

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Controlling officer: the Permanent Secretary for Development (Planning and Lands) will account for expenditure under this Head.

Estimate 2018–19 **\$689.9m**

Establishment ceiling 2018–19 (notional annual mid-point salary value) representing an estimated 139 non-directorate posts as at 31 March 2018 rising by 18 posts to 157 posts as at 31 March 2019..... **\$102.0m**

In addition, there will be an estimated 14 directorate posts as at 31 March 2018 and as at 31 March 2019.

Commitment balance..... **\$3,415.0m**

Controlling Officer's Report

Programmes

Programme (1) Director of Bureau's Office This Programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Development).

Programme (2) Buildings, Lands and Planning This Programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

Detail

Programme (1): Director of Bureau's Office

	2016–17 (Actual)	2017–18 (Original)	2017–18 (Revised)	2018–19 (Estimate)
Financial provision (\$m)	13.2	14.1	14.4 (+2.1%)	16.6 (+15.3%) (or +17.7% on 2017–18 Original)

Aim

2 The aim is to ensure the smooth operation of the Office of the Secretary for Development.

Brief Description

3 The Office of the Secretary for Development is responsible for providing support to the Secretary for Development in undertaking political work. This includes the support provided by the Under Secretary and the Political Assistant. The Office is also responsible for providing administrative support to the Secretary for Development in carrying out his duties. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions.

Programme (2): Buildings, Lands and Planning

	2016–17 (Actual)	2017–18 (Original)	2017–18 (Revised)	2018–19 (Estimate)
Financial provision (\$m)	294.1	378.6	376.7 (–0.5%)	673.3 (+78.7%) (or +77.8% on 2017–18 Original)

Aim

4 The aim is to facilitate Hong Kong's continual development through effective planning and use of land, a steady and sufficient supply of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and facilitating urban renewal.

Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)

Brief Description

5 In 2017, the Planning and Lands Branch:

- continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long term;
- completed the public engagement for the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+” study);
- provided secretariat support to the Task Force on Land Supply;
- continued to co-ordinate and oversee the work relating to the Kwu Tung North, Fanling North and Hung Shui Kiu New Development Areas;
- co-ordinated and oversaw the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop;
- oversaw the conduct of a survey on the existing profile and operations of brownfield sites by the Planning Department and the consultancy studies on the feasibility of accommodating brownfield operations in multi-storey buildings by the Civil Engineering and Development Department;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- worked with the MTR Corporation Limited (MTRCL) to implement West Rail property development projects;
- explored with the MTRCL the development potential of stations and related sites along existing and future rail lines;
- continued to work with the Harbourfront Commission (HC) 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;
- continued to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects;
- continued to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education;
- launched a scheme to provide subsidy for property owners to participate in Urban Renewal Authority (URA)’s Smart Tender scheme, which provides technical assistance to property owners for carrying out building repair and maintenance works;
- continued to oversee the review of regulations under the Buildings Ordinance (Cap. 123) with a view to modernising the relevant provisions and standards, including taking forward the exercises to update the Building (Construction) Regulations (Cap. 123B) and the Building (Minor Works) Regulation (Cap. 123N); and formulate a new Code of Practice for seismic-resistant building design;
- continued to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011 and the work of the Urban Renewal Fund;
- continued to support URA in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continued to oversee the implementation of the outreach support service pilot scheme for minority owners of old buildings who may be involved in compulsory sale for redevelopment;
- continued to oversee the implementation of the New Territories Small House Policy;
- continued, in consultation with stakeholders, to prepare proposals to amend the Land Titles Ordinance (Cap. 585);
- continued to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- continued to monitor the operation of the Town Planning Ordinance (Cap. 131); and
- continued to oversee the discharging of land administration functions by LandsD.

Matters Requiring Special Attention in 2018–19

6 During 2018–19, the Branch will:

- continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term;
- continue to provide secretariat support to the Task Force on Land Supply including its public engagement exercise to be launched in the first half of 2018;
- continue to take forward the “Hong Kong 2030+” study and finalise the territorial development strategy beyond 2030;

Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)

