

**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 2019–20** ..... **\$1,015.9m**

**Establishment ceiling 2019–20** (notional annual mid-point salary value) representing an estimated 157 non-directorate posts as at 31 March 2019 rising by 22 posts to 179 posts as at 31 March 2020..... **\$125.5m**

In addition, there will be an estimated 14 directorate posts as at 31 March 2019 and as at 31 March 2020.

**Commitment balance**..... **\$4,065.0m**

**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**

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	<b>2019–20 (Estimate)</b>
Financial provision (\$m)	14.4	16.6	17.0 (+2.4%)	<b>16.8</b> (–1.2%)
				(or +1.2% on 2018–19 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**

	2017–18 (Actual)	2018–19 (Original)	2018–19 (Revised)	<b>2019–20 (Estimate)</b>
Financial provision (\$m)	368.2	673.3	586.5 (–12.9%)	<b>999.1</b> (+70.3%)
				(or +48.4% on 2018–19 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.

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### ***Brief Description***

5 In 2018, the Planning and Lands Branch:

- continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long term;
- provided secretariat support to the Task Force on Land Supply, including its five-month public engagement;
- continued to oversee the relevant technical assessments and analysis of public views received in the public engagement for the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+” study);
- continued to co-ordinate and oversee the work relating to the Kwu Tung North, Fanling North and Hung Shui Kiu New Development Areas (NDAs) and Tung Chung New Town Extension;
- enhanced the ex-gratia compensation and rehousing arrangements for domestic occupants in squatters and business undertakings affected by government development clearance exercises;
- 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;
- explored how best to rationalise the standards and procedures adopted by its departments in scrutinising development projects to streamline the approval processes;
- oversaw the conduct of a survey on the existing profile and operations of brownfield sites by the Planning Department (PlanD) and the consultancy studies on the feasibility of accommodating brownfield operations in multi-storey buildings by the Civil Engineering and Development Department;
- drew up proposal to set up a funding scheme to subsidise the use of vacant government sites and school premises, utilising \$1 billion earmarked for the purpose;
- proposed measures to facilitate the revitalisation of industrial buildings;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- continued to work 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 beautify the harbourfront for the enjoyment of all;
- re-organised the Harbour Unit into a dedicated Harbour Office with a multi-disciplinary professional team for providing enhanced support to the HC and co-ordinating harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation 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 Operation Building Bright 2.0 (OBB 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 (MBIS);
- 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) as well as 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 the Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- invited URA to identify Civil Servants’ Co-operative Building Society Scheme (CBS) sites suitable for high-density development with a view to increasing housing supply through 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;

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- continued to monitor the operation of the Town Planning Ordinance (Cap. 131); and
- continued to oversee the work of the Buildings Department, LandsD, the Land Registry and PlanD.

### ***Matters Requiring Special Attention in 2019–20***

**6** During 2019–20, the Branch will:

- continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term;
- study and suitably take forward the final recommendations tendered by the Task Force on Land Supply;
- continue to oversee the finalisation of the “Hong Kong 2030+” study and the territorial development strategy beyond 2030;
- formulate details of the Land Sharing Pilot Scheme to increase private and public housing in the short and medium term by unleashing the development potential of private land;
- co-ordinate among relevant departments to advance the study on developing brownfield sites in New Territories North and initiate a study on scattered brownfield sites falling outside existing NDAs projects under implementation or planning;
- formulate policy strategies and implementation measures for handling or relocating existing operations on brownfield sites in a more land-efficient manner in light of the needs of economic development;
- oversee the implementation of a package of new measures to facilitate revitalisation of industrial buildings;
- implement a funding scheme to support gainful uses of vacant government sites and school premises by non-governmental organisations for non-profit-making community purposes;
- in collaboration with relevant bureaux and departments, put in place a more proactive and co-ordinated approach to expedite multi-storey development of public facilities on government land under the “single site, multiple use” initiative;
- continue to oversee the implementation of OBB 2.0 to provide technical and financial assistance to owners-occupiers of old buildings for complying with the requirements under the MBIS;
- continue to formulate measures to rationalise the standards and procedures adopted by its departments in scrutinising development projects to streamline the approval processes;
- continue to 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 NDAs and Tung Chung New Town Extension;
- 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 the topside development at Siu Ho Wan Depot site;
- 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 co-ordinate harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects;
- 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;
- review relevant provisions of the Town Planning Ordinance with a view to strengthening the regulatory regime against unauthorised developments in environmentally sensitive areas such as South Lantau;
- 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;

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- continue to support URA in its identification of suitable CBS sites for high-density development and oversee the implementation of the pilot projects;
- continue to oversee the implementation of the New Territories Small House Policy;
- work with the relevant departments including 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.

