

Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2019-20

Director of Bureau : Secretary for Development

Session No. : 16

File Name : DEVB(PL)-2-e1.docx

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	3185	CHAN Han-pan	138	(2) Buildings, Lands and Planning
DEVB(PL)002	3186	CHAN Han-pan	138	(2) Buildings, Lands and Planning
DEVB(PL)003	0106	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)004	0108	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)005	0198	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)006	2933	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)007	0529	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)008	0530	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)009	0531	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)010	0532	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)011	2309	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)012	2310	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)013	2342	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)014	2114	CHEUNG Kwok-kwan	138	(2) Buildings, Lands and Planning
DEVB(PL)015	0055	CHEUNG Yu-yan, Tommy	138	(2) Buildings, Lands and Planning
DEVB(PL)016	0728	CHIANG Lai-wan	138	(2) Buildings, Lands and Planning
DEVB(PL)017	0730	CHIANG Lai-wan	138	(2) Buildings, Lands and Planning
DEVB(PL)018	3064	CHU Hoi-dick	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)019	3068	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)020	3069	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)021	3098	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)022	2836	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)023	2837	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)024	2533	HO Kai-ming	138	(2) Buildings, Lands and Planning
DEVB(PL)025	2544	HO Kai-ming	138	(2) Buildings, Lands and Planning
DEVB(PL)026	1110	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)027	2601	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)028	2602	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)029	0667	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)030	0668	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)031	1644	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)032	1656	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)033	2186	KWONG Chun-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)034	2429	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)035	2430	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)036	2431	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)037	2432	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)038	1422	LAM Kin-fung, Jeffrey	138	(2) Buildings, Lands and Planning
DEVB(PL)039	0773	LAU Ip-keung, Kenneth	138	(1) Director of Bureau's Office
DEVB(PL)040	0774	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)041	0775	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)042	0780	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)043	3239	LAU Ip-keung, Kenneth	138	(1) Director of Bureau's Office
DEVB(PL)044	2122	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)045	2146	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)046	2147	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)047	2151	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)048	2163	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)049	2164	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)050	1318	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)051	1319	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)052	1320	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)053	1827	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning
DEVB(PL)054	1834	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning
DEVB(PL)055	1835	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning
DEVB(PL)056	1899	LEUNG Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)057	1560	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)058	1566	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)059	1569	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)060	1078	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)061	2589	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)062	0512	LUK Chung-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)063	0640	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)064	1905	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)065	1907	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)066	1908	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)067	1909	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)068	1910	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)069	1912	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)070	1913	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)071	1765	MOK Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)072	1675	NG Wing-ka, Jimmy	138	(2) Buildings, Lands and Planning
DEVB(PL)073	1682	NG Wing-ka, Jimmy	138	(2) Buildings, Lands and Planning
DEVB(PL)074	0506	OR Chong-shing, Wilson	138	(2) Buildings, Lands and Planning
DEVB(PL)075	2195	OR Chong-shing, Wilson	138	(2) Buildings, Lands and Planning
DEVB(PL)076	2249	QUAT Elizabeth	138	(2) Buildings, Lands and Planning
DEVB(PL)077	0120	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)078	0122	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)079	0142	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)080	2892	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)081	2904	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)082	2772	TAM Man-ho, Jeremy	138	(1) Director of Bureau's Office
DEVB(PL)083	2803	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)084	0458	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)085	1201	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)086	1604	TSE Wai-chuen, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)087	1616	TSE Wai-chuen, Paul	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)088	1618	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)089	0856	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)090	0857	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)091	0858	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)092	0860	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)093	0861	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)094	0862	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)095	0863	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)096	0864	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)097	2704	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)098	2705	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)099	2706	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)100	2708	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)101	2710	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)102	2407	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)103	2410	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)104	1047	YICK Chi-ming, Frankie	138	(2) Buildings, Lands and Planning
DEVB(PL)105	1503	YIU Si-wing	138	(2) Buildings, Lands and Planning
DEVB(PL)106	2051	YUNG Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)107	2064	YUNG Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)108	0376	CHAN Han-pan	82	(1) Buildings and Building Works
DEVB(PL)109	0103	CHAN Hoi-yan	82	(1) Buildings and Building Works
DEVB(PL)110	2919	CHAN Tanya	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)111	3067	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)112	3079	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)113	3095	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)114	2545	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)115	2546	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)116	2547	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)117	0905	IP LAU Suk-ye, Regina	82	(1) Buildings and Building Works
DEVB(PL)118	2613	KWOK Ka-ki	82	(1) Buildings and Building Works
DEVB(PL)119	2614	KWOK Ka-ki	82	(1) Buildings and Building Works
DEVB(PL)120	2615	KWOK Ka-ki	82	(1) Buildings and Building Works
DEVB(PL)121	2445	LAM Cheuk-ting	82	(1) Buildings and Building Works
DEVB(PL)122	1436	LAM Kin-fung, Jeffrey	82	(1) Buildings and Building Works
DEVB(PL)123	1355	LEE Wai-king, Starry	82	(1) Buildings and Building Works
DEVB(PL)124	1572	LEUNG Mei-fun, Priscilla	82	(1) Buildings and Building Works
DEVB(PL)125	1715	MA Fung-kiok	82	(1) Buildings and Building Works
DEVB(PL)126	1916	MAK Mei-kuen, Alice	82	(1) Buildings and Building Works
DEVB(PL)127	1917	MAK Mei-kuen, Alice	82	(1) Buildings and Building Works
DEVB(PL)128	3266	MAK Mei-kuen, Alice	82	(1) Buildings and Building Works
DEVB(PL)129	0932	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)130	2207	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)131	2218	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)132	0137	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)133	0138	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)134	0139	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)135	1198	TSE Wai-chuen, Tony	82	(1) Buildings and Building Works
DEVB(PL)136	1629	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)137	1633	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)138	1634	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)139	1635	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)140	1637	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)141	1638	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)142	1639	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)143	2411	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)144	2412	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)145	2413	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)146	2414	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)147	2049	YUNG Hoi-yan	82	(1) Buildings and Building Works
DEVB(PL)148	1361	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)149	3177	CHAN Han-pan	91	(1) Land Administration
DEVB(PL)150	2911	CHAN Tanya	91	(1) Land Administration
DEVB(PL)151	2916	CHAN Tanya	91	
DEVB(PL)152	2925	CHAN Tanya	91	(1) Land Administration
DEVB(PL)153	0534	CHENG Chung-tai	91	(1) Land Administration
DEVB(PL)154	3089	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)155	3090	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)156	3093	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)157	3096	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)158	2842	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)159	2859	FAN Kwok-wai, Gary	91	(1) Land Administration
DEVB(PL)160	1169	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)161	3227	HO Kai-ming	91	(1) Land Administration
DEVB(PL)162	2607	KWOK Ka-ki	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)163	2610	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)164	2611	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)165	2612	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)166	2635	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)167	0270	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)168	1412	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)169	1437	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)170	1438	LAM Kin-fung, Jeffrey	91	(2) Survey and Mapping
DEVB(PL)171	0783	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)172	0784	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)173	0785	LAU Ip-keung, Kenneth	91	(2) Survey and Mapping
DEVB(PL)174	1840	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)175	1841	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)176	0231	LO Wai-kwok	91	(1) Land Administration
DEVB(PL)177	2587	LUK Chung-hung	91	(1) Land Administration
DEVB(PL)178	0638	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)179	1911	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)180	3211	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)181	1465	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)182	2891	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)183	2804	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)184	2811	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)185	0586	TIEN Puk-sun, Michael	91	(1) Land Administration
DEVB(PL)186	1200	TSE Wai-chuen, Tony	91	(1) Land Administration
DEVB(PL)187	0866	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)188	0867	WAN Siu-kin, Andrew	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)189	0868	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)190	0869	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)191	0870	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)192	0871	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)193	2707	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)194	2712	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)195	2713	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)196	1030	YICK Chi-ming, Frankie	91	(1) Land Administration
DEVB(PL)197	1063	YICK Chi-ming, Frankie	91	(1) Land Administration
DEVB(PL)198	1502	YIU Si-wing	91	(1) Land Administration
DEVB(PL)199	2065	YUNG Hoi-yan	91	(1) Land Administration
DEVB(PL)200	3127	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)201	1362	CHAN Hak-kan	118	(2) District Planning
DEVB(PL)202	2268	CHAN Hoi-yan	118	(1) Territorial Planning (2) District Planning
DEVB(PL)203	2284	CHAN Hoi-yan	118	(2) District Planning
DEVB(PL)204	2918	CHAN Tanya	118	
DEVB(PL)205	2604	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)206	2990	LEUNG Yiu-chung	118	(2) District Planning
DEVB(PL)207	0639	MAK Mei-kuen, Alice	118	(2) District Planning
DEVB(PL)208	0887	TSE Wai-chuen, Tony	118	(4) Technical Services
DEVB(PL)209	0888	TSE Wai-chuen, Tony	118	(2) District Planning
DEVB(PL)210	2415	WU Chi-wai	118	(2) District Planning
DEVB(PL)211	2416	WU Chi-wai	118	(2) District Planning
DEVB(PL)212	2067	YUNG Hoi-yan	118	(1) Territorial Planning
DEVB(PL)213	2912	CHAN Tanya	33	(3) Provision of Land and Infrastructure
DEVB(PL)214	1164	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure
DEVB(PL)215	2438	LAM Cheuk-ting	33	(3) Provision of Land and Infrastructure
DEVB(PL)216	1713	MA Fung-kwok	33	(3) Provision of Land and Infrastructure