- formulate a policy framework to tackle brownfield sites in a holistic manner, with the objectives of optimising land utilisation, rationalising land uses, supporting the development of industries that are needed in Hong Kong, and improving the rural environment;
- formulate measures to revitalise industrial buildings;
- launch Operation Building Bright 2.0 to provide technical and financial assistance to owners-occupiers of old buildings for complying with the requirements under the Mandatory Building Inspection Scheme;
- set up a steering group to explore how best to consolidate and rationalise the standards and definitions adopted by the relevant departments under the Development Bureau in scrutinising development projects such that the approval process can be streamlined;
- establish a dedicated Harbour Office with a multi-disciplinary professional team to support HC and co-ordinate the formulation and implementation of harbourfront enhancement projects under HC's purview;
- support URA in conducting a planning study in Yau Ma Tei and Mong Kok districts with a view to identifying more effective and efficient ways for urban renewal;
- continue to co-ordinate and oversee the work relating to the Kwu Tung North, Fanling North and Hung Shui Kiu New Development Areas;
- continue to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop;
- continue to explore with the MTRCL the development potential of stations and related sites along existing and future rail lines and to take forward agreed property development projects;
- continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs;
- continue to work with HC to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all;
- continue to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education;
- continue to oversee the review of regulations under the Buildings Ordinance with a view to modernising the relevant provisions and standards, including taking forward the exercises to update the Building (Construction) Regulations and the Building (Minor Works) Regulation and formulate a new Code of Practice for seismic-resistant building design;
- continue to oversee the implementation of major initiatives under URS;
- continue to support URA in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continue to oversee the implementation of the New Territories Small House Policy;
- work with LandsD to review the Pilot Scheme for Arbitration on Land Premium;
- continue to prepare for the implementation of the new title registration system; and
- continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference.

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

ANALYSIS OF FINANCIAL PROVISION

Programme	2016-17 (Actual) (\$m)	2017-18 (Original) (\$m)	2017-18 (Revised) (\$m)	2018-19 (Estimate) (\$m)
(1) Director of Bureau's Office	13.2	14.1	14.4	16.6
(2) Buildings, Lands and Planning	294.1	378.6	376.7	673.3
	307.3	392.7	391.1 (-0.4%)	689.9 (+76.4%)
				(or +75.7% on 2017-18 Original)

Analysis of Financial and Staffing Provision

Programme (1)

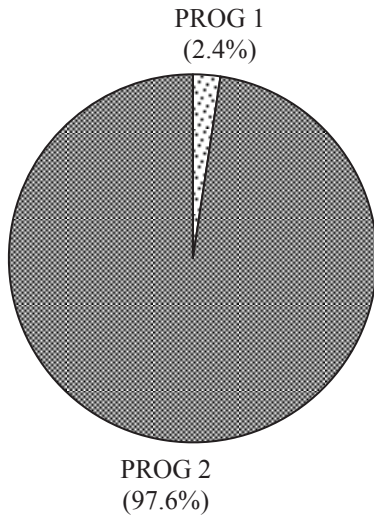
Provision for 2018-19 is \$2.2 million (15.3%) higher than the revised estimate for 2017-18. This is mainly due to the increased provision for personal emoluments arising from salary increments and filling of vacancies.

Programme (2)

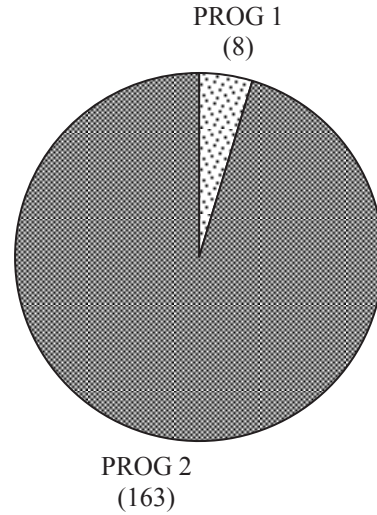
Provision for 2018-19 is \$296.6 million (78.7%) higher than the revised estimate for 2017-18. This is mainly due to the increased cash flow requirement for non-recurrent items and creation of 18 posts.