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**ANALYSIS OF FINANCIAL PROVISION**

	2017-18 (Actual) (\$m)	2018-19 (Original) (\$m)	2018-19 (Revised) (\$m)	2019-20 (Estimate) (\$m)
<b>Programme</b>				
(1) Director of Bureau's Office .....	14.4	16.6	17.0	<b>16.8</b>
(2) Buildings, Lands and Planning .....	368.2	673.3	586.5	<b>999.1</b>
	<hr/> 382.6	<hr/> 689.9	<hr/> 603.5 (-12.5%)	<hr/> <b>1,015.9</b> <b>(+68.3%)</b>
				<b>(or +47.3% on 2018-19 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2019-20 is \$0.2 million (1.2%) lower than the revised estimate for 2018-19. This is mainly due to the decreased provision for personal emoluments arising from the lapse of pre-retirement leave of a retired officer in 2019-20, partly offset by salary increments.

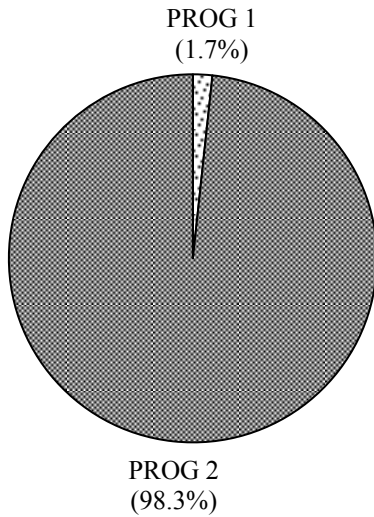
**Programme (2)**

Provision for 2019-20 is \$412.6 million (70.3%) higher than the revised estimate for 2018-19. This is mainly due to the increased cash flow requirement for non-recurrent items and creation of 22 posts.

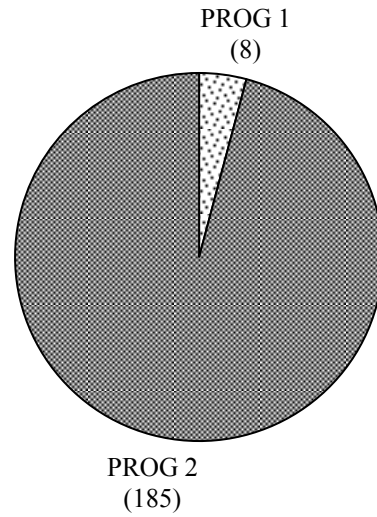
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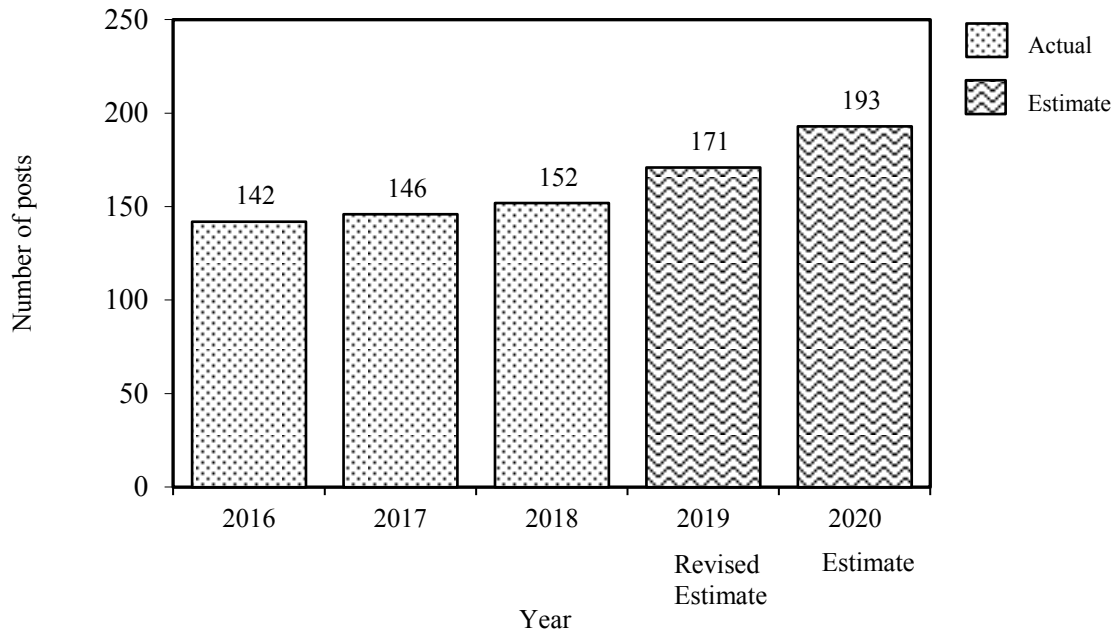
*Allocation of provision  
to programmes  
(2019-20)*