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)217	1918	MAK Mei-kuen, Alice	33	(3) Provision of Land and Infrastructure
DEVB(PL)218	1363	CHAN Hak-kan	51	(1) Provision of Land and Infrastructure
DEVB(PL)219	2950	CHAN Tanya	51	(1) Provision of Land and Infrastructure
DEVB(PL)220	0460	TSE Wai-chuen, Tony	51	(1) Provision of Land and Infrastructure
DEVB(PL)221	4739	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)222	5209	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)223	5210	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)224	5561	CHAN Chi-chuen	138	(1) Director of Bureau's Office
DEVB(PL)225	5088	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)226	5463	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)227	5493	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)228	3946	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)229	5288	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)230	5290	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)231	5317	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)232	5318	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)233	5319	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)234	5324	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)235	5328	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)236	5333	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)237	7235	CHEUNG Chiu-hung, Fernando	138	(1) Director of Bureau's Office
DEVB(PL)238	5005	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)239	5006	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)240	5007	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)241	5011	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)242	5012	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)243	4523	FAN Kwok-wai, Gary	138	(2) Buildings, Lands and Planning
DEVB(PL)244	4766	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)245	4767	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)246	4769	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)247	4770	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)248	5903	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)249	6496	KWOK Ka-ki	138	(1) Director of Bureau's Office
DEVB(PL)250	3849	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)251	7243	KWONG Chun-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)252	4409	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)253	3477	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)254	3656	MA Fung-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)255	3790	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)256	3792	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)257	3794	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)258	4057	QUAT Elizabeth	138	(2) Buildings, Lands and Planning
DEVB(PL)259	3363	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)260	3365	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)261	3367	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)262	3371	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)263	5412	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)264	5126	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)265	5127	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)266	5151	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)267	5161	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)268	5162	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)269	5163	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)270	3612	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)271	3613	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)272	3615	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)273	3466	CHAN Hak-kan	82	(1) Buildings and Building Works
DEVB(PL)274	5332	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)275	6196	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)276	6724	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)277	6725	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)278	4184	CHU Hoi-dick	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)279	5013	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)280	5407	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)281	4202	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)282	6108	KWOK Ka-ki	82	(1) Buildings and Building Works
DEVB(PL)283	3847	KWOK Wai-keung	82	(1) Buildings and Building Works
DEVB(PL)284	4633	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)285	4634	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)286	4635	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)287	4636	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)288	3366	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)289	3375	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)290	6412	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)291	6427	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)292	6572	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)293	6573	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)294	6575	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)295	6576	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)296	4236	SHIU Ka-fai	82	(1) Buildings and Building Works
DEVB(PL)297	5125	TAM Man-ho, Jeremy	82	(1) Buildings and Building Works
DEVB(PL)298	5128	TAM Man-ho, Jeremy	82	(1) Buildings and Building Works
DEVB(PL)299	5129	TAM Man-ho, Jeremy	82	(1) Buildings and Building Works
DEVB(PL)300	5147	TAM Man-ho, Jeremy	82	(1) Buildings and Building Works
DEVB(PL)301	3616	WU Chi-wai	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)302	3617	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)303	3618	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)304	3619	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)305	3620	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)306	3621	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)307	3622	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)308	3623	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)309	3624	WU Chi-wai	82	(1) Buildings and Building Works
DEVB(PL)310	4102	YEUNG Alvin	82	(1) Buildings and Building Works
DEVB(PL)311	4751	CHAN Chi-chuen	91	(3) Legal Advice
DEVB(PL)312	5190	CHAN Chi-chuen	91	
DEVB(PL)313	5191	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)314	4312	CHAN Tanya	91	(1) Land Administration
DEVB(PL)315	4337	CHAN Tanya	91	(1) Land Administration
DEVB(PL)316	5492	CHAN Tanya	91	(1) Land Administration
DEVB(PL)317	5794	CHAN Tanya	91	(1) Land Administration
DEVB(PL)318	3940	CHEUNG Chiu-hung, Fernando	91	(2) Survey and Mapping
DEVB(PL)319	3941	CHEUNG Chiu-hung, Fernando	91	(2) Survey and Mapping
DEVB(PL)320	3942	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)321	3947	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)322	4817	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)323	4863	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)324	5330	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)325	5331	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)326	5335	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)327	5336	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)328	5337	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)329	5637	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)330	5638	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)331	5640	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)332	5641	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)333	5642	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)334	6726	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)335	6727	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)336	6728	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)337	6729	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)338	6730	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)339	7103	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)340	7117	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)341	7118	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)342	7119	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)343	7120	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)344	4191	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)345	4984	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)346	5008	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)347	5009	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)348	5010	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)349	3558	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)350	3580	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)351	5904	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)352	5905	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)353	5907	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)354	5908	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)355	6105	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)356	6107	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)357	4402	LUK Chung-hung	91	(1) Land Administration
DEVB(PL)358	3793	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)359	3795	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)360	3796	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)361	3526	MO Claudia	91	(1) Land Administration
DEVB(PL)362	3527	MO Claudia	91	(1) Land Administration
DEVB(PL)363	4081	POON Siu-ping	91	(1) Land Administration
DEVB(PL)364	4258	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)365	4259	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)366	4260	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)367	5130	TAM Man-ho, Jeremy	91	(1) Land Administration (3) Legal Advice
DEVB(PL)368	5133	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)369	5134	TAM Man-ho, Jeremy	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)370	5135	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)371	5136	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)372	5137	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)373	5138	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)374	5139	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)375	5144	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)376	5145	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)377	5149	TAM Man-ho, Jeremy	91	(2) Survey and Mapping
DEVB(PL)378	3625	WU Chi-wai	91	(1) Land Administration
DEVB(PL)379	3626	WU Chi-wai	91	(1) Land Administration
DEVB(PL)380	3627	WU Chi-wai	91	(1) Land Administration
DEVB(PL)381	3628	WU Chi-wai	91	(1) Land Administration
DEVB(PL)382	3629	WU Chi-wai	91	(1) Land Administration
DEVB(PL)383	3630	WU Chi-wai	91	(1) Land Administration
DEVB(PL)384	4710	CHAN Chi-chuen	118	(2) District Planning
DEVB(PL)385	3782	CHAN Han-pan	118	(4) Technical Services
DEVB(PL)386	3784	CHAN Han-pan	118	(2) District Planning
DEVB(PL)387	3785	CHAN Han-pan	118	(2) District Planning
DEVB(PL)388	5494	CHAN Tanya	118	(2) District Planning
DEVB(PL)389	5773	CHAN Tanya	118	(2) District Planning
DEVB(PL)390	5774	CHAN Tanya	118	(2) District Planning
DEVB(PL)391	5798	CHAN Tanya	118	(2) District Planning
DEVB(PL)392	3943	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)393	3945	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)394	4818	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)395	5289	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)396	5291	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)397	5334	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)398	6897	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)399	7060	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)400	7061	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)401	7062	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)402	7063	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)403	7158	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)404	4190	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)405	4198	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)406	4972	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)407	4518	FAN Kwok-wai, Gary	118	(2) District Planning
DEVB(PL)408	3843	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)409	4762	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)410	4763	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)411	4764	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)412	4765	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)413	5898	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)414	5899	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)415	5900	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)416	5901	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)417	5902	KWOK Ka-ki	118	(1) Territorial Planning (2) District Planning
DEVB(PL)418	6139	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)419	6140	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)420	3848	KWOK Wai-keung	118	(3) Town Planning Information Services
DEVB(PL)421	4408	LAU Kwok-fan	118	(2) District Planning
DEVB(PL)422	3791	MAK Mei-kuen, Alice	118	(1) Territorial Planning
DEVB(PL)423	3358	SHEK Lai-him, Abraham	118	(1) Territorial Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)424	3360	SHEK Lai-him, Abraham	118	(1) Territorial Planning
DEVB(PL)425	7226	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)426	4271	SHIU Ka-chun	118	(1) Territorial Planning
DEVB(PL)427	4272	SHIU Ka-chun	118	
DEVB(PL)428	3960	WONG Pik-wan, Helena	118	(2) District Planning
DEVB(PL)429	3631	WU Chi-wai	118	(2) District Planning
DEVB(PL)430	3632	WU Chi-wai	118	(2) District Planning
DEVB(PL)431	3633	WU Chi-wai	118	(2) District Planning
DEVB(PL)432	3635	WU Chi-wai	118	(2) District Planning
DEVB(PL)433	3636	WU Chi-wai	118	(2) District Planning
DEVB(PL)434	7265	CHAN Tanya	33	(3) Provision of Land and Infrastructure
DEVB(PL)435	3589	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure
DEVB(PL)436	5022	SHIU Ka-chun	33	(3) Provision of Land and Infrastructure
DEVB(PL)437	3614	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)438	3637	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)439	3638	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)440	3641	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)441	7259	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)442	4600	CHENG Wing-shun, Vincent	51	(1) Provision of Land and Infrastructure
DEVB(PL)443	3368	SHEK Lai-him, Abraham	51	(1) Provision of Land and Infrastructure
DEVB(PL)444	5771	CHAN Tanya	701	
DEVB(PL)445	6106	KWOK Ka-ki	701	
DEVB(PL)446	5148	TAM Man-ho, Jeremy	701	

CONTROLLING OFFICER'S REPLY**DEVB(PL)001****(Question Serial No. 3185)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government will set aside \$22 billion to take forward projects under the “single site, multiple use” initiative, which will include consolidation of several government sites in Tsuen Wan town centre. Will the Government inform us of the estimated expenditures, project locations, details and timetables of the Tsuen Wan projects?

Will the Government ensure, and how will it ensure that temporary sites and resources will be provided for the original land uses during project development to minimise inconvenience caused to the public?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 58)

Reply:

The first batch of development projects under the “single site, multiple use” initiative include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of several government sites in Tsuen Wan town centre. The specific approach is to house and consolidate different public facilities into a multi-storey building to provide the public services in need and to make optimal use of the land.

According to the preliminary idea, the Tsuen Wan project involves the following sites:

Project	Existing use of the site	Area of land involved
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

We intend to explore the possibility of an overall planning and development of the adjoining sites of Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts together with the adjacent site of Princess Alexandra Community Centre. As regards the other two sites, the present idea is to redevelop Lady Trench General Out-patient Clinic into multi-storey public healthcare and clinic facilities, as well as converting Luen Yan Street Cooked Food Hawker Bazaar, which has ceased operation, into an integrated welfare facilities block. However, these are preliminary ideas. Specific proposals, including details of the land use, cost estimation and timetable, are subject to the detailed studies and planning.

If the redevelopment or development projects would affect any public facilities, which as a result need to be reprovisioned, consideration will be given to include the reprovisioning arrangements in the development projects, so as to minimise the impact on the public in using such service.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)002****(Question Serial No. 3186)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government will earmark \$6 billion for harbourfront enhancement. Please set out, in tabular form, the estimated provision for and, proposed development plans and timetables of all harbourfront areas in Hong Kong.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 59)

Reply:

The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North (area: 1.85 hectare (ha)) – a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2023-24;
- (b) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 metres (m)) – a design competition similar to (a) above would be organised in 2020-21 with the target of commencing construction around 2023-24;
- (c) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m) – to tap into the expertise of the private sector, the Government would explore the possibility of engaging an outside body with experience in running water sports facilities to manage this Precinct. Current target is to commence construction around 2023-24;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m) – place making would be carried out as soon as possible for confirming the detailed design and then initiating minor works for uplifting the promenade at Victoria Park Road around 2020-21;

- (e) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m) – current target is to commence construction around 2022. Opportunities for opening part of the site earlier after basic touch-up will be explored;
- (f) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m) – Stage 3 community engagement exercise will end in April 2019. Current target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2) (area: 1.22 ha) – place making would be conducted in mid-2019 for guiding the detailed design. Current target is to commence construction around 2022;
- (h) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m) – certain parts of the site, including part of the Dining Cove as well as some promenade and open space near Kai Tak Approach Channel, are under construction and would be open in 2023. Construction for other areas would commence after those areas are released from works in around 2024-25; and
- (i) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m) – preparation is underway to, among others, engage a design and construction consultant for the public open space. The current work plan is to commence construction of the open space around 2024-25.

