Engineering Study for Housing Sites in Yuen Long South (YLS), the implementation of the YLS development is expected to affect about 100 hectares of brownfield sites mostly held under private ownership. The implementation of the YLS development has not yet commenced and we do not have the detailed cost estimate for resuming the privately-owned brownfield sites at this stage.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)402**

**(Question Serial No. 7163)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Please provide a breakdown on the expenditure incurred per square metre in the resumption of land for the Yuen Long South development project over the past three years.

Asked by: Hon KWOK Ka-ki (Member Question No. 283)

Reply:

The Planning and Engineering Study for Housing Sites in Yuen Long South is underway. We are preparing the revised Recommended Outline Development Plan taking account of the public comments received in the Stage 3 Community Engagement and the results of technical assessments. The implementation of the project has not yet commenced. No expenditure on land resumption has been incurred over the past three years.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)403**

**(Question Serial No. 7164)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Territorial Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Please provide a breakdown on the expenditure incurred per square metre in the resumption of land within the Hung Shui Kiu New Development Area over the past three years.

Asked by: Hon KWOK Ka-ki (Member Question No. 293)

Reply:

The Hung Shui Kiu New Development Area (NDA) Planning and Engineering Study (the Study) has been substantially completed. Amendments to the relevant statutory plans will be made to take forward the recommendations of the Study. The implementation of the NDA has not yet commenced. No expenditure on land resumption has been incurred over the past three years.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)404****(Question Serial No. 6813)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

As mentioned in the Estimates, the Planning Department is responsible for formulating and revising planning standards and guidelines. In this connection, will the Department inform this Committee:

- (i) the staff members responsible for handling this work in 2016-17, their establishment and posts, and the work details of the two actual projects mentioned;
- (ii) the staff members responsible for handling this work in 2017-18, their establishment and posts, and the work details of the three estimated projects mentioned;
- (iii) the criteria adopted by the Government in determining the minimum width of carriageways;
- (iv) the relationship between the minimum carriageway width and speed and/or traffic volume. Please provide details in the following table:

Minimum Carriageway Width	Speed Limit	Maximum Traffic Volume
Expressway and Trunk Road - Dual Carriageway - 7.3m (2-lane)		
Expressway and Trunk Road - Dual Carriageway – 11.0 m (3-lane)		
Expressway and Trunk Road - Dual Carriageway – 14.6 m (4-lane)		
Primary Distributor Road - Dual Carriageway - 6.75 m (2-lane)		
Primary Distributor Road - Dual Carriageway - 10.0 m (3-lane)		
Primary Distributor Road - Dual Carriageway - 13.5 m (4-lane)		

Minimum Carriageway Width	Speed Limit	Maximum Traffic Volume
District Distributor Road - Single Carriageway - 7.3 m (2-lane)		
District Distributor Road - Single Carriageway - 10.3 m (2-lane)		
District Distributor Road - Single Carriageway - 13.5 m (4-lane)		
District Distributor Road -Dual Carriageway - 6.75 m (2-lane)		
District Distributor Road -Dual Carriageway - 10.0 m (3-lane)		
Local Distributor Road - Single Carriageway - 7.3 m (2-lane)		
Local Distributor Road - Single Carriageway - 10.3 m (2-lane)		
Local Distributor Road - Single Carriageway -13.5 m (4-lane)		
Local Distributor Road -Dual Carriageway -6.75 m (2-lane)		

Asked by: Hon KWOK Wing-hang, Dennis (Member Question No. 118)

Reply:

(i) and (ii)

The co-ordination of the formulation and review of the Hong Kong Planning Standards and Guidelines (HKPSG) is undertaken as part of the overall duties of the staff of the Planning Department (PlanD). We are unable to provide a breakdown of manpower solely for this area of work.

In 2016-17, PlanD co-ordinated the review of the following chapters of the HKPSG :

Chapter	Subject	Relevant Sections	Amendments
2	Residential Densities	Whole Chapter	Mainly increasing the maximum domestic plot ratios for Residential Density Zones of the Main Urban Areas and New Towns, where planning terms permit
8	Internal Transport Facilities	Section 1 of Table 11	Inserting a footnote on parking requirements for subsidised saleable housing developments

In 2017-18, PlanD is expected to co-ordinate, in consultation with the relevant bureau and departments, the review of three chapters of the HKPSG, namely the general updating of Chapter 10 on Conservation; reviewing the air ventilation guidelines in Chapter 11 on Urban Design Guidelines; and reviewing the guidelines in relation to cavern development in Chapter 12 on Miscellaneous Planning Standards & Guidelines.

(iii) and (iv)

The recommended minimum carriageway widths set out in Chapter 8 on Internal Transport Facilities of HKPSG are stipulated in accordance with the Transport Department (TD)'s Transport Planning and Design Manual. The criteria in determining the minimum width of carriageways and the relationship between the minimum carriageway width and speed and/or traffic volume are set by TD and the Highways Department.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)405****(Question Serial No. 3735)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, the Planning Department states that it will commence and manage the Study on Existing Profile and Operations of Brownfield Sites in the New Territories. What are the scope, objective and work programme of the Study? Will the Study be contracted out? What will be the number of staff and the expenditure involved?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 54)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will engage a consultant to carry out the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. It is targeted to complete the Study within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)406****(Question Serial No. 3736)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Under Programme (2), the Planning Department mentions the number of “unauthorised developments discontinued/regularised”. Please tabulate the number of such cases by District Council Districts in the past five years.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 55)

Reply:

The number of unauthorised developments discontinued/regularised in development permission areas under the Town Planning Ordinance (Cap. 131) (TPO)<sup>1</sup>, broken down by District Council (DC) districts, in the past five years (i.e. 2012 to 2016) is set out below:

<b>DC District</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Tuen Mun	24	27	15	20	25
Yuen Long	182	156	219	214	256
North	52	36	67	37	56
Tai Po	11	5	11	12	16
Sai Kung	9	9	20	15	12
Islands	1	1	2	2	2
Tsuen Wan	0	0	0	0	3
<b>Total</b>	<b>279</b>	<b>234</b>	<b>334</b>	<b>300</b>	<b>370</b>

<sup>1</sup> The enforcement power of the Planning Authority under the TPO is confined to areas previously covered by development permission area plan in the rural New Territories.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)407****(Question Serial No. 3738)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

According to Programme (1) of Head 118, the Planning Department will continue to monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database. Please list in detail the new contents in the above Database and its operational expenditure in the past five years.

	Additional Content	Operational Expenditure
2012		
2013		
2014		
2015		
2016		

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 57)

Reply:

The Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is jointly developed by the Planning Department (PlanD) and the Census and Statistics Department (C&SD) for internal reference by government departments/bureaux. Apart from socio-economic statistics in the region, the Database mainly covers general information on major roads and railways in Guangdong, and their connections with Hong Kong. The management of the Database and other related tasks are undertaken by in-house staff of PlanD and C&SD as part of their overall duties. We are unable to provide a separate breakdown of the staff resources incurred solely for this work. The yearly operational expenditures, which cover the hardware and software maintenance costs, are listed below:

	Operational Expenditure
2011-12	\$85,000
2012-13	\$87,000
2013-14*	\$245,000
2014-15	\$368,000
2015-16	\$442,000

\* The operational expenditure increased after the Database was revamped in 2013.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)408****(Question Serial No. 3739)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please list the areas of land zoned "Green Belt", "Village Type Development" and "Agriculture" as at the end of 2012, 2013, 2014, 2015, 2016 and 2017.

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 58)

Reply:

The areas of land zoned "Green Belt" ("GB"), "Village Type Development" ("V") and "Agriculture" ("AGR") on statutory plans as at end of years 2012 to 2017\* are shown below.

Year/Area Zone	Area of Land (hectares) (about)					
	2012	2013	2014	2015	2016	2017*
"GB"	15 292	15 273	15 580	15 858	16 293	16 302
"V"	3 294	3 321	3 338	3 338	3 368	3 368
"AGR"	3 281	3 149	3 170	3 176	3 187	3 187

It should be noted that the relevant land use zonings are only broad-brush planning. The total land areas of the zonings only include the land covered by statutory plans, but not the farmland, villages, rural areas or individual Country Park enclaves, etc. outside the statutory plans. The total land areas of "V" and "AGR" zones are also not equivalent to the usable or developable land area. For example, "V" zones scatter across the territory, and normally reflect the extent of pre-existing rural villages (including villages that had been resited in the past to make way for new town development), which cover mainly recognised villages in the New Territories. In general, these sites are not suitable for large-scale development because of the infrastructural and other ancillary constraints and their sporadic locations. Existing land in the "AGR" zones may also not be suitable for agricultural use. For example, some of the land may already have existing buildings, brownfields or other uses.

\* For year 2017, the area of land is as at end February 2017.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)409****(Question Serial No. 3741)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, the Planning Department states that it will commence and manage the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (NT). Besides, the Development Bureau also states that it will formulate a comprehensive policy on brownfield sites. Please advise the Committee of the following:

- (a) Is the consultant of the Study required to formulate a clear definition of brownfield sites in the NT in order to help the Planning Department identify the types of land they need to handle, and to help the Development Bureau formulate a comprehensive policy on brownfield sites?
- (b) Will the Department create a brownfield database after the Study?
- (c) The brownfield databases in foreign countries (such as Britain and the United States) are open for public inspection. If a database is created, will it be open for public inspection? If not, what are the reasons?
- (d) What are the timetable of the Study, the latest status of the tender exercise, the name of the consultant awarded the Study and their bid price (if applicable)?
- (e) What is the amount of funds earmarked for this consultancy study?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 60)

Reply:

- (a) With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department will commission the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories (NT) through site inspection, questionnaire survey, stakeholder interview,

etc. There is no formal or standard definition for “brownfield sites” at present, and for the purpose of the Study an appropriate definition of brownfield sites in the NT will be formulated.

(b) and (c)

Upon completion of the Study, the Government will publish the findings of the Study as appropriate.

(d) Tendering for the Study is in progress. As such, we are unable to provide details of the awarded contract at this stage. The Study is targeted for commencement in mid-2017 for completion within 2018.