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

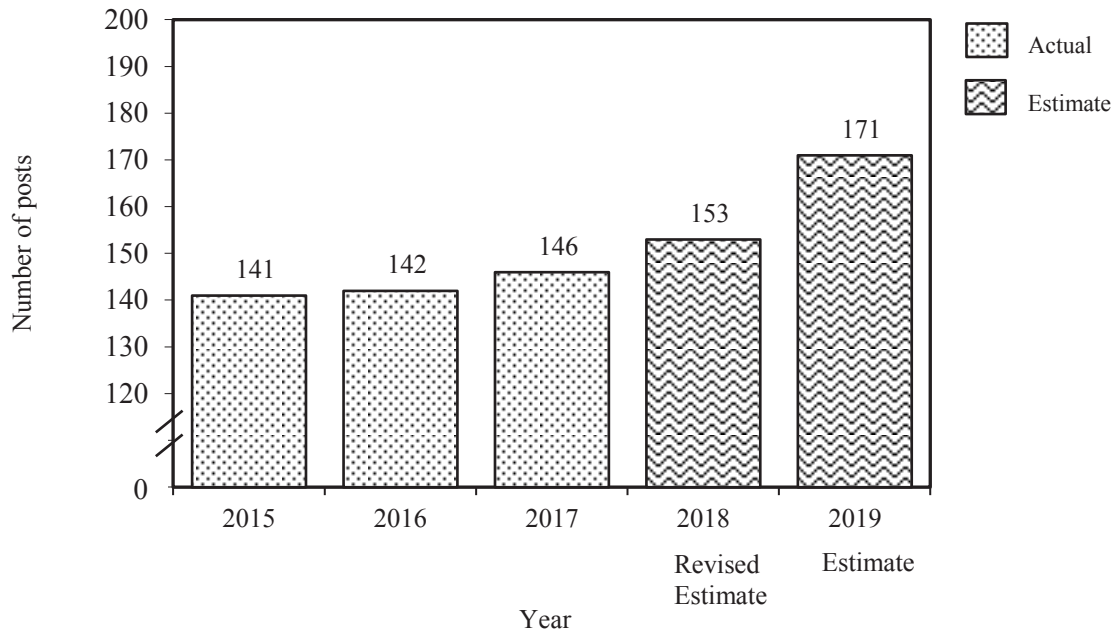
*Allocation of provision
to programmes
(2018-19)*



*Staff by programme
(as at 31 March 2019)*



*Changes in the size of the establishment
(as at 31 March)*



**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Sub-head (Code)	Actual expenditure 2016–17	Approved estimate 2017–18	Revised estimate 2017–18	Estimate 2018–19	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	202,862	237,650	236,118	259,936
	Total, Recurrent.....	<u>202,862</u>	<u>237,650</u>	<u>236,118</u>	<u>259,936</u>
Non-Recurrent					
700	General non-recurrent	104,439	155,000	155,000	430,000
	Total, Non-Recurrent.....	<u>104,439</u>	<u>155,000</u>	<u>155,000</u>	<u>430,000</u>
	Total, Operating Account	<u>307,301</u>	<u>392,650</u>	<u>391,118</u>	<u>689,936</u>
	Total Expenditure	<u><u>307,301</u></u>	<u><u>392,650</u></u>	<u><u>391,118</u></u>	<u><u>689,936</u></u>

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Details of Expenditure by Subhead

The estimate of the amount required in 2018–19 for the salaries and expenses of the Planning and Lands Branch is \$689,936,000. This represents an increase of \$298,818,000 over the revised estimate for 2017–18 and \$382,635,000 over the actual expenditure in 2016–17.

Operating Account

Recurrent

2 Provision of \$259,936,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$23,818,000 (10.1%) over the revised estimate for 2017–18 is mainly due to the provisions for increased operating expenses to meet the demands of on-going and new commitments and increased salary provision arising from the creation of 18 posts.

3 The establishment as at 31 March 2018 will be 153 posts including one supernumerary post. It is expected that there will be an increase of 18 posts in 2018–19. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2018–19, but the notional annual mid-point salary value of all such posts must not exceed \$101,956,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2016–17 (Actual) (\$'000)	2017–18 (Original) (\$'000)	2017–18 (Revised) (\$'000)	2018–19 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	105,077	110,755	122,318	133,089
- Allowances.....	3,410	3,475	3,691	4,483
- Job-related allowances.....	1	5	3	2
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	178	203	254	180
- Civil Service Provident Fund contribution.....	4,941	5,087	6,090	8,420
Departmental Expenses				
- Temporary staff.....	38,232	39,014	43,817	49,718
- Honoraria for members of committees	3,322	4,527	3,894	4,122
- General departmental expenses	47,701	74,584	56,051	59,922
	<hr/> 202,862	<hr/> 237,650	<hr/> 236,118	<hr/> 259,936 <hr/>

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2017 \$'000	Revised estimated expenditure for 2017-18 \$'000	Balance \$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
	801	Subsidy for property owners to participate in Smart Tender scheme.....	300,000	—	20,000	280,000
	802	Operation Building Bright 2.0§.....	3,000,000§	—	—	3,000,000
	878	Building Maintenance Grant Scheme for Elderly Owners	1,000,000	730,000	135,000	135,000
		Total	<u>4,300,000</u>	<u>730,000</u>	<u>155,000</u>	<u>3,415,000</u>

§ This is a new item, funding for which is sought in the context of the Appropriation Bill 2018.