The above project information is tentative for the time being. When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

With the implementation of the relevant harbourfront enhancement projects in the pipeline, the Government would be able to provide 35 ha harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in about a decade.

CONTROLLING OFFICER'S REPLY

DEVB(PL)003

(Question Serial No. 0106)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the speech that “over the past two years, we increased short-term land supply through land sale, rezoning, railway property development and projects of the URA, etc. 78 sites were identified, capable of providing about 93 000 units.” In this connection, please inform this Committee of the following:

1. In tabular form, the locations, landowners and condition of these 78 sites mentioned in the speech, the numbers of flats built and sold, the average selling price per square foot, and the vacancy rate of the flats unsold; and
2. Whether there is any plan to select some of these 78 sites for the construction of transitional housing. If yes, the details and expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 7)

Reply:

1. In terms of rezoning efforts, statutory planning procedures for 54 public and private housing sites have been initiated over the past two years, with a flat yield of about 81 000. Details are set out at **Annex A**. During the same period, a total of 33 private housing sites were successfully tendered through government land sale, as railway property development projects and as the Urban Renewal Authority's projects, which are capable of providing about 19 700 housing units in total. Details are set out at **Annex B**. The figure of 78 sites involving 93 000 units mentioned in paragraph 131 of the Budget Speech 2019-20 is the aggregate total of figures in the two Annexes, with adjustment to avoid double-counting of private housing sites that were both rezoned and sold. The developments on all the 33 sites in Annex B have not yet been completed or sold.

2. All the housing sites covered in (1) above are intended for the development of permanent housing. .

54 Sites with Rezoning initiated over the past two years (2017 and 2018)

	Location	Site Area (hectares) (about) Note 1	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number Note 1	Rezoning Progress (as at March 2019)
1	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	1.13	3.6	Private	680	Rezoning Completed
2	Site near Shek Mun Business Area, Sha Tin (Phase 1)	0.43	6	Public	560	Rezoning Completed
3	Hang Tau Road, Kwu Tung South	1.872	0.4	Private	30	Rezoning Completed
4	Hang Tau Tai Po, Kwu Tung South	5.947	0.4	Private	114	Rezoning Completed
5	Wang Chiu Road, Kowloon Bay	2.68	7.5	Public	4 100	Rezoning in Progress
6	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	3.81	3.6	Private	1 150	Rezoning Completed
7	Ma Wo Road, Tai Po	2.28	4	Private	1 210	Rezoning Completed
8	Yau King Lane near Tsiu Hang, Area 39, Tai Po	3.641	1.2	Private	795	Rezoning Completed
9	South of Chiu Shun Road, Tseung Kwan O	0.46	6.5 Note 2	Public	560	Rezoning Completed
10	East of Movie City, Tseung Kwan O	2.26	6.5 Note 2	Public	2 900	Rezoning Completed
11	Northwest of Ying Yip Road, Tseung Kwan O	1.59	6.5 Note 2	Public	1 600	Rezoning Completed
12	West of Yau Yue Wan Village, Tseung Kwan O	2.95	6.5 Note 2	Public	2 500	Rezoning Completed
13	Wah Fu North, Pok Fu Lam	2	7	Public	1 890	Rezoning Completed
14	Wah King Street, Pok Fu Lam	0.68	7	Public	1 360	Rezoning Completed
15	Wah Lok Path, Pok Fu Lam	0.36	7	Public	360	Rezoning Completed
16	Kai Lung Wan, Pok Fu Lam	5.54	7	Public	5 310	Rezoning Completed

	Location	Site Area (hectares) (about) <small>Note 1</small>	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number <small>Note 1</small>	Rezoning Progress (as at March 2019)
17	Junction of Shek Pai Wan Road and Tin Wan Hill Road	0.78	9.8	Public	600	Rezoning Completed
18	Long Bin Interim Housing Phase 1, Yuen Long	10	6.5 <small>Note 2</small>	Public	2 800	Rezoning Completed
19	Long Bin Interim Housing Phase 2, Yuen Long			Public	8 900	Rezoning Completed
20	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	6.5 <small>Note 2</small>	Public	7 400	Rezoning Completed
21	South of Park Villa, Tong Yan San Tsuen, Yuen Long	0.078	1	Private	13	Rezoning Completed
22	Sha Tseng Road, Tong Yan San Tsuen, Yuen Long	0.063	1	Private	1	Rezoning Completed
23	Ting On Street, Ngau Tau Kok	0.2219	7.5	Public	378	Rezoning Completed
24	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2)	0.67	6.5 <small>Note 2</small>	Public	1 020	Rezoning Completed
25	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	2.78	4	Private	1 586	Rezoning Completed
26	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	2.56	6.5 <small>Note 2</small>	Public	3 550	Rezoning Completed
27	Tseng Tau Sheung Tsuen South, Tuen Mun	4.24	6.5 <small>Note 2</small>	Public	2 700	Rezoning Completed
28	Wu Shan Road, Tuen Mun	2.33	6.5 <small>Note 2</small>	Public	2 940	Rezoning Completed

	Location	Site Area (hectares) (about) Note 1	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number Note 1	Rezoning Progress (as at March 2019)
29	Hang Fu Street, Area 16, Tuen Mun	0.67	6.5 Note 2	Public	520	Rezoning Completed
30	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	4	Private	940	Rezoning Completed
31	South of So Kwun Wat Road, Tuen Mun Area 56	2.752	2.6	Private	1 326	Rezoning Completed
32	Kam Sheung Road Site 1, Kam Tin South	6.21	3 Note 2	Public	3 700	Rezoning Completed
33	Kam Sheung Road Site 4a, Kam Tin South	7.06	3 Note 2	Public	3 750	Rezoning Completed
34	Kam Sheung Road Site 6, Kam Tin South	2.76	3 Note 2	Public	1 550	Rezoning Completed
35	San Kwai Street, Kwai Chung	0.55	6	Public	650	Rezoning in Progress
36	Ko Shan Road, To Kwa Wan	0.3	7.5	Public	500	Rezoning Completed
37- 42 (6 sites)	Kai Tak (public housing) Sites 2B1, 2B2, 2B3, 2B4, 2B5 & 2B6	7.41	6.5	Public	3 813 (Additional flats after intensificatio n under the Review Study Note 3)	Rezoning Completed
43- 54 (12 sites)	Kai Tak (private housing) Sites 3E1&2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4A1, 4A2, 4E1 and 4E2	13.44	4.5 to 7	Private	7 259 (Additional flats after intensificatio n under the Review Study Note 3)	Rezoning Completed
Total Estimated Flat Number from Rezoning					81 015	

Note

- ¹ The site area and estimated flat numbers are subject to technical and other assessments and changes.
- ² The plot ratio is the maximum plot ratio (including both domestic and non-domestic).
- ³ In light of the new planning circumstances and development opportunities, the Government commenced in 2013 a review on the planning for Kai Tak Development (KTD) and commissioned a technical study (“the Review Study”) to explore the feasibility of increasing the development intensity of KTD to meet the demand for housing and office land and to make enhancements to the land use proposals. To take forward the recommendations under the Review Study, proposed amendments to the draft Kai Tak OZP were made in January 2017 to increase the development intensity of KTD.

33 Private Housing Sites Successfully Tendered in 2017 and 2018

I. Government Land Sale					
Item	Tender invitation date	Location (Lot number)	Name of Developer	Conditions of Site (Note 1)	Estimated Flat Number (Note 2)
2017					
1	20 January 2017	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	Unicorn Bay (Hong Kong) Investments Limited	Construction in progress	1 416
2	10 February 2017	Kai Tak Area 1L Site 2, Kowloon (NKIL 6563)	Milway Development Limited	Construction in progress	853
3	13 April 2017	Kai Tak Area 1K Site 1, Kowloon (NKIL 6567)	Fancy Excellent Limited	Construction in progress	874
4	19 May 2017	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	Shum King Company Limited	Construction not yet started	732
5	16 June 2017	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	Pacific Asia Limited	Construction in progress	185
6	14 July 2017	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	Golden United Development Limited	Construction not yet started	14
7	11 August 2017	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	Manifold Limited	Construction not yet started	77
8	29 September 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	Sky Asia Properties Limited	Construction in progress	1 260
9	24 November 2017	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	Force Castle Limited	Construction not yet started	14

Item	Tender invitation date	Location (Lot number)	Name of Developer	Conditions of Site (Note 1)	Estimated Flat Number (Note 2)
10	15 December 2017	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	Alpha Pioneer Limited	Construction not yet started	678
11	22 December 2017	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	Clever Like Limited	Construction not yet started	401
2018					
12	15 February 2018	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	Newex Limited	Construction not yet started	130
13	29 March 2018	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	Super Great Limited	Construction not yet started	1 470
14	15 June 2018	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	Ace Alliance Development Limited	Construction not yet started	500
15	21 September 2018	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	Jantix Realty (Hong Kong) Limited	Construction not yet started	18
16	21 September 2018	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	Voyage Mile Limited	Construction not yet started	711
17	28 September 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	Fully Fortune Corporation Limited	Construction not yet started	31
18	28 September 2018	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	Rich Fast International Limited	Construction not yet started	711
19	2 November 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	Danford Development Limited	Construction not yet started	15
20	9 November 2018	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	Macfull Limited	Construction not yet started	736