(e) The cost estimate for the Study is \$13 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)410****(Question Serial No. 3742)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Government has indicated that the Planning Department will consider the 10-year small house demand forecast when designating a “Village Type Development” (“V”) zone on a statutory plan. In this connection, will the Government inform this Committee of the following:

- (a) Is the forecast conducted regularly? If yes, how often is it conducted? If no, which Rural Committees are covered in the recent forecast? When will the next forecast (if any) be conducted?
- (b) How many small houses are needed to be built in each village according to the recent forecast? (please provide the information in the table below)

Name of village	10-year small house demand forecast

- (c) How does the Government assess the 10-year small house demand forecasts provided by the villages?
- (d) Has the Government conducted any survey on small house sites currently vacant or any study on their potentials for development? If yes, what is the expenditure involved?

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 61)

Reply:

The “Village Type Development” (“V”) zones on statutory plans are drawn up having regard to a series of planning factors including the existing settlement pattern and the Village Environs of recognised villages, the local topography, site characteristics and constraints, and the small house (SH) demand forecast in the coming ten years, etc. Areas of difficult terrain, dense vegetation, burial grounds, stream courses and ecologically

sensitive areas are not included in the “V” zones where possible.

Reply to various parts of the question is as follows:

- (a) The 10-year forecast for SH demand is provided by the Village Representatives of individual villages and collated by District Lands Office of the Lands Department on an annual basis.
- (b) & (c)  
The demand for SHs may change with factors such as birth and growth of indigenous villagers. Whether or not an indigenous villager would apply for a SH grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit an application. The Government is thus not in a position to assess the SH demand.
- (d) As far as “V” zones are concerned, they scatter across the territory, and normally reflect the extent of pre-existing rural villages (including villages that had been resited in the past to make way for new town development), which cover mainly recognised villages in the New Territories. In general, these sites are not suitable for large-scale development because of the infrastructural and other ancillary constraints and their sporadic locations. The Government has no intention at this stage to rezone land under “V” zones for other residential or community uses.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)411****(Question Serial No. 3745)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning and Lands Branch of the Development Bureau launched the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) in the previous financial year. This project will continue in the coming year. As regards public engagement activities being conducted, many of them such as workshops and public forums are undertaken by public relations firms. Will the Department inform this Committee of the breakdown of the expenditure on the public engagement activities of “Hong Kong 2030+”? (Please provide details in the table below.)

Items	Expenditure
Engagement of public relations firms	
Production of publicity materials (flyers, booklets, posters and videos)	
Engagement of agencies in conducting opinion poll	
Topical discussions, knowledge-sharing sessions and guided visits	
Others (Please specify)	

Asked by: Hon LAW Kwun-chung, Nathan (Member Question No. 64)

Reply:

The public engagement (PE) on the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for this work. External services have been engaged to assist in tasks relating to the conduct of PE, including preparation of



publications, video, website, exhibitions and events, as well as undertaking independent analysis of public views collected. The expenditure for hiring such services in 2015-16 and 2016-17 was about \$0.3 million and \$4.3 million respectively, and the estimated expenditure in 2017-18 is about \$1.7 million.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)412**

**(Question Serial No. 5016)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

It is stated under “Matters Requiring Special Attention in 2017-18” under Programme (2) that the Department will continue with enforcement and prosecution actions against unauthorised developments in the rural New Territories. In this regard, please inform this Committee of the following:

1. the manpower and staff establishment involved;
2. the expenditure on the salaries and benefits of the staff concerned; and
3. the departmental expenses incurred.

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

Reply:

Planning enforcement and prosecution actions against unauthorised developments (UDs) in the rural areas of the New Territories are undertaken by 69 staff of the Planning Department. As the work in respect of UD is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown on the expenses incurred solely for this area of work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)413****(Question Serial No. 5019)**

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

This year, there will be 27 directorate civil servants in the Planning Department. Please advise on the salary and benefit rates for the respective ranks of these 27 directorate civil servants.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 532)

Reply:

The number and details of the posts on the Directorate Pay Scale in the Planning Department as of March 2017 are as follows:

<b>Rank</b>	<b>No. of posts</b>	<b>Salary Range (per month)</b>
Director of Planning	1	\$226,250 – \$233,000 (Directorate Pay Scale Point D5)
Principal Government Town Planner	2	\$187,750 – \$204,950 (Directorate Pay Scale Point D3)
Government Town Planner	6	\$161,450 – \$176,550 (Directorate Pay Scale Point D2)
Chief Town Planner	17	\$135,950 – \$148,750 (Directorate Pay Scale Point D1)
Chief Engineer	1	\$135,950 – \$148,750 (Directorate Pay Scale Point D1)
<b>Total</b>	<b>27</b>	

There are no separate benefit rates for the directorate officers.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)414****(Question Serial No. 5020)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2017-18, the Planning Department states that it will commence and manage the Study on Existing Profile and Operations of Brownfield Sites in the New Territories. When will the Study be completed? Will the Study be contracted out? What will be the number of staff and expenditure involved?

Asked by: Hon LEUNG Kwok-hung (Member Question No. 533)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will engage a consultant to carry out the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. It is targeted to complete the Study within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)415****(Question Serial No. 5021)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Under the Indicators of Programme (2), the Planning Department mentions the number of “reports on alleged unauthorised development investigated”. Please tabulate the number of such cases by District Council districts in the past five years (from 2012 to 2016).

Asked by: Hon LEUNG Kwok-hung (Member Question No. 535)

Reply:

The number of alleged unauthorised developments investigated in development permission areas under the Town Planning Ordinance (Cap. 131) (TPO)<sup>1</sup>, broken down by District Council (DC) districts, in the past five years (i.e. 2012 to 2016) is provided below:

DC District	2012	2013	2014	2015	2016
Islands	20	21	17	19	41
Kwai Tsing	1	0	0	0	0
North	364	287	234	257	241
Sai Kung	90	65	54	53	64
Sha Tin	4	10	1	2	1
Southern	0	0	0	0	1
Tai Po	68	85	108	114	75
Tsuen Wan	2	0	1	1	12
Tuen Mun	93	89	67	179	96
Yuen Long	939	1 150	1 055	1 299	1 118
<b>Total</b>	<b>1 581</b>	<b>1 707</b>	<b>1 537</b>	<b>1 924</b>	<b>1 649</b>

<sup>1</sup> The enforcement power of the Planning Authority under the TPO is confined to areas previously covered by development permission area plan in the rural New Territories.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)416****(Question Serial No. 5022)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Regarding Matters Requiring Special Attention this year, one of the tasks of the Planning Department is to take forward the detailed planning of Hung Shui Kiu New Development Area (NDA) including the preparation of outline zoning plan and provision of planning input to the Civil Engineering and Development Department and Lands Department to facilitate timely implementation of the NDA. In this connection, please inform the Committee of the staff establishment and the expenditure involved and list in table form the following information:

1. the number of staff responsible for this task and their respective ranks;
2. their emoluments and staff-related expenses incurred; and
3. the operational expenses and non-recurrent expenses (if any).

Asked by: Hon LEUNG Kwok-hung (Member Question No. 536)

Reply:

The planning work for the Hung Shui Kiu New Development Area is undertaken by staff of the Planning Department, in collaboration with other relevant departments and consultants, as part of their overall duties. We are unable to provide a breakdown of manpower and expenses involved solely with the work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)417****(Question Serial No. 5067)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Will the Planning Department inform this Committee:

- (1) How many reinstatement notices were issued in the past three years? How many of these notices were complied with and “reinstatement” actions were taken by the landowners to the satisfaction of the Planning Authority? How many of them were not complied with by the landowners resulting in them being prosecuted by the Government?
- (2) What were the expenditure and manpower involved in taking enforcement and prosecution actions against unauthorised developments in the rural New Territories in the past three years? Please also state the estimated expenditure and manpower to be involved in the coming year.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1024)

Reply:

- (1) The breakdown on the number of reinstatement notices (RNs) issued in the past three years, the number of reinstatement cases complied with to the satisfaction of the Planning Authority and the number of prosecution cases due to non-compliance with these RNs is provided below:

	<b>2014</b>	<b>2015</b>	<b>2016*</b>
No. of cases with RN issued (No. of notices)	80 (412)	97 (480)	100 (650)
No. of reinstatement cases complied with to the satisfaction of the Planning Authority (No. of notices)	69 (350)	67 (362)	21 (123)
No. of prosecution cases in respect of non-compliance with the RNs (No. of summonses)	12 (33)	28 (79)	2 (3)

- \* For those outstanding cases not complied with the RN requirements, they were mostly RNs issued in the latter half of 2016. The compliance periods of these cases have only expired recently. They are currently under close monitoring by the Planning Department (PlanD). Should there be sufficient evidence to prove that the RN requirements of these cases have not been complied with, prosecution action would be instigated according to the established procedure.

- (2) Planning enforcement and prosecution actions against unauthorised developments (UDs) in the rural areas of the New Territories were undertaken by 68 staff of PlanD in 2014 and 2015 and 69 staff in 2016. In 2017-18, additional manpower resources will be provided in respect of planning enforcement and prosecution work. As the work in respect of UD is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown on the expenditure or resources solely for this area of work.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)418****(Question Serial No. 5098)**

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the estimated number of staff, annual emoluments, housing allowance and allowances for the expenses on duty visits and official entertainment pertaining to the following posts in the Planning Department in 2017-18.