*Staff by programme  
(as at 31 March 2020)*



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



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Sub-head (Code)	Actual expenditure 2017-18	Approved estimate 2018-19	Revised estimate 2018-19	<b>Estimate 2019-20</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	227,624	259,936	253,521	<b>295,941</b>
	Total, Recurrent.....	227,624	259,936	253,521	<b>295,941</b>
Non-Recurrent					
700	General non-recurrent .....	155,000	430,000	350,000	<b>720,000</b>
	Total, Non-Recurrent.....	155,000	430,000	350,000	<b>720,000</b>
	Total, Operating Account .....	382,624	689,936	603,521	<b>1,015,941</b>
	Total Expenditure .....	382,624	689,936	603,521	<b>1,015,941</b>

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**Details of Expenditure by Subhead**

The estimate of the amount required in 2019–20 for the salaries and expenses of the Planning and Lands Branch is \$1,015,941,000. This represents an increase of \$412,420,000 over the revised estimate for 2018–19 and \$633,317,000 over the actual expenditure in 2017–18.

*Operating Account*

Recurrent

**2** Provision of \$295,941,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$42,420,000 (16.7%) over the revised estimate for 2018–19 is mainly due to the provisions for increased operating expenses to meet the demands of ongoing and new commitments and increased salary provision arising from the creation of 22 posts.

**3** The establishment as at 31 March 2019 will be 171 posts including one supernumerary post. It is expected that there will be an increase of 22 posts in 2019–20. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2019–20, but the notional annual mid-point salary value of all such posts must not exceed \$125,505,000.

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

	2017–18 (Actual) (\$'000)	2018–19 (Original) (\$'000)	2018–19 (Revised) (\$'000)	<b>2019–20 (Estimate) (\$'000)</b>
Personal Emoluments				
- Salaries.....	120,569	133,089	130,930	<b>145,858</b>
- Allowances.....	3,604	4,483	5,954	<b>6,901</b>
- Job-related allowances.....	2	2	1	<b>2</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	254	180	248	<b>278</b>
- Civil Service Provident Fund contribution.....	5,898	8,420	7,901	<b>11,075</b>
Departmental Expenses				
- Temporary staff.....	41,738	49,718	46,917	<b>54,347</b>
- Honoraria for members of committees .....	3,189	4,122	3,321	<b>3,640</b>
- General departmental expenses .....	52,370	59,922	58,249	<b>73,840</b>
	<hr/> 227,624	<hr/> 259,936	<hr/> 253,521	<hr/> <b>295,941</b> <hr/>



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**Commitments**

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2018 \$'000	Revised estimated expenditure for 2018–19 \$'000	Balance \$'000
<b><i>Operating Account</i></b>						
700	<i>General non-recurrent</i>					
801	Subsidy for property owners to participate in Smart Tender scheme.....		300,000	20,000	40,000	240,000
802	Operation Building Bright 2.0.....		3,000,000	—	290,000	2,710,000
803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....		1,000,000	—	—	1,000,000
878	Building Maintenance Grant Scheme for Elderly Owners .....		1,000,000	865,000	20,000	115,000
	Total .....		<u>5,300,000</u>	<u>885,000</u>	<u>350,000</u>	<u>4,065,000</u>