Item	Tender invitation date	Location (Lot number)	Name of Developer	Conditions of Site (Note 1)	Estimated Flat Number (Note 2)
21	7 December 2018	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	Well Capital (H.K.) Limited	Construction not yet started	774
22	28 December 2018	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	Channel First Limited	Construction not yet started	1 109
Total Estimated Flat Number from Government Land Sale					12 709
II. Railway property development projects					
Item	Tender invitation date	Location (Lot number)	Name of Developer	Conditions of Site (Note 1)	Estimated Flat Number (Note 2)
2017					
23	25 January 2017	Wong Chuk Hang Station – Package 1 (AIL 467)	Ease Harvest Investments Ltd.	Construction in progress	800
24	26 April 2017	West Rail Kam Sheung Road Package 1 at Yuen Long, New Territories (Lot 1040 in DD 103)	Grand Ample Ltd.	Construction not yet started	2 000
25	6 November 2017	Wong Chuk Hang Station – Package 2 (AIL 467)	High Crown Holdings Ltd.	Construction not yet started	600
2018					
26	6 April 2018	Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (NKIL 6602)	Top Oasis Limited	Construction not yet started	500
27	29 June 2018	Wong Chuk Hang Station – Package 3 (AIL 467)	Queen Investments Ltd.	Construction not yet started	1 200
28	21 September 2018	Ho Man Tin Station – Package 2 (KIL 11264)	Grace Castle Corporation Limited	Construction not yet started	1 000
Total Estimated Flat Number from Railway property development projects					6 100

III. Projects of the Urban Renewal Authority					
Item	Tender invitation date	Location (Lot number)	Name of Developer	Conditions of Site (Note 1)	Estimated number of flats (Note 2)
2017					
29	18 January 2017	Peel Street/Graham Street, Sheung Wan - Site A (IL 9064)	Cheer View Holdings Limited	Construction in progress	116
30	25 April 2017	8 – 10 Fuk Chak Street/ No. 7 – 9 Li Tak Street, Tai Kok Tsui (KIL 11259)	Chevalier Pacific Limited	Construction in progress	96
31	2 November 2017	Reclamation Street/ Shantung Street, Mong Kok (KIL 11254)	Top Harmony Development Limited	Construction in progress	187
2018					
32	3 May 2018	Tung Chau Street/ Kweilin Street, Sham Shui Po (NKIL 6559)	World Fame Shipping Limited	Construction in progress	209
33	7 September 2018	Castle Peak Road/ Un Chau Street, Sham Shui Po (NKIL 6585)	Avion Investment Limited	Construction not yet started	261
Total Estimated Flat Number from projects of the Urban Renewal Authority					869

Note

¹ The conditions of site are based on information from the Buildings Department up to the end of February 2019.

² The actual flat number will depend on the actual design of the proposed development.

CONTROLLING OFFICER'S REPLY

DEVB(PL)004

(Question Serial No. 0108)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned under this programme that the Government will continue to take forward the urban renewal study in Yau Ma Tei and Mong Kok districts. In this connection, please inform this Committee of the following:

1. The progress of the urban renewal study in Yau Ma Tei and Mong Kok districts, details of the study and the expenditure involved;
2. The number of building structure investigation visits conducted in Yau Ma Tei and Mong Kok districts over the past two years, and the results of the safety investigations on these buildings. Please set out the building condition in these two districts in tabular form;
3. Given the urban renewal in Yau Ma Tei and Mong Kok districts, whether the Government will carry out new studies in the coming two financial years to revamp the feasibility studies on areas such as vehicular traffic, pedestrian safety in these districts. If yes, the details and the expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 12)

Reply:

1. To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources.

The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for

adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

URA is taking forward the Yau Mong District Study in a progressive manner. By now, it has completed the baseline review on the physical attributes of the study area, and has briefed the Yau Tsim Mong District Council on the findings. Based on the findings on the scale of urban decay, development density, transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. A selection framework for identification of “Potential Urban Renewal Opportunity Areas” will be developed. Selected opportunity areas will be consolidated into options of “Master Renewal Concept Plans” (MRCP) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

URA has also been reviewing the existing institutional framework and implementation mechanisms. The findings will contribute towards formulating enhanced urban renewal implementation strategies to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation.

The Yau Mong District Study is expected to be completed in end 2019/early 2020.

2. The Buildings Department (BD) takes enforcement actions against dilapidated/dangerous buildings through handling public reports and conducting large scale operations. Where a building has been rendered dangerous or liable to become dangerous, BD will serve statutory orders on the concerned owners under the Buildings Ordinance (Cap. 123), requiring investigation or repair of the defects to ensure safety. Statistics on BD’s enforcement actions in Yau Tsim Mong District in 2017 and 2018 are tabulated below –

	2017	2018
Number of public reports on dilapidated / dangerous buildings attended to	1 894	1 913
Number of repair/investigation orders issued ⁽¹⁾	122	139
Number of buildings repaired/rectified ⁽¹⁾	175	123

⁽¹⁾ These figures cover cases which may not correspond to cases covered by the number of public reports attended to in the same year.

BD does not compile separate statistics specifically for Yau Ma Tei and Mong Kok within the Yau Tsim Mong District.

3. Under the Yau Mong District Study, URA has reviewed the limitations of the existing configuration of the road network, and the vehicular traffic and pedestrian circulation and safety related issues as part of the baseline review on the physical attributes of the study area. These issues will be considered in greater depth through specific traffic studies in the upcoming stages of MRCP development, to be funded by URA with its own resources.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)005

(Question Serial No. 0198)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the programme that the Planning and Lands Branch of the Development Bureau (DEVB) will support the Urban Renewal Authority (URA) in its studies on redevelopment. In this connection, please inform this Committee of the following:

1. Whether the DEVB has facilitated the inclusion in urban renewal projects, the concept of street economy in respect of sustainable urban development, through the planning of pedestrianised streets, increasing floor area or imposing land lease covenants, etc., to increase the area of ground floor street shops in urban renewal projects? If yes, please provide the details and expenditure involved in such projects.
2. Please provide the details of the gross commercial floor area and gross area of ground floor street shops involved in the applications for urban renewal submitted by the URA to the Government in the past two years.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 11)

Reply:

1. The Urban Renewal Authority (URA) is aware of the need to promote street vibrancy and economy through enhancing connectivity and walkability in redevelopment projects undertaken by it with its own resources.

For illustration, the six redevelopment projects in Kowloon City (i.e. the Bailey Street/Wing Kwong Street Project (KC-009), the Hung Fook Street/Ngan Hon Street Project (KC-010), the Hung Fook Street/Kai Ming Street Project (KC-011), the Wing Kwong Street Project (KC-012), the Kai Ming Street/Wing Kwong Street Project (KC-013) and the Wing Kwong Street/Sung On Street Project (KC-014)) were launched under the district-based approach with a view to bringing about a holistic improvement of the urban streetscape, among other benefits. Under this approach, the local road network will be restructured with provision of underground communal/public car parks to

minimise car park ingress/egress and relocate on-street parking spaces, and a system of open space will be developed within these projects. These measures will release street frontage for ground floor shops and pedestrian walkways and space, thereby enhancing street vibrancy and retaining local characteristics of small on-street shops.

As another example, the Kai Tak Road/Sa Po Road Project (KC-015) which commenced in February 2019 will, among other things, create a node between the Kai Tak Development Area and Kowloon City through a proposed sunken plaza connecting the project to the Kai Tak underground shopping street, thereby providing direct connectivity between the two areas. The project will maximise street frontages for ground floor shops so as to promote street vibrancy and preserve local character. URA will continue its work in promoting street vibrancy.

2. The gross commercial floor area in projects commenced by URA in the past two financial years is listed below:

Project	Commencement Date	Total Commercial Gross Floor Area (sq.m.)
KC-015	February 2019	7 228
KC-014	June 2018	4 286
YTM-011	March 2018	998
C&W-006	March 2018	740
C&W-005	July 2017	400
Total		13 652

For the gross floor area of ground floor retail shops in these projects, the information will only be confirmed and available after detailed designs of the projects are finalised.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)006****(Question Serial No. 2933)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

From 2018-19, the long-adopted statement of “continuing the review on the New Territories Small House Policy” pertinent to the Small House Policy in the Brief Description under Programme (2) Building, Lands and Planning has been changed to “continue to oversee the implementation of the New Territories Small House Policy”. It is the same case in the relevant paragraphs in the 2019-20 Budget. There has never been any detailed explanation in this regard from the Government in the 2018-19 or 2019-20 Budgets, or in the Controlling Officer’s replies to the Finance Committee’s examination of the Estimates of Expenditure last year. Will the Government advise this Committee whether the review on the New Territories Small House Policy has ended. If yes, please inform this Committee of the details and the results of the review.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 23)

Reply:

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the “New Territories” within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. The judicial review and subsequent appeals, if any, would have implications for the small house policy.

The review of the policy itself involves complicated issues in aspects such as legal, environment, housing, land use planning and demand for land. At the moment, the Development Bureau has to accord priorities to the more pressing policy issue of increasing land supply in the short to medium term. The review of the small house policy is not a priority task for the time being.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)007

(Question Serial No. 0529)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated that the Bureau will study and suitably take forward the final recommendations tendered by the Task Force on Land Supply. Will this include consultation with Legislative Council and District Council members, non-governmental organisations and scholars? Please provide the staff establishment for such work and the expected time to make public the conclusion.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 6)

Reply:

The Government announced on 20 February 2019 its full acceptance of the recommendations tendered by the Task Force on Land Supply (TFLS) on land supply strategy and eight land supply options worthy of priority studies and implementation. As set out in our detailed response, the Government will implement a number of specific measures to take forward TFLS's recommendations. We briefed the Legislative Council (LegCo) on the Government's responses and follow-up actions on 1 March 2019, and will continue to engage relevant stakeholders including LegCo at various stages of implementing these initiatives.

Formulation of the Government's response to the recommendations of TFLS and relevant follow-up actions are undertaken by staff of the Development Bureau and relevant bureaux and departments as part of their overall duties. We are unable to provide a separate breakdown of manpower involved solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)008

(Question Serial No. 0530)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What is the staff establishment responsible for formulating details of the Land Sharing Pilot Scheme? It is proposed under the scheme that not less than 60% to 70% of the floor areas on private land have to be used for public housing development mainly subsidised sale flats. Under what realistic and objective conditions will the Bureau increase the proportion of public rental housing?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 7)

Reply:

The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address which seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership that is based on fairness and high transparency.

As stated in the Government's response to the recommendations of the Task Force on Land Supply promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council. In formulating the implementation details, we will consider the mechanism for determining the precise ratio and type of public housing for individual sites, which should take into account the general criteria to be promulgated as well as site-specific factors such as neighbourhood characteristics and infrastructural capacity of the area concerned.