- Director
- Deputy Director of Planning
- Senior Personal Secretary
- Departmental Secretary
- Deputy Departmental Secretary
- Personal Secretary II of Departmental Administration Division
- Assistant Departmental Secretary
- Clerical Officer-in-charge
- Accounting Officer I
- Accounting Officer II
- Supplies Officer
- Supplies Supervisor II
- Chief Town Planner
- Senior Town Planner
- Town Planner
- Personal Secretary II of Strategic Planning Section
- Principal Survey Officer
- Survey Officer
- Senior Survey Officer
- Assistant Director of Planning
- Principal Technical Officer
- Technical Officer
- Clerical Officer-in-charge of General Section
- Confidential Assistant
- Senior Official Languages Officer
- Official Languages Officer I
- Official Languages Officer II

- Senior Information Officer
- Personal Secretary II of Technical Services Section
- Assistant Information Officer
- Cartographer
- Chief Technical Officer
- District Planning Officer
- Assistant Town Planner
- Town Planning Graduate Trainee
- Air Ventilation Assessment Advisor
- Clerical Officer
- Senior Landscape Architect
- Landscape Architect
- Assistant Landscape Architect
- Field Officer I

Asked by: Hon LEUNG Kwok-hung (Member Question No. 2034)

Reply:

The estimated number of staff in 2017-18 and the salary range of the posts listed in the question are set out below:

<b>Posts</b>	<b>Estimated no. of staff</b>	<b>Salary Range (per month)</b>
Director	1	\$226,250 - \$233,000
Deputy Director of Planning	2	\$187,750 - \$204,950
Senior Personal Secretary	1	\$39,350 - \$49,445
Departmental Secretary	1	\$105,880 - \$121,985
Deputy Departmental Secretary	2	\$65,740 - \$99,205
Personal Secretary II of Departmental Administration Division	1	\$14,625 - \$28,040
Assistant Departmental Secretary	5	\$28,040 - \$65,150
Accounting Officer I	1	\$51,780 - \$65,150
Accounting Officer II	1	\$26,700 - \$49,445
Supplies Officer	1	\$49,445 - \$65,150
Supplies Supervisor II	3	\$13,735 - \$28,040
Chief Town Planner/ District Planning Officer	17	\$135,950 - \$148,750
Senior Town Planner	78	\$105,880 - \$121,985
Town Planner	132	\$59,425 - \$99,205
Personal Secretary II of Strategic Planning Section	1	\$14,625 - \$28,040
Principal Survey Officer	8	\$56,755 - \$73,930
Survey Officer	136	\$20,060 - \$39,350
Senior Survey Officer	43	\$41,200 - \$54,230
Assistant Director of Planning	6	\$161,450 - \$176,550

<b>Posts</b>	<b>Estimated no. of staff</b>	<b>Salary Range (per month)</b>
Principal Technical Officer	4	\$56,755 - \$73,930
Technical Officer	109	\$20,060 - \$39,350
Confidential Assistant	2	\$20,060 - \$30,945
Senior Official Languages Officer	3	\$65,740 - \$99,205
Official Languages Officer I	11	\$51,780 - \$65,150
Official Languages Officer II	1	\$26,700 - \$49,445
Senior Information Officer	1	\$65,740 - \$80,905
Personal Secretary II of Technical Services Section	1	\$14,625 - \$28,040
Assistant Information Officer	1	\$26,700 - \$49,445
Cartographer	1	\$49,445 - \$99,205
Chief Technical Officer	1	\$77,320 - \$88,020
Assistant Town Planner	19	\$32,470 - \$49,445
Town Planning Graduate Trainee	55	\$20,980 - \$21,740
Air Ventilation Assessment Advisor	2	\$47,025
Clerical Officer/Clerical Officer-in-charge (including Clerical Officer-in-charge of General Section)	18	\$29,455 - \$37,570
Senior Landscape Architect	2	\$105,880 - \$121,985
Landscape Architect	6	\$56,755 - \$99,205
Assistant Landscape Architect	0	\$32,470 - \$49,445
Field Officer I	3	\$39,350 - \$51,780

There are no separate breakdowns on the allowances provided to the staff listed above.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)419****(Question Serial No. 5111)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

What were the respective areas of land under zonings other than “Village Type Development” that were approved for small house development over the past five years (2012-16)?

	Agriculture	Green Belt	Conservation Area	Government, Institution or Community	Others (please specify the planned use)
2012					
2013					
2014					
2015					
2016					

Asked by: Hon LEUNG Kwok-hung (Member Question No. 534)Reply:

Planning applications for small house development outside the “Village Type Development” (“V”) zone approved by the Town Planning Board from 2012 to 2016 are as follows:

<b>Year</b>	<b>Agriculture</b>	<b>Green Belt</b>	<b>Conservation Area</b>	<b>Government, Institution or Community</b>	<b>Others*</b>
	Area (hectares)				
<b>2012</b>	1.2	0.2	-	-	0.7
<b>2013</b>	1.3	0.1	-	-	0.2
<b>2014</b>	1.4	0.1	-	-	0.1
<b>2015</b>	1.0	0.2	-	-	0.3
<b>2016</b>	0.7	0.04	-	-	0.03

\* Including “Unspecified Use” Area, areas zoned “Comprehensive Development Area”, “Recreation”, “Residential (Group D)” or “Residential (Group E)”, and areas straddling “Agriculture”, “Green Belt”, ‘Road’ and/or other zonings (except “V” zone).

Planning applications for small house development straddling the “V” zone and other zonings are not included in the above table.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)420****(Question Serial No. 7130)**Head: (118) Planning DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) District PlanningControlling Officer: Director of Planning (Raymond LEE)Director of Bureau: Secretary for DevelopmentQuestion:

Please inform this Committee of:

- (1) the number of complaints about unauthorised developments (UDs) within “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; the number of prosecution cases and the number of persons convicted in these cases in the past seven years;

Year	No. of complaints on alleged UD within “CA” zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2010					
2011					
2012					
2013					
2014					
2015					
2016					

Year	No. of complaints on alleged UD within “CPA” zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2010					
2011					
2012					

Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2013					
2014					
2015					
2016					

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2010					
2011					
2012					
2013					
2014					
2015					
2016					

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued	No. of SNs issued	No. of RNs issued	No. of prosecution cases (No. of persons convicted)
2010					
2011					
2012					
2013					
2014					
2015					
2016					

- (2) the locations and areas of the lots damaged by UD's within "CA" and "CPA" zones in the past seven years;
- (3) the shortest, average and longest time (number of days) taken to issue ENs after receipt of the above complaints about UD's within "CA", "CPA", "GB" and "AGR" zones;

- (4) the shortest, average and longest time (number of days) taken to issue RNs after receipt of the above complaints against UD within “CA”, “CPA”, “GB” and “AGR” zones;
- (5) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of ENs in respect of the above complaints about UD within “CA”, “CPA”, “GB” and “AGR” zones?
- (6) the shortest, average and longest time (number of days) taken to issue compliance notices after issuance of RNs in respect of the above complaints about UD within “CA”, “CPA”, “GB” and “AGR” zones; and
- (7) the estimated expenditure and manpower to be involved in this financial year (2017-18) for enforcement and prosecution work in respect of the above complaints about UD within “CA”, “CPA”, “GB” and “AGR” zones, and the changes as compared with that of 2016-17.

Asked by: Hon LEUNG Kwok-hung (Member Question No. 1012)

Reply:

- (1) The number of complaints against alleged unauthorised developments (UDs) within “Conservation Area” (“CA”), “Coastal Protection Area” (“CPA”), “Green Belt” (“GB”) and “Agriculture” (“AGR”) zones, the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs); the number of prosecution cases and the number of persons convicted in these cases in the past seven years are as follows:

Year	No. of complaints on alleged UD within “CA” zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2010	35	11(5)	0(0)	9(3)	0(0)
2011	44	85(20)	13(2)	57(14)	2(5)
2012	43	76(10)	0(0)	18(7)	1(1)
2013	48	28(4)	0(0)	6(3)	0(0)
2014	36	19(9)	0(0)	14(2)	0(0)
2015	55	40(10)	0(0)	39(10)	0(0)
2016	28	20(7)	0(0)	10(4)	4(4)



Year	No. of complaints on alleged UD's within "CPA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2010	24	4(2)	0(0)	1(1)	1(1)
2011	39	47(10)	0(0)	11(4)	2(2)
2012	28	28(4)	0(0)	29(5)	3(6)
2013	36	19(5)	0(0)	4(2)	0(0)
2014	17	41(8)	0(0)	20(3)	0(0)
2015	39	15(6)	0(0)	19(4)	1(1)
2016	32	38(7)	0(0)	26(4)	2(3)

Year	No. of complaints on alleged UD's within "GB" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2010	119	336(46)	0(0)	101(15)	6(18)
2011	161	268(33)	0(0)	88(14)	8(13)
2012	243	372(61)	0(0)	63(14)	8(37)
2013	201	317(49)	0(0)	208(29)	14(17)
2014	166	322(48)	0(0)	138(26)	4(8)
2015	239	375(63)	0(0)	252(36)	9(26)
2016	205	441(66)	0(0)	292(42)	18(55)

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2010	239	568(108)	0(0)	162(28)	26(50)
2011	220	494(88)	0(0)	125(20)	26(57)
2012	245	560(101)	0(0)	332(47)	18(29)
2013	262	422(88)	0(0)	153(34)	18(45)
2014	253	485(92)	0(0)	168(40)	14(34)

Year	No. of complaints on alleged UD's within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2015	299	623(104)	0(0)	98(26)	14(27)
2016	312	785(157)	0(0)	262(37)	20(49)

- (2) We do not have readily available information on the private lots encroached by UD's within "CA" and "CPA" in the past seven years. Significant resources are required for compiling the relevant lot details. To give an indication of the situation, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) that had been served with EN in "CA" and "CPA" zones in the past seven years:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2010	1.65	1.71	0.65	0
2011	11.10	0.61	0.50	0.23
2012	2.77	0.02	0.41	0
2013	0.97	0	0.16	0
2014	3.45	0.32	0.17	0
2015	4.46	0.42	0.19	0
2016	4.05	0.31	0.15	0

- (3) to (6)

We do not have readily available information on the time taken to issue statutory notices after receipt of complaints on cases in "CA", "CPA", "GB" and "AGR" zones. Our performance pledge is to complete the site inspection (SI) within four weeks upon receipt of complaints<sup>1</sup>. Collection of evidence takes time and this varies from case to case. The time taken from the first SI of investigating an UD case to the issue of EN and RN, as well as the time taken to issue a compliance notice after the issuance of EN and RN thus differ for individual cases.

<sup>1</sup> In the past seven years, the Planning Department met the performance pledge by investigating all the complaints against UD's within the "CA", "CPA", "GB" and "AGR" zones within four weeks upon receipt of complaints.