The task of formulating details of the LSPS is mainly conducted by staff of the Development Bureau and other relevant government bureaux/departments as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)009

(Question Serial No. 0531)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Bureau proposes to implement a \$1 billion funding scheme to support gainful uses of vacant government sites and school premises by non-governmental organisations for non-profit-making community purposes. Please advise on the staff establishment to be deployed for the processing of applications. If the response is unsatisfactory, would the Government consider rezoning part of these sites for the provision of residential care homes for the elderly or residential care homes for persons with disabilities? What are the criteria to be adopted?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 8)

Reply:

Development Bureau will chair an inter-departmental Assessment Committee to examine applications received under the subject funding scheme. The implementation of the funding scheme is currently supervised by one Administrative Officer Staff Grade C as part of his duties, and he will be supported by four non-directorate officers whose time-limited civil service posts (namely, one Senior Engineer, one Quantity Surveyor, one Executive Officer I, and one Assistant Clerical Officer) would be created in 2019-20.

The funding scheme seeks to support non-government organisations (NGOs) to take forward worthy projects on vacant government sites (including vacant school premises on government land) available for short-term tenancy (STT) applications. We are adopting an inclusive approach capitalising on “community wisdom”, with a view to kick starting a variety of socially beneficial initiatives (without Government pre-determining specific community, institutional or other not-for-profit uses for any prospective STT). This notwithstanding, Planning Department would continue to review land uses of relevant vacant government sites from time to time, consider their optimal long-term use, and initiate re-zoning as appropriate to meet the latest needs of the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)010

(Question Serial No. 0532)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

As regards the “single site, multiple use” initiative which involved \$22 billion, apart from the sites of Tsuen Wan Town Hall and the Tsuen Wan Magistrates’ Courts, Tai Hing Government Offices in Tuen Mun and Tuen Mun Clinic, what other sites have been shortlisted for the first batch under the initiative? What other sites are covered by the on-going feasibility study conducted by the Government in this regard?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 9)

Reply:

As mentioned in the Budget this year, the Government has set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative, which will include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre. The project on Tsuen Wan town centre involves the sites of Tsuen Wan Town Hall and the former Tsuen Wan Magistrates’ Courts, Princess Alexandra Community Centre, Lady Trench General Out-patient Clinic, and Luen Yan Street Cooked Food Hawker Bazaar.

Apart from the above development projects, we will continue to identify other projects under the “single site, multiple use” initiative, and will announce the details in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)011

(Question Serial No. 2309)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Government launched Operation Building Bright 2.0 (OBB 2.0) at a cost of \$3 billion to provide subsidy to owners of residential and composite buildings aged 50 years or above to carry out building repair works, so as to comply with the requirements of the Mandatory Building Inspection Scheme. Application under OBB 2.0 was closed at end-October 2018, and the Urban Renewal Authority revealed that it had received some 600 applications. It is stated that the Government will continue to oversee the implementation of OBB 2.0. In this regard, will the Government inform this Committee of the following:

- (1) Among the some 600 applications received under OBB 2.0, how many applications were received in each district? Please provide the respective numbers of applications approved, not made by owners' corporations and that are ineligible, broken down by 18 districts.
- (2) The number of applications received was fewer than the number of target buildings territory-wide (890 buildings). Please give the reasons for that based on preliminary findings.
- (3) Please advise on the OBB 2.0 conditions that ineligible or unsuccessful applications fail to meet in most cases.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 14)

Reply:

- (1) According to the Urban Renewal Authority (URA), 644 applications were received in the first round of applications for Operation Building Bright 2.0 (OBB 2.0). The required information is set out below -

Districts	Total number of applications received	Number of applications not made by owners' corporations (OC) ^(Note)	Number of ineligible applications (up to 28 February 2019)	Number of withdrawal (up to 28 February 2019)
Central & Western	60	7	5	1
Eastern	48	7	10	0
Kowloon City	104	12	9	0
Kwai Tsing	0	0	0	0
Kwun Tong	13	0	3	0
North	3	1	1	0
Islands	0	0	0	0
Sai Kung	1	0	0	0
Sham Shui Po	117	11	12	0
Shatin	0	0	0	0
Southern	8	2	1	0
Tai Po	2	1	2	0
Tsuen Wan	21	3	0	0
Tuen Mun	0	0	0	0
Wan Chai	44	2	4	0
Wong Tai Sin	31	1	1	0
Yau Tsim Mong	191	13	16	0
Yuen Long	1	0	0	0
Total	644	60	64	1

(Note) Applications do not have to be made by OCs. Such owners may provide a valid resolution passed by owners at an Owners' General Meeting for joining OBB 2.0.

There is therefore a total of 579 eligible applications (viz. 644 - 64 - 1). These 579 eligible applications cover 479 buildings (as each application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC).

- (2) The target for the first round of applications was eligible buildings with outstanding Mandatory Building Inspection Scheme (MBIS) notices or pre-notification letters (PNL). It was estimated that around 1 500 such buildings were eligible for applying in the first round, but only some of them have formed an OC. According to URA, a vast majority of the target buildings with OCs have already applied for OBB 2.0.

Apart from buildings which apply for participating in OBB 2.0 of their own volition (Category 1 buildings), the Buildings Department (BD) proactively selects what are known as Category 2 buildings under OBB 2.0 (namely buildings which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works, e.g. the so-called “3-nil” buildings which are buildings without an OC or owners’ committee, or have not engaged any property management company) on risk basis for carrying out the requisite works in default of owners by exercising its statutory power. BD will seek to recover the cost from owners concerned afterwards, and eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. As at 28 February 2019, BD has selected 124 Category 2 buildings for action under the operation.

- (3) The main reasons for rejection of an application include buildings with domestic units exceeding the limits of average rateable value prescribed for OBB 2.0, buildings without MBIS notices/PNL and/or buildings with age less than 50 years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)012

(Question Serial No. 2310)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the application results of Operation Building Bright 2.0 (OBB 2.0), please inform this Committee of the following:

- (1) Among the ineligible and unsuccessful applications, how many of them were unsuccessful due to their failure to form Owner Corporations? Please advise on the districts in which such cases are mainly located.
- (2) For cases which failed to convene an owners' general meeting (OGM) to handle the application, such cases would also be handled as long as owners managed to submit the relevant OGM minutes within six months after the closure of application. How many applications received belong to this category as at present? How will the Government follow up on these cases?
- (3) Among the rejected or ineligible applications, please set out, in tabular form, the number of applications with which the buildings involved are found to be in breach of the Buildings Ordinance or issued with numerous outstanding removal orders, broken down by 18 districts.
- (4) If applications received were fewer than expected, will the Government bring forward the review of OBB 2.0, for example by conducting a review in July this year (one year after the launch of the scheme) to relax the building age requirement of 50 years or above to enable owners of buildings aged 40 to 49 years to apply as well?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 15)

Reply:

There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called “3-nil” buildings, which are buildings that do not have an owners’ corporation or an owners’ committee, or have not engaged any property management company). The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repairs works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

In consultation with the Urban Renewal Authority (URA) and BD, our reply to the question is set out below –

- (1) Buildings without owners’ corporations (OCs) are eligible to join Operation Building Bright 2.0 (OBB 2.0), and therefore no application was rejected because of failure to form OCs.
- (2) According to URA, among the Category 1 building applications received in the first round of applications, there are a total of 58 eligible applications, covering 44 buildings^(Note), whereby the owners concerned have yet to pass a valid resolution at an Owners’ General Meeting (OGM) for joining OBB 2.0. The owners of these buildings are allowed to convene OGMs and submit the relevant supporting documents to URA by 30 April 2019. Otherwise, these applications will become invalid.
- (3) There are 64 ineligible Category 1 applications, involving 59 buildings^(Note). These applications have been rejected mainly because they involve buildings with domestic units exceeding the prescribed limits of average rateable value, buildings without MBIS notices/pre-notification letters and/or buildings with age less than 50 years. Of the 59 buildings, 46 have removal orders which are yet to be complied with by the prescribed deadlines. The geographical distribution of these buildings is set out below-

Districts	Number of ineligible buildings with removal orders yet to be complied with by prescribed deadlines
Central & Western	2
Eastern	8
Kowloon City	2
Kwai Tsing	0
Kwun Tong	3
North	1

Districts	Number of ineligible buildings with removal orders yet to be complied with by prescribed deadlines
Islands	0
Sai Kung	0
Sham Shui Po	10
Shatin	0
Southern	0
Tai Po	2
Tsuen Wan	0
Tuen Mun	0
Wan Chai	4
Wong Tai Sin	1
Yau Tsim Mong	13
Yuen Long	0
Total	46

- (4) The target buildings for the first round of applications are those with outstanding MBIS notices or pre-notification letters. Having regard to the 64 ineligible applications and the voluntary withdrawal of an application, a total of 579 eligible applications, involving 479 buildings^(Note) are being followed up in the first round. Taking into account the capacity of the building repair and maintenance market, URA will work closely with these applicant buildings with a view to commencing their inspection and repair works progressively in 2019 and 2020. At the same time, BD also targets to commence prescribed inspection and repair works progressively for around 500 Category 2 buildings in 2019 and 2020. In other words, a total of around 979 buildings are expected to be covered during 2019 and 2020, consistent with our original target of commencing inspection and repair works for around 500 buildings a year.

The second round of application will commence in around 2020, and it will be open to both eligible buildings which have been served with MBIS notices and those without MBIS notices but the owners of which wish to carry out prescribed inspection and repair works under MBIS in a voluntary manner. We will take into account the experience with handling the first round of cases when drawing up the detailed arrangements for the second round of applications.

(Note) Application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC.

CONTROLLING OFFICER'S REPLY

DEVB(PL)013

(Question Serial No. 2342)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Urban Renewal Authority (URA) has commenced the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) in the second quarter of 2017. The study covers a total area of 212 hectares in Yau Ma Tei and Mong Kok districts, comprising more than 3 300 buildings, encompassing elements such as redevelopment, rehabilitation, preservation, and urban renewal, as well as retention of local character. URA disclosed earlier that the study would take two years to complete. The Development Bureau notes in the programme of its estimates of expenditure that it will 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. Will the Government inform this Committee of the following:

1. Please provide an update on the progress of the study and details of the preliminary planning.
2. Will the work of urban renewal in the Yau Mong District Study be taken forward in stages?
3. Please advise on URA's estimation of the expenditure involved if such urban renewal plan is to be implemented and how the expenditure is to be shared.
4. Please provide the details of public engagement in the process of the study.

Asked by: Hon Cheng Wing-shun, Vincent (LegCo internal reference no.: 47)

Reply:

To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study).

The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

URA is taking forward the Yau Mong District Study progressively. By now, it has completed the baseline review on the physical attributes of the study area, and has briefed the Yau Tsim Mong District Council on the findings. Based on the findings on the scale of urban decay, development density, transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. A selection framework for identification of “Potential Urban Renewal Opportunity Areas” will be developed. Selected opportunity areas will be consolidated into options of “Master Renewal Concept Plans” (MRCP) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

URA has also been reviewing the existing institutional framework and implementation mechanisms. The findings will contribute towards formulating enhanced urban renewal implementation strategies to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation.

The Yau Mong District Study is expected to be completed in end 2019/early 2020. It is premature at this stage for URA to estimate the expenditure involved in taking forward the urban renewal plan to be recommended under the Study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)014

(Question Serial No. 2114)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. It is stated in paragraph 166 of the Budget Speech that \$6 billion will be earmarked for developing new harbourfront promenades. Please provide the details of the development plan and the waterfront sections involved.
2. It is the aspiration of the community and the public to construct a continuous harbourfront promenade along both sides of the Victoria Harbour. Regarding the harbourfront areas currently blocked by private lands or buildings, such as the Shun Tak pier in Sheung Wan, the Western District Public Cargo Working Area and the site in Hoi Yu Street, North Point, has the Government considered any measures to maintain the connectivity and continuity of the harbourfront promenades?
3. While constructing the harbourfront promenades, is there any plan to promote a water-friendly culture in Hong Kong, such as providing various water-based entertainment facilities in different harbourfront areas, and holding competitions and activities, so as to attract the public and visitors to use the resources along the Victoria harbourfront?

Asked by: Hon CHEUNG Kwok-kwan (LegCo internal reference no.: 43)

Reply:

1. The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward the following nine projects with the earmarked funding –
 - (a) Celebration Precinct in Wan Chai North (area: 1.85 hectare (ha)) – a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2023-24;

- (b) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 metres (m)) – a design competition similar to (a) above would be organised in 2020-21 with the target of commencing construction around 2023-24;
- (c) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m) – to tap into the expertise of the private sector, the Government would explore the possibility of engaging an outside body with experience in running water sports facilities to manage this Precinct. Current target is to commence construction around 2023-24;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m) – place making would be carried out as soon as possible for confirming the detailed design and then initiating minor works for uplifting the promenade at Victoria Park Road around 2020-21;
- (e) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m) – current target is to commence construction around 2022. Opportunities for opening part of the site earlier after basic touch-up will be explored;
- (f) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m) – Stage 3 community engagement exercise will end in April 2019. Current target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2) (area: 1.22 ha) – place making would be conducted in mid-2019 for guiding the detailed design. Current target is to commence construction around 2022;
- (h) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m) – certain parts of the site, including part of the Dining Cove as well as some promenade and open space near Kai Tak Approach Channel, are under construction and would be open in 2023. Construction for other areas would commence after those areas are released from works in around 2024-25; and
- (i) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m) – preparation is underway to, among others, engage a design and construction consultant for the public open space. The current work plan is to commence construction of the open space around 2024-25.

The above project information is tentative for the time being. When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

With the implementation of the relevant harbourfront enhancement initiatives in the pipeline, the Government would be able to provide 35 ha harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in about a decade.

2. Currently, some harbourfront areas are under the control of or designated for development by public or private entities. As far as public facilities are concerned, the Government will explore the possibility of relocating them away from the harbourfront taking into account land use, cost and other relevant factors. Where relocation is not possible, such as where a harbourfront location is required for operational purposes, we will, where practicable, consider setting back the facility to provide a harbourfront passageway for public use and keeping the footprint and duration required of the site to the minimum. We will also try to introduce a façade or other landscape treatment to the proposed facility to mitigate its environmental impact on the harbourfront as far as possible. The same will be explored with private harbourfront landowners, private project proponents and public utility companies when the opportunities arise. Of the three locations mentioned in the question –
 - (a) in its Study on Pedestrian Connectivity between Wan Chai and Sheung Wan, the Transport Department has proposed improving the connectivity and walkability between the Sun Yat Sen Memorial Park and the existing internal passageway in Shun Tak Centre via the Central and Western District Promenade – Sheung Wan Section ;
 - (b) as regards the Western District Public Cargo Working Area (PCWA), it has been leased out by way of tenders to private operators until 31 July 2021. The Marine Department will study its continual use, the findings of which are expected to be available by late 2020. In the meantime, the 172-metre long promenade at the former Berths 1 to 3 of the Western District PCWA has been opened for public use since end March 2019; and
 - (c) for Hoi Yu Street in Quarry Bay, in view of grave public concern, the Government has taken the initiative to liaise with the relevant private land owner to pursue an in-situ land exchange for replacing the original development of a high rise industrial building with a low-density waterfront leisure, tourism and commercial development in accordance with the planning intent of the site. In the planning proposal approved by the Town Planning Board in February 2019, the private land owner would surrender its original lots for maintaining a continuous waterfront promenade for public use. The Government shall continue to liaise with the land owner for finalising the land exchange conditions and seeking approval from the Executive Council in due course.

3. The Government is eager to bring visitors closer to the water and the Task Force on Water-land Interface and Harbourfront Activation under the HC has been tasked to promote this vision. Preparation is underway to commission a consultancy study on identifying appropriate measures for better water-land interface. When taking forward projects under the \$6 billion earmarked in the 2019-20 Budget, we will where appropriate introduce water-friendly design features such as railing-free promenade and visitors' facilities at breakwaters to reconnect people with the water edge. We are also planning to bring in water sports and recreational activities on the water basin previously occupied by the former PCWA in Wan Chai for public enjoyment.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)015

(Question Serial No. 0055)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government strives to increase the supply of commercial floor area. To this end, the Government will include seven commercial sites in the 2019-20 Land Sale Programme, estimated to provide about 814 600 square metres of floor area. Please inform this Committee of the following:

1. Please set out, in tabular form, the floor area to be provided by the seven commercial sites broken down by type of commercial use (including mixed commercial and residential uses, commercial/business, hotel and industrial/offices uses).
2. The respective area of commercial sites put up for sale/made available for application for sale and those sold by the Government, as well as the floor area for commercial uses involved, in each of the past five years (with a tabular breakdown by type of commercial use).
3. To achieve the policy objective of increasing the supply of commercial sites, whether the Government has assessed the annual demand and estimated supply for various types of commercial sites in each of the next five years? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHEUNG Yu-yan, Tommy (LegCo internal reference no.: 33)

Reply:

1. The 2019-20 Land Sale Programme includes seven commercial sites, capable of providing about 814 600 square meters of gross floor area (GFA) in total. The site details are set out in the table below:

Item	Location (Lot number)	User (Note 1 and Note 4)	Site area (hectares) (Note 2)	Estimated GFA (square metres) (about) (Note 3)
1.	Junction of Argyle Street and Canton Road, Kowloon (KIL 11235)	Commercial	0.1240	6 660
2.	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	Commercial	5.8800	294 000
3.	Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615)	Commercial	1.5700	104 950
4.	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial	0.9480	56 880
5.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9297	229 400
6.	Kai Tak Area 4B Site 5, Kowloon (NKIL 6592)	Commercial	1.3953	90 694
7.	Shing Kai Road adjoining Kai Tak Sports Park Site, Kowloon (NKIL 6607)	Commercial	1.1276	32 000

Note 1: The users 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.

Note 2: Actual site area is subject to survey.

Note 3: Estimated GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

Note 4: Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.

2. In the past five financial years (i.e. from 1 April 2014 up to 28 February 2019), a total of 19 commercial sites were sold under the Land Sale Programme and their details are set out in the table below:

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 4)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2014-15					
1.	9 April 2014	650 Cheung Sha Wan Road, Kowloon (NKIL 6410)	Commercial	0.14984	17 980
2.	13 August 2014	Yeung Uk Road Tsuen Wan, New Territories (TWTL 393)	Residential and commercial	1.4160	99 120 (including maximum 59 755 square metres permitted for commercial/hotel uses)
3.	3 September 2014	15 Middle Road, Tsim Sha Tsui, Kowloon (KIL 11237)	Commercial	0.2630	31 560
4.	22 October 2014	Area 53A, Tung Chung, Lantau Island, New Territories (TCTL 38)	Hotel	1.2902	56 715
5.	14 January 2015	Kin Chuen Street, Kwai Chung, New Territories (KCTL 495)	Business	0.2781	21 185
6.	27 January 2015	Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon (NKIL 6512)	Commercial	0.6843	82 116

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 4)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2015-16					
7.	13 May 2015	Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon (NKIL 6313)	Commercial	0.3795	45 540
8.	20 October 2015	On Yiu Street, Shek Mun, Sha Tin, New Territories (STTL 617)	Business	0.1700	16 150
9.	23 December 2015	Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories (YLTL 532)	Business	0.9246	46 230
2016-17					
10.	5 May 2016	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories (KCTL 522)	Business	0.0567	5 386
11.	13 July 2016	Tai Lin Pai Road, Kwai Chung, New Territories (KCTL 517)	Commercial	0.12078	11 474
12.	12 October 2016	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (AIL 462)	Business	0.17648	26 472
13.	23 November 2016	Kai Tak Area 1E Site 2, Kowloon (NKIL 6557)	Commercial	1.4159	101 944
14.	15 February 2017	King Lam Street, Cheung Sha Wan, Kowloon (NKIL 6505)	Business	0.7728	92 736

Item	Tender award date	Location (Lot number)	User (Note 1 and Note 4)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2017-18					
15.	10 May 2017	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (NKIL 6582)	Commercial	0.4171	50 052
16.	16 May 2017	Murray Road, Central, Hong Kong (IL 9051)	Commercial	0.2880	43 200
17.	31 May 2017	Kai Tak Area 1F Site 2, Kowloon (NKIL 6556)	Commercial	1.9044	177 670
18.	16 August 2017	Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon (NKIL 6572)	Business	0.2873	34 476
19.	30 October 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6550)	Hotel	0.4880	34 770
2018-19					
20	See Note 2	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial	0.9480	56 880
21	See Note 3	Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	Commercial	1.0692	80 190

Note 1: The users 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.

Note 2: Lands Department on 30 January 2019 announced to reject all nine tenders received since the tendered premiums did not meet the Government's reserved price for the site.

Note 3: Kai Tak Area 4C Site 4, Kowloon (NKIL 6546) is being tendered with tender closing on 10 May 2019.

Note 4: Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.