- (7) Currently, planning enforcement and prosecution actions against UD's in the rural areas of NT are undertaken by 69 staff of the Planning Department (PlanD). In 2017-18, additional manpower resources will be provided in respect of planning enforcement and prosecution work. As the work in respect of UD's is undertaken as part of the overall duties of the staff of PlanD, we are unable to provide a breakdown on the expenditure or resources solely for this area of work. PlanD will continue to monitor closely cases of UD's and take appropriate enforcement/prosecution actions in a timely manner in order to prevent spoiling of the environment in the rural NT.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)421****(Question Serial No. 3364)**

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding outsourcing of service in your department, please inform this Committee of the following in respect of the past three years:

1. the total number of outsourced service staff employed by your department and the percentage of outsourced service staff against the total number of staff with the same types of duties in your department;
2. the total expenditure on staff of your department; the total amount paid to outsourced service providers; and the percentage of amount paid to outsourced service providers against the total expenditure on staff of your department; and
3. the nature of your department's outsourced services and the duration of the relevant contracts.

In addition, according to the Government's guidelines for tendering of outsourced services revised last year, if the procured service relies heavily on the deployment of non-skilled workers, and a marking scheme for assessing the tenders is adopted, the procuring department, when assessing the tenders, should include in the assessment criteria the evaluation of tenderers' proposed wage rates and working hours for non-skilled workers. In this regard, please inform this Committee of the following:

4. the current number of outsourced service contracts involving a large number of non-skilled workers awarded by your department since implementation of the guidelines;
5. the departments which have adjusted their assessment criteria in respect of wage rates and working hours for the outsourced service contracts involving a large number of non-skilled workers in the light of the new guidelines since their implementation; how your department has made adjustment; and if no relevant information is available, the reasons for it;

6. whether there have been any rises in the average wage rates for workers in the contracts of outsourced services that rely heavily on deployment of non-skilled workers since the implementation of the guidelines; if yes, the number of contracts with rises in wage rates; if no relevant information is available, the reasons for it;
7. your department's measures to evaluate the effectiveness of the new tendering guidelines;
8. whether your department is required to adopt the existing mechanism of two-envelope assessment of the technical and price aspects when evaluating tenders for contracts of outsourced service; if no, the number of contracts awarded without adopting the existing mechanism of two-envelope assessment of the technical and price aspects in the past three years;
9. the annual numbers of cases of government service contractors breaching the service contracts, the Employment Ordinance or the Occupational Safety and Health Ordinance as revealed by the inspections conducted by your department, and the annual numbers of complaints lodged by the outsourced service staff;
10. the details of follow-up actions on the aforementioned non-compliance and complaint cases; and
11. the number and details of cases involving contractors being punished for non-compliance or sustained complaints.

Asked by: Hon LEUNG Yiu-chung (Member Question No. 122)

Reply:

The Planning Department (PlanD) engages outsourced services mainly to undertake planning-related consultancy studies and surveys, to provide technical support to information systems, to carry out outreach activities, to provide office supporting services, as well as to hire management services for the City Gallery. Such service contracts would normally stipulate the service scope, expertise and skills but not the specific number of staff required in the services to ensure that the deliverables would meet the requirements of the Department. The duration of such service contracts are also subject to the circumstances of individual projects or tasks. We have not compiled information on the total number of outsourced service staff engaging in outsourced services in 2014-15, 2015-16 and 2016-17. PlanD also has no outsourced service contracts involving the deployment of a large number of non-skilled workers in 2014-15, 2015-16 and 2016-17.

The total expenditures on (a) PlanD's staff and (b) outsourced services, and the percentage of (b) to (a) in 2014-15, 2015-16 and 2016-17 are provided below:

	<b>2014-15 (Actual) \$ million</b>	<b>2015-16 (Actual) \$ million</b>	<b>2016-17 (Estimated*) \$ million</b>
(a) Total expenditure on staff	501.99	537.20	567.03
(b) Total expenditure for outsourced services	36.83	46.21	47.75
(c) Percentage of total expenditure for outsourced services to total expenditure on staff [(c) = (b)/(a) x 100%]	7.3%	8.6%	8.4%

\* Including actual expenditure up to 28 February 2017 and estimated expenditure for March 2017.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)422**

**(Question Serial No. 3386)**

Head: (118) Planning Department  
Subhead (No. & title): (-) Not Specified  
Programme: (-) Not Specified  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Does your department provide sign language interpretation services? If yes, what are the manpower and expenditure involved? If no, what are the reasons?

Asked by: Hon LEUNG Yiu-chung (Member Question No. 182)

Reply:

The Planning Department procures sign language interpretation services on a need basis. No such expenditure was incurred in 2016-17.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)423****(Question Serial No. 3453)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

**Question:**

Will the Administration provide this Committee with information about land sites reserved for residential use in the Government's land sale programme

a) in the given tabular form:

	No. of sites requires land-use change (No. of sites succeeded in changing land use)	No. of flats to be produced / (produced)	No. of sites requires development-parameter change (No. of sites succeeded in changing development parameters)	No. of flats to be produced / (produced)	Average processing time [in months] for vetting proposals about land-use change (Average processing time [in months] for amendments to the development parameters of the Outline Zoning Plans)	The longest and the shortest time taken to complete the vetting for land-use change [in months]	The longest and the shortest time taken to complete the vetting for amendments to the development parameters of the Outline Zoning Plans [in months]	Reasons for the sites failed to change land use or development parameters (the potential number of flats could have otherwise been produced)
2016/17								
2017/18								

- b) about the details of the OZP amendment process held back by Judicial Review in 2015 and 2016;
- c) whether steps have been / will be taken to enhance the preliminary work relating to the OZP amendment to minimize the possibility of being challenged by Judicial Review; and
- d) the establishment and resources deployed in 2015-16, 2016-17 and 2017-18 for handling Judicial Review cases concerning OZP amendments.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 65)



Reply:

- a) Information on residential sites in the Government's Land Sale Programme from 2016-17 to 2017-18 requiring amendments to the outline zoning plan (OZP) to change land use zoning and/or development parameters are set out in the following table :

<b>Financial year</b>	<b>Total number of sites requiring amendment to OZP (position as at the date of announcing the relevant annual Land Sale Programme)<sup>#</sup></b>	<b>Estimated flat number* (about)</b>	<b>Number of sites for which amendment to OZP has been approved (position as at mid-February 2017)</b>	<b>Estimated flat number* (about)</b>	<b>Remarks</b>
2016-17	2	1 470	1	1 420	Amendment to OZP for the remaining one site is being processed.
2017-18	13	10 900	-	-	Amendments to OZPs for these 13 sites are being processed.

# To avoid double-counting, sites that were rolled over to the subsequent financial year are counted only once in the financial year when they first appeared.

\* Actual flat number subject to developers' design.

In accordance with the Town Planning Ordinance (Cap. 131), amendments to OZPs will be exhibited for public inspection for a period of two months and submitted to the Chief Executive in Council (CE in C) for approval within nine months after the expiry of the plan exhibition period. An extension of up to six months may also be required depending on individual circumstances. For sites in respect of which the OZP amendment process is held up by judicial review(s) with order granted by the court staying the submission of the OZP amendments to the CE in C for approval, the time taken to complete the OZP amendment process is subject to legal proceedings. The time taken for completing the OZP amendment process for one of the two sites in 2016-17 is 12 months. For the remaining sites in 2016-17 and 2017-18, the OZP amendment process is on-going.

b) No OZP amendment process for residential sites in the 2017-18 Land Sale Programme has been held back by judicial review cases filed in 2015 and 2016.

c) & d)

With a view to ensuring propriety and reasonableness while enabling the Town Planning Board (TPB) to discharge its statutory function in an effective and efficient manner, a review on TPB's procedures and practices is under way. TPB members and other relevant stakeholders will be consulted in due course before the recommended enhancement measures are implemented. The work relating to review on TPB procedures and practices as well as handling of judicial review cases concerning OZP amendments is undertaken by staff of the Planning Department as part of their overall duties. We are unable to provide a breakdown of the expenditure involved solely with this work.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)424****(Question Serial No. 4445)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning; (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

- 1 There is a lack of suitable sites for various social welfare services, such as residential care home for the elderly, residential care home for persons with disabilities, ICCMW or youth uniformed groups. As many derelict schools are still pending for conversion, will the Government consider the above uses in its planning?
2. Please provide the specific number and details of cases involving changing the use of derelict schools for their revitalisation in the past five years.
3. The process of allocating derelict schools for conversion is slow. Is it due to insufficient funding or manpower or other reasons? How can the process be expedited?

Asked by: Hon SHIU Ka-chun (Member Question No. 184)

Reply:

1. The Government's policy objective is to put vacant school premises (VSPs) into gainful use. The Education Bureau (EDB) will inform the Planning Department (PlanD) and other relevant departments (such as the Lands Department (LandsD) and the Housing Department (HD)) if VSPs are confirmed no longer required by EDB for school uses. In accordance with the central clearing house mechanism, PlanD will then consider suitable alternative long-term uses (such as government, institution or community (G/IC), residential and other uses) for the concerned VSP. Upon confirmation on the long-term uses of the VSP sites through Government's internal mechanism, PlanD will inform the relevant departments (such as LandsD and HD) of the recommendations for their follow up as appropriate.

Similar to other government sites, if any organisation wishes to use the VSP sites handled under the central clearing house mechanism for a specific G/IC use, support of the relevant policy bureau(x) should first be obtained in accordance with the established mechanism before applying to the responsible managing department of the concerned

for using the school premises. PlanD will consider whether the proposed use complies with the recommended long-term land use, the planning intention of the land use zoning on the relevant outline zoning plan, its compatibility with surrounding land uses and environment, the demand and supply of G/IC land or facilities in the district, etc., and advise the relevant bureau(x) and departments of the district planning views.

2. and 3.

As at end-January 2017, PlanD has reviewed the long-term uses of 173 VSP<sup>1</sup> sites and confirmed their long-term uses under the central clearing house mechanism. Among them, 28 were recommended for residential use; 129 were recommended to be retained for G/IC use so as to meet the demands from government departments and the community; six were recommended for rural use (e.g. nature reserve or agricultural uses, etc.); and the remaining ten are located within areas where planning and engineering studies or land use reviews are being conducted at present.