3. The Planning Department completed a consultancy study on the “Review of Land Requirement for Grade A Offices, Business and Industrial Uses” (the Review) in end-2016 in the context of reviewing the territorial development strategy under “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (HK2030+ Study). According to the Review, if all committed and planned developments would materialise fully, there would be a deficit of 480 000 square metres (sq. m.) of gross floor area (GFA) for Grade A offices in core business districts (CBD) in the next 10 years (from 2014 to 2023). In the long term (up to 2041), there would be a deficit of 1 million sq. m. of GFA in respect of CBD Grade A offices. The Review is accessible at the following link: [http://www.hk2030plus.hk/document/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices%20Business%20and%20Industrial%20Uses\(Eng\)_FCR.pdf](http://www.hk2030plus.hk/document/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices%20Business%20and%20Industrial%20Uses(Eng)_FCR.pdf). It should however be noted that the Review has not yet taken into account the possible further economic growth impetus arising from various latest developments, including the promulgation of the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area in February 2019. Besides, the Review has not taken into account the additional land needed to build up a land reserve for, amongst other purposes, sustaining the economic growth in Hong Kong in the longer term and coping with unforeseeable opportunities and challenges.

Long-term planning is very important to the future development of Hong Kong. Therefore, in response to the Task Force on Land Supply’s report, the Government has proposed that the Steering Committee on Land Supply (the Steering Committee) chaired by the Financial Secretary would adopt a vision-driven and forward-looking approach in re-assessing land demand for all needs of Hong Kong (including economic needs). In so doing, the Steering Committee would take into account the space required to maintain our economic competitiveness and other strategic considerations. The revised assessment would be incorporated into the final strategy for HK2030+ Study to be released in the latter half of 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)016****(Question Serial No. 0728)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 166 of this Budget Speech that the Government will earmark another \$6 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. It is the Government's plan to extend the length of the harbourfront promenades from the current 20-odd kilometres to 34 kilometres in about 10 years, and provide 35 hectares of open space on both sides of the Victoria Harbour. In this connection, will the Government provide information on the following:

1. Details of the plan to develop new harbourfront promenades and open space with the earmarked allocation of \$6 billion, as pointed out above by the Government; and
2. The details of the plan to extend the length of the harbourfront promenades and develop 35 hectares of open space on both sides of the Victoria Harbour.

Asked by: Hon CHIANG Lai-wan (LegCo internal reference no.: 21)

Reply:

The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North (area: 1.85 hectare (ha)) – a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2023-24;
- (b) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 metres (m)) – a design competition similar to (a) above would be organised in 2020-21 with the target of commencing construction around 2023-24;

- (c) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m) – to tap into the expertise of the private sector, the Government would explore the possibility of engaging an outside body with experience in running water sports facilities to manage this Precinct. Current target is to commence construction around 2023-24;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m) – place making would be carried out as soon as possible for confirming the detailed design and then initiating minor works for uplifting the promenade at Victoria Park Road around 2020-21;
- (e) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m) – current target is to commence construction around 2022. Opportunities for opening part of the site earlier after basic touch-up will be explored;
- (f) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m) – Stage 3 community engagement exercise will end in April 2019. Current target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2) (area: 1.22 ha) – place making would be conducted in mid-2019 for guiding the detailed design. Current target is to commence construction around 2022;
- (h) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m) – certain parts of the site, including part of the Dining Cove as well as some promenade and open space near Kai Tak Approach Channel, are under construction and would be open in 2023. Construction for other areas would commence after those areas are released from works in around 2024-25; and
- (i) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m) – preparation is underway to, among others, engage a design and construction consultant for the public open space. The current work plan is to commence construction of the open space around 2024-25.

The above project information is tentative for the time being. When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

With the implementation of the relevant harbourfront enhancement initiatives in the pipeline, the Government would be able to provide 35 ha harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in about a decade.

CONTROLLING OFFICER'S REPLY

DEVB(PL)017

(Question Serial No. 0730)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 155 of the Budget speech that the Development Bureau is working with the Innovation and Technology Bureau and major user departments to press ahead with the setting up of the Common Spatial Data Infrastructure (CSDI) for the consolidation, exchange and sharing of geospatial information to tie in with the development of various smart city applications by the community. The Government will earmark \$300 million to expedite the development of digital infrastructure, with a view to facilitating the dissemination, utilisation and innovative application of geospatial data. With the CSDI coming into full operation by the end of 2022 and the high-quality 3D digital maps of the whole territory being made available in phases, more spatial data which are easier to search and use will be provided for organisations in the public and private sectors. In this connection, will the Government please provide information on the following:

1. What departments and geographical space does the above-mentioned CSDI involve?
2. How will the \$300 million earmarked expedite the development of digital infrastructure?
3. As for the high-quality 3D digital maps of the whole territory, will they include layout plans of underground pipes and ducts?

Asked by: Hon CHIANG Lai-wan (LegCo internal reference no.: 23)

Reply:

1. The Common Spatial Data Infrastructure (CSDI) is aimed at facilitating the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. To kick-start the CSDI development, the Development Bureau (DEVB) will first focus on the dissemination, utilisation and innovative application of geospatial data, above and under-ground, that is relevant to the built environment, land development, town planning, buildings and public works currently collected by its family departments including Lands Department (LandsD), Planning Department (PlanD) and Buildings Department, etc.. The digital infrastructure will be developed in phases to progressively cover more types and volume of spatial data owned by other government departments.
2. In his 2019 Budget Speech, the Financial Secretary has earmarked a non-recurrent funding of \$300 million to expedite the development of CSDI and 3D Digital Map. We plan to seek the approval of Legislative Council's Finance Committee within 2019 for using part of this funding to advance the development of CSDI portal through procuring cloud services to host and run this portal, with a view to enabling the storage of data that accords with the spatial data standards to be developed, so as to facilitate the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. We will also launch several quick-win projects such as Map Application Programming Interface (API) by 2020 to demonstrate the benefits of CSDI as early as possible, and provide training to government departments to facilitate their use of the CSDI. The dedicated funding will also be used to make available a territory-wide 3D digital map for smart city applications in phases for completion by 2023, including the creation of 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures, 3D pedestrian network and the accessible interior of some landmark buildings and structures.
3. According to our current plan, the high-quality 3D digital map will show major features of terrain, buildings and superstructures including any associated underground extension of these structures (e.g. basements, subways, etc.). The mapping of ducts, channels, utilities and other infrastructure underground will be subject to further study in consultation with relevant departments responsible for the regulation and control of the excavation, installation and maintenance of such facilities.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)018****(Question Serial No. 3064)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

What are the reasons for the substantial increase of \$400 million in total expenditure under the operating account, and the creation of the 22 posts? Please set out the staff establishment for the above-mentioned 22 posts, as well as the duties and salaries thereof.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1036)

Reply:

The increase in total expenditure under the operating account for 2019-20 is mainly due to (a) the increased cash flow requirement for non-recurrent items and (b) creation of 22 posts.

(a) The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

(b) The details of and provisions for the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20 (\$ million)</u>	<u>Duties</u>
Senior Administrative Officer	1	1.446	Administrative support for streamlining development control
Senior Engineer	1	1.446	Professional support for optimising the use of vacant government sites
Chief Management Services Officer	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager	1	1.446	Information technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner	2	2.892	Professional support for implementing New Development Areas projects

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	0.610	Technical support for implementing harbourfront enhancement initiatives
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

CONTROLLING OFFICER'S REPLY

DEVB(PL)019

(Question Serial No. 3068)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the \$6 billion estimated expenditure for “harbourfront enhancement”, please set out in details the works projects proposed to be implemented and the respective estimated expenditures thereof.

Please inform us of the details of and expenditure for the Tsuen Wan Waterfront Enhancement (Phase 2), as well as explaining whether part of the expenditure will be allocated to solving the problems of stenches and marine refuse at the Tsuen Wan waterfront.

Please set out in details all the works projects under the Tsuen Wan Waterfront Enhancement (Phase 1), the efficacy and related expenditure thereof.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1040)

Reply:

The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North (area: 1.85 hectare (ha)) – a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2023-24;
- (b) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 metres (m)) – a design competition similar to (a) above would be organised in 2020-21 with the target of commencing construction around 2023-24;

- (c) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m) – to tap into the expertise of the private sector, the Government would explore the possibility of engaging an outside body with experience in running water sports facilities to manage this Precinct. Current target is to commence construction around 2023-24;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m) – place making would be carried out as soon as possible for confirming the detailed design and then initiating minor works for uplifting the promenade at Victoria Park Road around 2020-21;
- (e) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m) – current target is to commence construction around 2022. Opportunities for opening part of the site earlier after basic touch-up will be explored;
- (f) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m) – Stage 3 community engagement exercise will end in April 2019. Current target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2) (area: 1.22 ha) – place making would be conducted in mid-2019 for guiding the detailed design. Current target is to commence construction around 2022;
- (h) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m) – certain parts of the site, including part of the Dining Cove as well as some promenade and open space near Kai Tak Approach Channel, are under construction and would be open in 2023. Construction for other areas would commence after those areas are released from works in around 2024-25; and
- (i) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m) – preparation is underway to, among others, engage a design and construction consultant for the public open space. The current work plan is to commence construction of the open space around 2024-25.

The above project information is tentative for the time being. When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

With the implementation of the relevant harbourfront enhancement initiatives in the pipeline, the Government would be able to provide 35 ha harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in about a decade.

The Tsuen Wan Waterfront Enhancement Project (Phase 1) is being taken forward as a minor works project under the steer of HC and through local engagement and consultation with the Tsuen Wan District Council. The project aims to face-lift a section of the Hoi On Road promenade in an expedited manner for early public enjoyment. Works include, amongst others, replacing original railings with low curbs for creating a fence-free promenade and bringing people closer to the water, as well as providing additional seating and pergolas, the design of which will highlight the textile history of the district. Works commenced in January 2019 and is aimed for completion by phases from mid-2019. The total cost estimate of the project is about \$29.96 million. The Phase 2 project is proposed to transform the waterfront along Hoi On Road and Hoi Hing Road into an attractive pedestrian corridor with activity nodes and gathering points. Inter-departmental efforts are being made and resources deployed to resolve the odour and pollution issues of the adjacent waters. Such efforts will continue.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)020

(Question Serial No. 3069)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the \$22 billion funding earmarked for the “single site, multiple use” initiative, please inform this Committee of the following:

1. Details of the consolidation of several government sites in Tsuen Wan for development.
2. Whether the demolition or redevelopment of Tsuen Wan Town Hall is included in the project. If yes, please provide the details of the project.
3. Has the Government any plan to develop replacement facilities after the demolition or redevelopment of public facilities (including but not limited to Tsuen Wan Town Hall)? If not, will the planning comply with the statutory requirements on the land/person ratio in respect of “Government, Institution or Community” facilities to the population in the district? Please explain and provide the details thereof.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1041)

Reply:

The first batch of development projects under the “single site, multiple use” initiative include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of several government sites in Tsuen Wan town centre. The specific approach is to house and consolidate different public facilities into a multi-storey building to provide the public services in need and to make optimal use of the land. According to the preliminary idea, the Tsuen Wan project involves the following sites:

Project	Existing use of the site	Area of land involved
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

Among all the sites involved, we intend to explore the possibility of an overall planning and development of the adjoining sites of Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts together with the adjacent site of Princess Alexandra Community Centre. As regards the other two sites, the present idea is to redevelop Lady Trench General Out-patient Clinic into multi-storey public healthcare and clinic facilities, as well as converting Luen Yan Street Cooked Food Hawker Bazaar, which has ceased operation, into an integrated welfare facilities block. However, these are preliminary ideas. Specific proposals, including details of the land use, cost estimation and timetable, are subject to the detailed studies and planning.