For utilisation of land resources, non-governmental organisations (NGO) may apply for using VSP sites under LandsD's possession for community, institutional or non-profit-making purposes on a short-term basis. LandsD will lease the VSP site to the NGO through short-term tenancies with support from the relevant policy bureaux and after consultation with relevant departments. For those VSPs located within the housing estates managed by HD, HD will follow the established mechanism to lease out the concerned VSP to concerned organisation after seeking advice from relevant policy bureau and department.

As for the long-term development of the VSP sites, the time taken is subject to the circumstances of individual cases, such as the need for technical assessments, the implementation programme of individual relevant bureaux and departments, the urgency of the concerned organisation to use the VSP site as well as their financial and operational arrangements.

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<sup>1</sup> Some of these VSPs have been demolished, or arranged/deployed for temporary or other long-term uses.

**CONTROLLING OFFICER'S REPLY****DEVB(PL)425****(Question Serial No. 3937)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

It is stated under Matters Requiring Special Attention in 2017-18 that the Planning Department will continue to conduct land use reviews to increase housing and office land supply and undertake necessary statutory planning work. In this connection, please inform this Committee of: 1) the anticipated total number of sites for which reviews will be conducted this year, the total land area involved and the floor areas of housing flats and offices that can be built; 2) the locations of the sites involved, the area and the permissible floor area of each site and the types of uses involved.

Asked by: Hon WU Chi-wai (Member Question No. 108)

Reply:

Details of major land use reviews and district planning studies relating to housing and office land supply being undertaken by the Planning Department (PlanD) in 2017-18 are set out below:

<b>Land Use Review/ Planning Study</b>		<b>Responsible Departments</b>	<b>Estimated Completion Year</b>	<b>Latest Findings or Progress</b>
1	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	PlanD	2018	Amendments to the relevant statutory plan were approved in November 2016 to take forward the study recommendations. The study has been extended to examine the feasibility of a new footbridge link to Tamar Footbridge and provide technical support for road gazettal.

<b>Land Use Review/ Planning Study</b>		<b>Responsible Departments</b>	<b>Estimated Completion Year</b>	<b>Latest Findings or Progress</b>
2	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	PlanD	2017	The study is in progress. Public consultation on the development options was conducted from March to June 2016. Taking account of the comments received and the results of the technical assessments, the recommended development scheme is being finalised.
3	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and Civil Engineering and Development Department (CEDD)	2017	The study is in progress. To explore the possibility of making use of the private developers' capacity to expedite the development in providing infrastructure and ancillary facilities and address public concerns, a "Market Sounding Out/and Invitation for Development Proposal" exercise is being conducted.
4	Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	PlanD and CEDD	2018	The study is in progress. Consultations with the relevant District Councils and stakeholders on the initial land use proposals will be conducted in mid-2017.
5	Planning and Engineering Study for Re-planning of Tseung Kwan O Area 137	PlanD and CEDD	2019	The study commenced in December 2016 and is currently at the initial stage.

<b>Land Use Review/ Planning Study</b>		<b>Responsible Departments</b>	<b>Estimated Completion Year</b>	<b>Latest Findings or Progress</b>
6	Land Use Reviews	PlanD	On-going	PlanD has been carrying out reviews on the government land currently unleased or unallocated, under Short Term Tenancies or different short term, Government, Institution or Community and other government uses, as well as Green Belt sites. Some 210 short to medium-term potential housing sites have been identified so far.

Since the above reviews/studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that could be used for housing and office purposes as a result of them. We will take appropriate follow-up actions in the light of the outcomes of the respective reviews/studies.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)426****(Question Serial No. 3944)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

It is mentioned under “Matters Requiring Special Attention” in this year that the Department will “continue to provide strategic planning input to various CEDD projects, including the Pilot Study on Underground Space Development in Selected Strategic Urban Areas, the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui, the Technical Study on Reclamation at Lung Kwu Tan, and the proposed Strategic Studies for Artificial Islands in the Central Waters; and provide strategic planning inputs to major land development projects of territorial significance including potential developments at the proposed reclamations at Ma Liu Shui, Lung Kwu Tan and Central Waters.”

Please inform this Committee of the following:

1. What is the estimated area of land to be created under the reclamation projects at Ma Liu Shui and Lung Kwu Tan respectively according to the current progress of the studies? What is the estimated size of population that can be accommodated?
2. Regarding the Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui, what are the details, progress and expenditure involved? What are the respective expenditures on the environmental impact assessment and traffic impact assessment under the Study?
3. What are the progress and total expenditure on the Technical Study on Reclamation at Lung Kwu Tan?

Asked by: Hon YEUNG Alvin (Member Question No. 135)

Reply:

1. The ongoing Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui and the Technical Study on Reclamation at Lung Kwu Tan are commissioned by the Civil Engineering and Development Department. According to the preliminary findings of the studies, the approximate areas of potential near-shore



reclamation at Ma Liu Shui and Lung Kwu Tan are about 60 hectares and 220 to 250 hectares respectively. The exact reclamation areas and the population that can be accommodated would be further examined in the subsequent Planning and Engineering (P&E) studies.

2. The Study on Technical Issues Related to Potential Reclamation Site at Ma Liu Shui aims to assess the preliminary engineering feasibility of the proposed reclamation and provides inputs for the scope and programme of the subsequent P&E study. The study is underway for substantial completion in mid-2017 and the study fee is about \$7 million. There is no separate breakdown on the expenditure for environmental and traffic related assessments.
3. The Technical Study on Reclamation at Lung Kwu Tan is underway for substantial completion in mid-2017. The study fee is about \$19 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)427****(Question Serial No. 3945)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The work of the Planning Department involves formulating and revising planning standards and guidelines. Please advise this Committee of the manpower required and the expenditure spent in formulating and revising planning standards and guidelines in the past five years. How many provisions were newly formulated and revised in the past five years?

At present, there is a shortage of parking spaces in the urban areas of the Territory. Vacant sites are usually used as car parks under Short Term Tenancies to provide parking spaces. Will the Department review and revise the current parking standards for residential developments, community facilities and commercial facilities respectively?

Asked by: Hon YEUNG Alvin (Member Question No. 136)

Reply:

The Planning Department (PlanD) assists the Planning Standards Sub-Committee (PSSC) in co-ordinating the formulation and review of planning standards and guidelines as initiated by relevant policy bureaux/departments (B/Ds) or by PSSC. As the work in respect of the Hong Kong Planning Standards and Guidelines (HKPSG) is mainly undertaken by staff of PlanD as part of their overall duties, there is no breakdown of manpower solely for this area of work.

In the past five years, PlanD, in consultation with relevant B/Ds, co-ordinated the review of the following chapters of HKPSG :

Chapter	Subject	Relevant Sections	Amendments
1	Introduction	Para.6.1 and Appendix 1	Updating the information in the Introduction

Chapter	Subject	Relevant Sections	Amendments
2	Residential Densities	Whole Chapter	Mainly increasing the maximum domestic plot ratio for Residential Density Zones of the Main Urban Areas and New Towns, where planning terms permit
3	Community Facilities	Para.11.1.1, Para.11.2.2 and Table 4 (part)	Updating the planning standards and guidelines for post offices
4	Recreation, Open Space and Greening	Whole Chapter	General updating of the chapter and incorporation of guidelines and refined arrangements for the provision of public open space in private developments, green coverage for public housing developments, site coverage of greenery for building developments and a number of technical circulars and guidelines on greening and related matters
7	Utility Services	Whole Chapter (excluding Section 4)	Revising the introduction and updating the planning standards and guidelines for electricity supply, gas supply, radio telecommunication and broadcasting services, water supply, drainage services and dedicated utility reserves
8	Internal Transport Facilities	Section 1 of Table 11	Inserting a footnote on parking requirements for subsidised saleable housing developments
		Para.3(f), Section 1 and its Notes of Table 11	Revising parking standards for private housing based on findings of the Transport Department (TD)'s "Review of Parking Standards for Private Housing Developments in the HKPSG"
9	Environment	Figure 3.1, Para.3.3.10, Appendices 3.1, 3.2, 3.3 and A	Incorporating the revised air quality objectives and updating the list of environmental protection legislation
11	Urban Design Guidelines	Para.6.2.6, Para.6.2.9 and Para.6.2.11 and Figure 3	Incorporating Central Pier No. 7 as one of the vantage points

The latest revision of the parking standards for private developments under Chapter 8 of HKPSG was completed in 2014. The TD will commence a parking policy review in 2017 with priority accorded to considering and meeting the parking needs of commercial vehicles. PlanD will keep in view the findings of the review and TD's proposals to amend the parking standards and guidelines in due course.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)428****(Question Serial No. 5809)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

One of the responsibilities of the Planning Department (PlanD) is to undertake enforcement and prosecution actions against unauthorised developments (UDs) under the Town Planning Ordinance. In this regard, will the Government inform this Committee:

1. what was the total number of complaints against UD's received by PlanD in the past three years?
2. of the complaints received by PlanD in the past three years, how many were not acted on because the site under complaint was not within a development permission area?
3. of the cases mentioned in question (2) above, how many were followed up by other departments? Please list them in the table below:

Year	Environmental Protection Department	Lands Department	...	Others	Complaints not acted on
2014					
2015					
...					

Asked by: Hon YIU Chung-yim (Member Question No. 7)

Reply:

1. & 2.

The number of complaints of alleged unauthorised developments (UDs) investigated and the number of complaints with site under complaint not within any development permission areas (DPAs) in the past three years are as follows:

Year	No. of complaints of alleged UD's investigated	No. of complaints with site under complaint not within DPAs
2014	1 253	53
2015	1 519	69
2016	1 320	51

3. The enforcement power of the Planning Authority under the Town Planning Ordinance (Cap. 131) is confined to areas designated as DPAs in the rural New Territories. For complaint cases that did not fall within any DPAs, the Planning Department (PlanD) would refer the case to other government departments as appropriate for enforcement action in accordance with the relevant legislations and/or the lease concerned. PlanD does not have statistics on the number of cases that were followed up by other departments.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)429****(Question Serial No. 5810)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department conducts public consultations on land use amendment proposals and reports the consultation outcomes to the Town Planning Board (TPB). In this connection, will the Government inform this Committee of the following:

1. the total number of land use amendment proposals on which public consultations were conducted over the past three financial years (including all those with consultation period started in or before 2013-14 and ended in 2014-15) and their details (please list them in the table below);

Proposals on which public consultations were conducted	Consultation period	Consultation approach (Meeting with organisations? Holding local exhibitions? Attending District Council meetings? etc.)	Number of written comments received	Date of reporting consultation outcomes to TPB

2. of the above proposals, those on which public consultation forums were held and the number of members of the public participating in these forums (please list them in the table below).

Proposals on which public consultation forums were held	Date of public forum	Number of participants	Venue

Asked by: Hon YIU Chung-yim (Member Question No. 8)

Reply:

1&2

As with the established practice, we will consult the District Councils (DCs) and relevant stakeholders on the development of individual sites as and when ready, and will submit the rezoning proposal for consideration by the Town Planning Board (TPB). Extensive public or community engagement activities including public forums will also be arranged for major land development projects such as the New Development Areas and new town extensions during the study stage. The outcome of public consultations held during the publication period of the draft outline zoning plan (OZP) for public inspection will be reported to TPB to facilitate its consideration of the zoning amendment proposals as part of the statutory planning process. Details of the public consultations on amendment plans completed in the past three financial years (2014-15, 2015-16 and 2016-17 (up to end-February)) are set out in the table below:

<b>Proposed amendments to OZP</b>	<b>Plan publication period</b>	<b>Consultation approach [Meeting, unless otherwise specified] [see Note]</b>	<b>Number of written representations (comments) [further representations] received</b>	<b>Date of reporting consultation outcomes to TPB*</b>
<b>2014-15</b>				
Kam Tin North OZP No. S/YL-KTN/8	9.5.2014 - 9.7.2014	RCs <sup>+</sup> DC	15 (35)	5.9.2014
Tuen Mun OZP No. S/TM/32	2.5.2014 - 2.7.2014	DC	2 052 (3)	19.9.2014
Ping Shan OZP No. S/YL-PS/15	31.10.2014 - 31.12.2014	DC	109 (2)	6.3.2015
Tung Chung Town Centre Area OZP No. S/I-TCTC/19	17.10.2014 - 17.12.2014	DC	0 (0)	N.A.
South Lantau Coast OZP No. S/SLC/18	29.11.2013 - 29.1.2014	RC DC	3 (0)	2.5.2014
Cheung Chau OZP No. S/I-CC/6	11.4.2014 - 11.6.2014	RC <sup>#</sup> DC	2 (4)	19.9.2014
Mui Wo Fringe OZP No. S/I-MWF/9	18.10.2013 - 18.12.2013	DC RC	37 (21)	2.5.2014
Lamma Island OZP No. S/I-LI/10	11.4.2014 - 11.6.2014	DC <sup>#</sup>	2 (0)	19.9.2014
Sha Tin OZP No. S/ST/29	22.11.2013 - 22.1.2014	DC	1 371 (11)	11.4.2014

<b>Proposed amendments to OZP</b>	<b>Plan publication period</b>	<b>Consultation approach [Meeting, unless otherwise specified] [see Note]</b>	<b>Number of written representations (comments) [further representations] received</b>	<b>Date of reporting consultation outcomes to TPB*</b>
Ma On Shan OZP No. S/MOS/19	7.3.2014 - 7.5.2014	DC	264 (38)	18.7.2014
Pak Shek Kok (East) OZP No. S/PSK/12	7.3.2014 - 7.5.2014	DC	458 (96)	1.8.2014
Shau Kei Wan OZP No. S/H9/17	31.10.2014 - 1.12.2014	DC	0 (0)	N.A.
Ngau Tau Kok and Kowloon Bay OZP No. S/K13/28	11.4.2014 - 11.6.2014	HC DC	0 (0)	N.A.
Kwun Tong (South) OZP No. S/K14S/19	18.7.2014 - 18.9.2014	DC	1 473 (1)	9.1.2015
Shek Kip Mei OZP No. S/K4/28	18.7.2014 - 18.9.2014	DC	5 111 (1)	23.1.2015
Kwai Chung OZP No. S/KC/27	9.5.2014 - 9.7.2014	DC <sup>^</sup>	381 (128)	5.12.2014
Kwai Chung OZP No. S/KC/28	13.6.2014 - 13.8.2014	DC <sup>^</sup>	1 601 (1)	9.1.2015
Fanling/Sheung Shui OZP No. S/FSS/19	20.12.2013 - 20.2.2014	DC <sup>^</sup> RC <sup>#</sup>	6 (0)	4.7.2014
Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/2	20.12.2013 - 20.2.2014	DC <sup>^</sup> RC <sup>#</sup>	3 (1)	4.7.2014
Fu Tei Au and Sha Ling OZP No. S/NE-FTA/13	20.12.2013 - 20.2.2014	DC <sup>^</sup> RC <sup>#</sup>	2 (0)	4.7.2014
Hung Lung Hang OZP No. S/NE-HLH/8	20.12.2013 - 20.2.2014	DC <sup>^</sup> RC <sup>#</sup>	2 (0)	4.7.2014
Yau Ma Tei OZP No. S/K2/22	16.5.2014 - 16.7.2014	DC	0 (0)	N.A.
Kowloon Tong OZP No. S/K18/17	15.2.2013 - 15.4.2013	DC LC	25 884 (2 981) [23]	10.3.2014 & 1.8.2014
Kowloon Tong OZP No. S/K18/18	20.12.2013 - 20.2.2014	DC	532 (2)	18.7.2014



<b>Proposed amendments to OZP</b>	<b>Plan publication period</b>	<b>Consultation approach [Meeting, unless otherwise specified] [see Note]</b>	<b>Number of written representations (comments) [further representations] received</b>	<b>Date of reporting consultation outcomes to TPB*</b>
Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/26	30.5.2014 -30.7.2014	DC	6 (1)	21.11.2014
Tsing Yi OZP No. S/TY/25	13.6.2014 - 13.8.2014	DC	706 (1)	5.12.2014
<b>2015-16</b>				
Kam Tin South OZP No. S/YL-KTS/12	29.5.2015 - 29.7.2015	DC <sup>#</sup> RCs <sup>#</sup>	55 (330)	13.11.2015
So Kwun Wat OZP No. S/TM-SKW/12	13.3.2015 - 13.5.2015	RC <sup>#</sup> DC	143 (2)	14.8.2015
Tai Po OZP No. S/TP/25	11.4.2014 - 11.6.2014	DC	6 322 (439) [3]	24.10.2014 & 15.5.2015
Lam Tei and Yick Yuen OZP No. S/TM-LTTY/7	12.12.2014 - 12.2.2015	RC <sup>#</sup>	1 (2)	24.4.2015
Chek Lap Kok OZP No. S/I-CLK/13	8.5.2015 - 8.7.2015	DCs <sup>+</sup>	12 208 (346)	16.10.2015
Tseung Kwan O OZP No.S/TKO/21	27.2.2015 -27.4.2015	DC	385 (9)	14.8.2015
Sha Tin OZP No. S/ST/31	17.4.2015 - 17.6.2015	DC <sup>^</sup>	1 (3)	14.8.2015
Ma On Shan OZP No. S/MOS/21	27.3.2015 - 27.5.2015	DC <sup>^</sup>	699 (25)	28.8.2015
Shap Sz Heung OZP No. S/NE-SSH/10	7.11.2014 - 7.1.2015	DC RC	5 (1)	24.4.2015
Ting Kok OZP No. S/NE-TK/18	9.1.2015 - 9.3.2015	RC DC	31 (0)	12.6.2015
Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/16	29.5.2015 - 29.7.2015	DC <sup>#</sup> RC <sup>#</sup>	2 (0)	16.10.2015

<b>Proposed amendments to OZP</b>	<b>Plan publication period</b>	<b>Consultation approach [Meeting, unless otherwise specified] [see Note]</b>	<b>Number of written representations (comments) [further representations] received</b>	<b>Date of reporting consultation outcomes to TPB*</b>
Stanley OZP No. S/H19/11	20.3.2015 - 20.5.2015	DC	892 (40)	24.7.2015
Wong Nai Chung OZP No. S/H7/18	30.10.2015 - 30.12.2015	DC <sup>^</sup>	94 (3)	11.3.2016
Ho Man Tin OZP No. S/K7/23	14.11.2014 - 14.1.2015	DC	10 369 (2)	24.4.2015
Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/22	19.12.2014 - 23.2.2015	DC HC RO	4 851 (53)	15.5.2015
Ma Tau Kok OZP No. S/K10/21	15.5.2015 - 15.7.2015	DC <sup>#</sup>	146 (0)	25.9.2015
Kwun Tong (North) OZP No. S/K14N/14	26.6.2015 - 26.8.2015	DCs <sup>#</sup>	0(0)	N.A.
<b>2016-17</b>				
Fanling/Sheung Shui OZP No. S/FSS/21	29.1.2016 - 29.3.2016	RC <sup>#</sup> DC	9 (226)	22.7.2016
Yuen Long OZP No. S/YL/21	11.12.2015 - 11.2.2016	DC	4 (0)	20.5.2016
Tung Chung Town Centre Area OZP No. S/I-TCTC/21	8.1.2016 - 8.3.2016	RC DC	28 (81)	8.7.2016
Tseung Kwan O OZP No. S/TKO/23	24.6.2016 - 24.8.2016	DC	1 (0)	4.11.2016
Central District OZP No. S/H4/15	11.12.2015 - 11.2.2016	DC	72 (14)	6.5.2016
Aberdeen & Ap Lei Chau OZP No. S/H15/30	24.12.2015 - 4.2.2016	DC	607 (16)	5.8.2016
Kennedy Town & Mount Davis OZP No. S/H1/20	11.3.2016 - 11.5.2016	DC <sup>^</sup>	7 593 (306)	7.10.2016

<b>Proposed amendments to OZP</b>	<b>Plan publication period</b>	<b>Consultation approach [Meeting, unless otherwise specified] [see Note]</b>	<b>Number of written representations (comments) [further representations] received</b>	<b>Date of reporting consultation outcomes to TPB*</b>
The Peak Area OZP No. S/H14/12	29.4.2016 - 29.6.2016	DC	1 638 (40)	24.10.2016
North Point OZP No. S/H8/25	5.8.2016 - 5.10.2016	DC <sup>^</sup>	442 (4)	20.1.2017
Tsz Wan Shan, Diamond Hill and San Po Kong OZP No. S/K11/28	24.3.2016 - 24.5.2016	DC <sup>#</sup>	1 (0)	18.8.2016
Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/24	24.6.2016 - 24.8.2016	DC	456 (2)	18.11.2016
Tsing Yi OZP No. S/TY/27	7.8.2015 - 7.10.2015	DC <sup>#</sup> ROs	961 (350) [2 238]	29.1.2016 & 23.9.2016
Cheung Sha Wan OZP No. S/K5/36	11.3.2016 - 11.5.2016	DC RO	26 (2)	5.8.2016
Tsuen Wan OZP No. S/TW/32	13.5.2016 - 11.7.2016	DC <sup>#</sup> HC	17 (1)	24.10.2016

**Note** DC: Relevant District Council and/or its Committee(s)

RC: Relevant Rural Committee

RO: Concerned residents or residential organisation(s)/committee(s)

HC: Relevant Task Force of the Harbourfront Commission

LC: Legislative Council Panel on Education

\* The date when TPB considered the information note on the summary of representations, comments or further representations received on the OZP amendments and the hearing arrangement

<sup>^</sup> Consultation conducted before publication of amendment plan

<sup>#</sup> Consultation conducted by circulation

<sup>+</sup> Two DCs/RCs were consulted and one of them was consulted by circulation

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)430****(Question Serial No. 5811)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Government will conduct public consultation on “Hong Kong 2030+”. In this connection, will the Government inform this Committee of the following:

1. How to facilitate bottom-up planning in consultation activities?
2. What are the estimated number of public forums to be held and the estimated expenditure?
3. Will the Government organise activities such as planning competitions to encourage more professionals to express their views on future planning?

Asked by: Hon YIU Chung-yim (Member Question No. 9)

Reply:

As an integral part of the updating exercise of the territorial development strategy known as “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”), public engagement (PE) is being carried out from end-October 2016 to end-April 2017 to tap views of the community in an open, inclusive and collaborative manner. The PE exercise includes a wide variety of activities and cuts across multiple platforms such as public forums, topical discussions, knowledge sharing seminars, guided visits, exhibitions, questionnaire surveys, school outreach programme, briefings to stakeholders, video and website. Taking into account the public views collected during the PE, preferred spatial development option(s) will be formulated for further technical assessments before finalising the updated territorial development strategy.

So far, over 160 PE events including three public forums have been conducted. Among others, a joint professional forum, workshops for Young Chapters of Professional Institutions and planning-related university students, as well as briefings to various professional institutes have been organised, targeting at professionals in the related spheres. We have also supported a competition on public policy-making to encourage the youths to express views and suggestions on the future planning of Hong Kong.

The PE is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for this work. External professional services have been engaged to assist in tasks relating to the conduct of PE, including preparation of publications, video, website, exhibitions and events, as well as independent analysis of public views collected. The expenditure for hiring such services in 2016-17 was about \$4.3 million, and the estimated expenditure in 2017-18 is about \$1.7 million.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)431****(Question Serial No. 5812)**

Head: (118) Planning Department

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

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Government will commence the Study on Existing Profile and Operations of Brownfield Sites in the New Territories. In this connection, please advise:

1. the estimated provision set aside by the Government for conducting the survey on brownfield sites;
2. whether or not the Government will engage a consultancy firm to conduct this Study; if not, the estimated establishment of staff involved;
3. the estimated time for making public the outcome of the Study.

Asked by: Hon YIU Chung-yim (Member Question No. 10)

Reply:

With a view to facilitating Government's formulation of appropriate policies and measures for tackling brownfield sites in a holistic manner, the Planning Department (PlanD) will engage a consultant to carry out the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. The Study will include a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. Four time-limited posts (including professionals and supporting staff) have been created within PlanD to oversee the Study. The cost estimate for the Study is \$13 million. It is targeted to complete the Study within 2018. The findings of the Study will be published as appropriate.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)432****(Question Serial No. 5813)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the applications for rezoning/amendments to statutory plans submitted to the Town Planning Board over the past three financial years, please advise:

1. the number of applications related to agricultural land each year and the respective site area (in hectares);
2. the District Council administrative districts involved in the above rezoning/amendment applications and the respective site area (in hectares); and

Financial Year	District Council Administrative District	Number of Applications	Site Area (in hectares)

3. the rezoned/revised land use of the above rezoning/amendment applications, and also the number of applications and their respective site area (in hectares).

Financial Year	Types	Number of Applications	Site Area (in hectares)

Asked by: Hon YIU Chung-yim (Member Question No. 11)

Reply:

Details on the rezoning applications involving “Agriculture” (“AGR”) zones under section 12A of the Town Planning Ordinance (Cap. 131) received by the Town Planning Board (TPB) in the past three financial years are set out in the table below. Four of the rezoning applications were withdrawn by the applicants, one was not agreed by TPB, and the remaining two have been deferred upon request of the applicants.

Financial Year	District Council District	Proposed Zoning	Number of Applications [Site Area (in hectares) (about)]	
			By District	Total
2014-15	North	Residential	1 [11.5]	3 [13.9]
	Yuen Long	Residential	2* [2.4]	
2015-16	North	Residential	2 [4.3]	3 [5.6]
	Yuen Long	Government, Institution or Community	1* [1.3]	
2016-17 (up to mid-March 2017)	North	Village Type Development	1* [0.6]	1 [0.6]

**Note:** There was no section 12A application involving the “AGR” zones in the remaining District Council districts not listed in the table.

\* The application(s) was/were subsequently withdrawn by the applicant(s).

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)433****(Question Serial No. 6210)**

Head: (118) Planning Department

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

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

1. What is the total area of land designated as development permission area (DPA)s in the territory?
2. What is the total area of land designated as DPAs in each district?
3. Will the Government consider introducing legislative amendments to incorporate areas where it has no enforcement power into DPAs? If not, what are the reasons?

Asked by: Hon YIU Chung-yim (Member Question No. 302)

Reply:

1. As at March 2017, there are about 24 330 hectares (ha) of land currently or previously covered by development permission area (DPA) plans.
2. The breakdown of the area currently or previously covered by DPA plans by District Council (DC) districts is as follows:

<b>DC Districts</b>	<b>Area (ha) (about)</b>
Island	1 670
Sha Tin	170
Yuen Long	9 550
Sai Kung	3 050
Tsuen Wan	210
Tuen Mun	1 060
North	6 830
Tai Po	1 790
<b>Total</b>	<b>24 330</b>

3. The Planning Department will continue to monitor closely cases of unauthorised developments in the DPAs, and take appropriate enforcement and prosecution actions under the Town Planning Ordinance (Cap. 131) in a timely manner.

The Government will keep in view the appropriateness of the existing legislation and enforcement arrangements against actions that spoil the environment in the rural New Territories.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)434****(Question Serial No. 7156)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

It was earlier reported by the media that the Government had awarded a study contract for “the land formation and infrastructure works for 8 potential housing development sites at Ma On Shan”, and the rezoning of Green Belt areas involved did not fall into the scope of the first two stages of Green Belt review (i.e. 150 Green Belt areas). It was mentioned in the 2017 Policy Address that the sites at the lower part and upper part of Ma On Shan Tsuen Road, Ma On Shan would be rezoned, indicating that the Government should have completed the study.

- (1) Would the Government make such study report or preliminary study report public?
- (2) What is the number of villagers to be relocated, regardless of indigenous or non-indigenous inhabitants, as a result of the proposed rezoning of Green Belt areas at the lower part and upper part of Ma On Shan Tsuen Road, Ma On Shan?
- (3) Would the Government make the amount of consultancy fees involved, name of the winning consultancy firm, as well as tendering documents public?
- (4) Would the Government provide the study reports on the first two stages of Green Belt review conducted?

Asked by: Hon CHU Hoi-dick (Member Question No. 10)

Reply:

(1) & (2)

The Civil Engineering and Development Department is conducting the Engineering Feasibility Study (EFS) for the project of “Site Formation and Infrastructural Works for Eight Housing Sites in Ma On Shan”, which is anticipated to be completed in the first half of 2018. Information on households affected is not available at this stage. The Government will consult the relevant District Council and stakeholders on this project upon completion of the EFS.

(3)

The above EFS was awarded to Black & Veatch Hong Kong Ltd. at a fee of \$4.3 million. The release of tendering documents will be handled in accordance with the Code on Access to Information.

(4)

As part of the on-going land use review, the review on “Green Belt” (GB) sites comprises two stages. Stage 1 GB review mainly identified and reviewed GB sites that are devegetated, deserted or formed. In the Stage 2 GB review, the Government looked at GB sites in the fringe of built-up areas that are closer to existing urban areas and new towns. Albeit vegetated, these GB sites have relatively low conservation value and buffering effect. As these sites are close to supporting infrastructural facilities, including transport, water supply, sewerage, etc., they are considered suitable for urban expansion and thus have good potential to be rezoned for housing purpose.

The land use review is conducted by the Planning Department on an ongoing basis and is not captured in a single report. This notwithstanding, announcements on potential housing sites identified in the course of this review has been and will continue to be made from time to time to keep the public informed. As with the established practice, the Government will consult the District Councils and relevant stakeholders on the development of individual sites as and when ready, and will submit the rezoning proposal for consideration by the Town Planning Board.

- End -

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)435**

**(Question Serial No. 4562)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the proposed environmentally friendly transport services in the Yuen Long South New Development Area (NDA), please provide the estimated cost involved and its breakdown.

Asked by: Hon KWOK Ka-ki (Member Question No. 51)

Reply:

The feasibility study on the environmentally friendly transport services (EFTS) in Hung Shui Kiu NDA and adjacent areas including Yuen Long South commenced in March 2017. There is no information on the estimated cost of EFTS in Yuen Long South at this stage.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)436****(Question Serial No. 4764)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the study on the proposed multi-storey buildings for brownfield operators as a comfort in the Yuen Long South New Development Area (NDA), what are the required expenditure on such study, construction costs, amount of grants involved, economic losses as a result of the land destruction, as well as land premium of the sites required? Please provide the breakdowns as well.

Asked by: Hon KWOK Ka-ki (Member Question No. 291)

Reply:

The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in the Hung Shui Kiu New Development Area. The proposed MSBs will accommodate some of the brownfield operations to be affected by the Yuen Long South development project. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected to be completed within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)437****(Question Serial No. 4772)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the Yuen Long South New Development Area (NDA), please specify the cost per square metre of the new multi-storey buildings to be developed.

Asked by: Hon KWOK Ka-ki (Member Question No. 300)

Reply:

The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in the Hung Shui Kiu New Development Area. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected to be completed within 2018.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)438****(Question Serial No. 4773)**

Head: (33) Civil Engineering and Development Department

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

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the Hung Shui Kiu New Development Area (NDA), please specify the cost per square metre of the new multi-storey buildings to be developed.

Asked by: Hon KWOK Ka-ki (Member Question No. 301)

Reply:

The Government endeavours to improve land utilisation of brownfield sites by exploring feasible and land-efficient measures to accommodate brownfield operations. To this end, the Civil Engineering and Development Department has commissioned feasibility studies on multi-storey buildings (MSBs) for accommodating brownfield operations in the Hung Shui Kiu New Development Area. The studies will cover the conceptual design, planning, engineering, environmental and financial assessments, and explore possible mode of operation and management of the proposed MSBs. Relevant stakeholders, including existing operators, trade representatives and locals, will be consulted during the feasibility studies. The studies are expected to be completed within 2018.

- End -



**CONTROLLING OFFICER'S REPLY****DEVB(PL)439****(Question Serial No. 3898)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development  
(LAM Sai-hung)Director of Bureau: Secretary for DevelopmentQuestion:

As regards the matters relating to provision of land and infrastructure under this Programme, please advise this Committee:

- (1) of the details, in the form below, of each piece of land upon land formation, infrastructure construction or other works completed by the Civil Engineering and Development Department for delivery for use by other government departments in each year between 2014-17, including i) the location of land, ii) area occupied, iii) expenditure involved in land formation, infrastructure provision and other works, as well as iv) names of government departments to which such lands were delivered and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.);

i)	ii)	iii)	iv)

- (2) of the details, in the form below, of each piece of land currently under land formation, infrastructure construction or other works for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) expenditure involved in land formation, infrastructure provision and other works, vi) names of government departments to which such lands will be delivered upon completion of works and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.), as well as v) anticipated delivery dates;

i)	ii)	iii)	iv)	v)

- (3) of the details, in the form below, of each piece of land for which land formation, infrastructure construction or other works to be commenced in the next 24 months for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) expenditure involved in land formation, infrastructure provision and other works, vi) names of government departments to which such lands will be delivered upon completion of works and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.), as well as v) anticipated delivery dates;

i)	ii)	iii)	iv)	v)

Asked by: Hon WU Chi-wai (Member Question No. 46)

Reply:

- 1) The projects under the Civil Engineering and Development Department (CEDD) involving land formation, infrastructure works or other ancillary works for the provision of land, which were completed and handed over to other government departments from 2014 up to March 2017 are as follows:

<b>Project Location</b>	<b>Approximate Area of Land Formation (hectares)</b>	<b>Estimated Cost of Construction Works Project (\$ million)</b>	<b>Main Government Departments Handed Over To (Finalised Land Uses being Proposed)</b>
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23	491	Architectural Services Department (ArchSD) (BCP buildings)
Kai Tak Development – Former North Apron	8.1	2,611	Lands Department (LandsD) (Residential/ Commercial development, Comprehensive Development Area (CDA), Government, Institution or Community (GIC) facilities and other specified uses)
Kai Tak Development – Former Runway	3.2	540	LandsD (Commercial development)

Project Location	Approximate Area of Land Formation (hectares)	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments Handed Over To (Finalised Land Uses being Proposed)
Sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	3.2	781	LandsD (Private residential development)
Development at Anderson Road	15.6	3,467	LandsD (Schools, district open spaces and clinic)
Wan Chai Development Phase II	6.8	4,643	Highways Department (HyD) via LandsD / CEDD's works site (Open Space)

- 2) On-going CEDD projects involving land formation, infrastructure works or other ancillary works for the provision of land, which are being handed over by stages, or will be handed over, to other government departments are as follows:

Project Location	Approximate Area of Land Formation (hectares)	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments Taking Over Completed Works (Finalised Land Uses being Proposed)	Expected Delivery Date
Kai Tak Development – Former North Apron	35.3	4,408	LandsD (Residential/ Commercial development, GIC facilities, CDA and other specified uses)	By stages up to 2020
Kai Tak Development – Former Runway	15.7	5,757	LandsD (Residential/ Commercial development and other specified uses)	By stages up to 2019
Tuen Mun Area 54 Site 1&1A, Site 3/4(East) & Site 4A(West)	7.4	1,047	Hong Kong Housing Authority (HA) (Public housing development)  LandsD (GIC facilities)	By stages from 2017 to 2019

<b>Project Location</b>	<b>Approximate Area of Land Formation (hectares)</b>	<b>Estimated Cost of Construction Works Project (\$ million)</b>	<b>Main Government Departments Taking Over Completed Works (Finalised Land Uses being Proposed)</b>	<b>Expected Delivery Date</b>
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	3.6	115	HyD (Road)	2018
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	108	HA (Public housing development)	2018
Area 16 and 58D, Sha Tin	0.2 (Note 1)	225	HA (Public housing development)	2018
Kwu Tung North Area 29	1.5	24	ArchSD (Social welfare facility)	2018
Wan Chai Development Phase II	12.7	4,643	LandsD and Transport Department (Open space, public road and waterfront related commercial and leisure uses)	By stages up to 2018 (Note 2)
Anderson Road Quarry	40	7,693	LandsD (Residential/ Commercial development, GIC facilities)	By stages from 2017/18 up to 2021/22
Queen's Hill, Fanling	N/A (Note 3)	1,460	HA (Public housing development)	2019

Note 1: CEDD is responsible for infrastructure project to support a public housing site of a total area of 4.4 ha, within which 0.2 ha of land is to be formed by CEDD.

Note 2: The land formation works under Wan Chai development phase II have been substantially completed. Majority of the land formed has been handed over to LandsD by stages on or before 2017. The remaining land would be handed over to LandsD and other departments by stages up to 2018.

Note 3: CEDD is responsible for the infrastructure project to support a public housing site in Queen's Hill with a total area of 13.6ha. CEDD is not responsible for the site formation work.

- 3) CEDD projects to be commenced in the next 24 months involving land formation, infrastructure works or other ancillary works for the provision of land, which will be handed over to other government departments are as follows:

<b>Project Location</b>	<b>Approximate Area of Land Formation (hectares)</b>	<b>Estimated Cost of Construction Works Project (\$ million)</b>	<b>Main Government Departments Taking Over Completed Works (Proposed Uses)</b>	<b>Expected Delivery Date</b>
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5	42	Agriculture, Fisheries & Conservation Department (Mountain Bike Training Ground)	2018
Sandy Ridge, North District	1.8	2,566	ArchSD (Columbarium development)	2020*
Tung Chung East, North Lantau	129	Under review	HA (Public housing development)  LandsD (Residential / commercial use and GIC facilities)	By stages from 2020 onwards*
Wang Chau, Yuen Long (Phase 1)	5.6	Under review	HA (Public housing development)	2020/21*
Hiu Ming Street, Kwun Tong	1.1	Under review	HA (Public housing development)	2021*
Chung Nga Road and Area 9, Tai Po	7.2	1,147	HA (Public housing development)	2022

\* The expected delivery date is tentative which is subject to funding approval of the Finance Committee of the Legislative Council.

- End -

**CONTROLLING OFFICER'S REPLY****DEVB(PL)440****(Question Serial No. 5455)**Head: (701) Capital Works Reserve Fund: Land AcquisitionSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Ms Bernadette LINN)Director of Bureau: Secretary for DevelopmentQuestion:

1. How many claims for “Tun Fu” allowance were received by the Government in each of the past three years? Please provide a breakdown of the claims by name of village, allowance granted and specific use related to the allowance according to the dates on which they were granted.
2. How did the Government verify whether the expenditure items were cost-effective, including whether the impact of public works projects on the fung shui of the indigenous villages could be alleviated? What specific actions and procedures were taken for verification? If there was no verification, how did the Government ensure that the allowances would be well spent and rewarding?

Asked by: Hon CHAN Tanya (Member Question No. 46)Reply:

1. For the past three years, the Lands Department received a total of 21 claims for “Tun Fu” allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received
2014-15	16
2015-16	3
2016-17 (up to end February 2017)	2

As to the amount of allowance granted, the villages involved and the specific use related to the allowance, the details are shown below:-

Year	Amount Granted	Villages Involved	Specific Use
2014-15	\$1,728,792 (for 12 claims)	Islands district (3 villages) North district (6 villages) Sai Kung district (1 village) Sha Tin district (1 village) Tai Po district (3 villages)	“Tun Fu” ceremonies covering fung shui master’s fee, “Tun Fu” master’s fee, purchase of joss-papers and sticks, food offered in the ceremonies etc.
2015-16	\$379,400 (for 17 claims)	North district (5 villages) Tai Po district (12 villages)	
2016-17 (up to end February 2017)	\$100,000 (for 5 claims)	Tuen Mun district (2 villages) Tai Po district (3 villages)	

Note: One claim may cover more than one village. Due to the lead time required for processing claims, the amount granted in one year may not correspond to claims received in the same year and often would cover some of the claims received in previous years.

2. The granting of “Tun Fu” allowance to pre-1898 indigenous villages affected by public works projects aims to facilitate the villagers’ performance of “Tun Fu” ceremonies to address their concerns related to fung shui, thereby facilitating timely completion of public projects. All claims must be fully justified and a list of itemised costs in respect of the “Tun Fu” ceremonies must be provided for consideration. In determining the amount of “Tun Fu” allowance, the reasonableness of the claim with reference to past similar claims, the proximity of public works to the villages or sites where fung shui is said to be affected, the relevant deity spots, village size and population will be taken into account. Each village may only submit one single claim in respect of each public works project. Views of relevant government departments may also be collected. After the ceremony, the village representative is required to submit to the Government an account of expenditure for the “Tun Fu” ceremony for verification.

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