If the redevelopment or development projects would affect any public facilities, which as a result need to be reprovioned, consideration will be given to include the reprovioning arrangements in the development projects, so as to minimise the impact on the public in using such service.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)021****(Question Serial No. 3098)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide in the following table details of the cases with private property owners making application to the Lands Tribunal for compulsory sale orders under the Land (Compulsory Sale for Redevelopment) Ordinance in the past five years (including the number of compulsory sale orders granted, rejected or cancelled; orders suspended or applications withdrawn, as well as cases being processed):

Case No.	Address	Applicant	Percentage share of property right held by the applicant	Site area (m ²)	Pre-redevelopment land use of, and number of buildings and residential units in the lot	Estimated redevelopment value/Upset price by auction	Involving combination of site or land use rezoning application (Y/N)	Application Status

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1071)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council 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. Up to the first quarter of 2019, the details of cases with compulsory sale order granted over the past five years are set out at **Annex A**. Having consulted the Judiciary on the status of the applications, information on cases which are being processed, discontinued, adjourned and withdrawn are set out at **Annex B**. There were no rejected cases during the said period.

Annex A

Case number	Address	Applicant	Percentage share of property interests held by the applicant ^ (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites @ (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 1000/2014	Matauwei Apartments, Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	Million Mate Limited, Sereal Investment Limited, Triple Glory Limited, Supreme Hero Limited, Glory Star Development Limited, Ever Planet Limited, Rise Cheer Investment Limited, Group Leader Limited, Dynamic Hero Limited, Gentway Limited	85.2	2139.649m ²	R/C	1	161	\$1 739	N
LDCS 3000/2014	Nos. 148-148A Austin Road, Kowloon, Hong Kong	Ultra Alpha Limited, Diamond Heart Limited	80	531.632m ²	R	2	20 (Total no. of domestic flats of Nos. 148-150A Austin Road)	\$286.9	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant ^ (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites @ (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 7000/2014	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	Able Luck Development Limited,, Daily Well Creation Limited, Sky Huge Development Limited, Wise Million Limited, Fuji Properties Limited, Kellex Industries Limited, Lam Wai Ying, Homford Development Limited, Spread Capital Limited, Jetfair Enterprises Limited	82.3	#	I	1	0	\$1 621.6	#
LDCS 8000/2014	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	Harvest Treasure Limited, Wise Success Development Limited, Fund Win Enterprise Limited, Lucky Chance Enterprise Limited	81.9	819.591m ²	R/C	1	97	\$750	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant ^ (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 9000/2014	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	Charmwide Investment Limited	81.6	2126.459m ² (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, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon.)	R	2	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)	\$473	Y
LDCS 10000/2014	Nos. 17-19 Jupiter Street, Hong Kong	Pacific China Development Limited, Longmax Development Limited	87.5	732.269m ² (Aggregate site area of Nos.13-23 Jupiter Street)	R	1	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	\$197	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 16000/2014	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	Gainfield Investment Limited, Success Sheen Limited, Harvest View Limited	89.6	986.1m ²	R/C	1	48	\$941	N
LDCS 17000/2014	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	Way Creation Limited, Gold Chain Corporation Limited, City Fame Development Limited, Grace Year Corporation Limited, Easy Wide Holdings Limited, Lo Man Ching Ava	not less than 80	418.968m ²	R	1	24	\$267	N
LDCS 18000/2014	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong*	Wealth Master International Limited, Swift China Limited, Beauti-Sight Limited	97.7	687.399m ² (Aggregate site area of 99-103A Connaught Road West)	R/C	1	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	\$309	Y
				1274.495m ² (Aggregate site area of 96-103A Connaught Road West & 91 Des Voeux Road West)					Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 22000/2014	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	Wellcity Development Limited, Fullmax Enterprises Limited, Nation Million Development Limited	91.2	1 868.651m ²	R/C	1	238	\$1 698	N
LDCS 23000/2014	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	Fairbo Investment Limited	not less than 80	#	R/C	2	12	\$418	#
LDCS 24000/2014	Nos. 3-6 Yiu Tung Street, Kowloon	Fairbo Investment Limited	87.5	#	R	2	12	\$92.4	#
LDCS 25000/2014	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon	High Dynamic Holdings Limited	93.8	839.5m ²	R	1	32	\$128.1	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 1000/2015	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	Anling Limited, Cherish Shine Limited, Fuk Wang Limited, Full Pearl Limited, Prime Day Enterprises Limited, Rainbow State Holdings Limited, Xin Lei International Limited	not less than 80	1 756.705 m ²	R/C	6	60	\$2 055	N
LDCS 3000/2015	Nos. 21 and 21A Ashley Road, Kowloon	Fortress Jet Limited, Geotalent Limited, Well Phase Group Limited	83.3	753.166m ²	R/C	2	10	-- (Developer acquired the remaining property interests after compulsory sale order was made, the public auction was thus cancelled.)	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 6000/2015	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	Sun Crystal Limited, Group Leader Limited, Sereal Investment Limited	81.4	629.989 m ²	R/C	1	38	\$1 049.3	N
LDCS 9000/2015	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	Alliance Fame Limited, Champ Billion International Limited, Ever China Capital Investment Limited, Forever Crown Industrial Limited, Friend Base Limited, Glory Peak Holdings Limited, Luck Will Enterprise Limited, Max Joy Holdings Limited, Most Bright Holdings Limited, Prosper Day Limited, Sky Great Holdings Limited, Vast Keen Limited	89.9	814.461m ²	R/C	1	81	\$1 620	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 14000/2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Eaming Yield Limited, Pacific Super Limited	98.7	1 045.728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	R	3	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	\$413	Y
LDCS 17000/2015	Nos. 11 and 13 Matheson Street, Hong Kong	Chancemore Limited	85.7	265.491m ²	R/C	1	8	\$441	Y
LDCS 1000/2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Central Profit Investments Limited, Group Leader Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Rise Cheer Investment Limited, Glory Star Development Limited, Supreme Hero Limited, Triple Glory Limited	84.9	1198.837m ²	R/C	1	135	\$1 401	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 4000/2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Asia Hero (H.K.) Limited, Open Bright Limited, Ip Siu Ping, Tang Yiu Sing	90	328.317m ²	R/C	2	15	\$386.391	N
LDCS 5000/2016	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	Asia Charming Limited	not less than 80	1223.997m ²	R/C	4	42	\$1 445	N
LDCS 6000/2016	Nos. 1 and 1A Wood Road, Hong Kong	Wood One Keeprich Limited	84.4	#	R/C	1	28	\$485	#

Case number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Site area	Pre-redevelopment			Upset price by auction (\$ million)	Involving combination of sites [@] (Y/N)
					Use (based on building plans)	No of buildings	Number of residential flats		
LDCS 3000/2017	No. 153 Queen's Road East, Hong Kong	Sky Reach Enterprises Limited, Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited	87.5	#	R/C	1	6	\$81.2	#
LDCS 3000/2018	Nos. 13 and 13A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited and Royal Active Limited	95.2	#	R/C	1	15	\$249.1	#

Legend :

- @ Records of Buildings Department do not keep track of rezoning information
- # Information is not available since a redevelopment proposal has yet to be submitted/approved
- R Residential
- C Commerical
- R/C Residential/Commercial
- I Industrial
- * Two development proposals have been approved
- ^ Based on information submitted by the applicant to the Lands Tribunal

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 2000/2014	Nos 3 and 4 Glenealy, Hong Kong	Million Base Properties Limited, Million Basis Property Limited	93.2	Discontinued
LDCS 4000/2014	Nos. 1-9 Cameron Lane, Kowloon	Eastertide Limited	Not less than 80	Discontinued
LDCS 5000/2014	Nos. 161, 163, 165 and 167 Queen's Road East, Hong Kong	Longbo Enterprises Limited, Takfull Limited, Onwa Venture Limited, Banford Development Limited, Reqa Enterprises Limited, Syktone Investment Limited, Boomtex Investment Limited, Lancool Investment Limited, Tenny Investment Limited, Fullane Development Limited, Sobon Limited, Contas Investment Limited, Wedmedia Limited, Upo Investment Limited, Temfat Limited, Holmax Limited, Luxboy Limited, Toycity Investment Limited, Hamper Investment Limited, Rancorp Limited, Camays Limited, Felway Limited, Foxda Limited, Bedo Investment Limited, Gokey Limited, Yotech Investment Limited, Grandam Investment Limited, Dowin Investment Limited, Castron Investment Limited, Miko Resources Limited, Hamcon Enterprises Limited, Conkey Investment Limited, Emron Investment Limited, Elite Will Enterprises Limited, Kamme Limited, Parkgate Enterprises Limited	98.3	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 6000/2014	Blocks A, B, C, D and E of Wan Fung House, Nos. 68-86A Wan Fung Street, Kowloon	All Greatness Limited	99.2	Adjourned
LDCS 11000/2014	Nos. 54-56, Ki Lung Street, Kowloon (Ngan Kee Building)	Milirich Investment Limited	85.7	Discontinued
12000/2014	Nos. 929 and 931 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	Discontinued
LDCS 13000/2014	Nos. 937 and 939 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	Discontinued
LDCS 14000/2014	Nos. 933 and 935 Canton Road, Kowloon	First Kind Limited	80	Discontinued
LDCS 15000/2014	Nos. 941 and 943 Canton Road, Kowloon	First Kind Limited	80	Discontinued
LDCS 19000/2014	Merry Terrace, Nos. 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 4M, 4N and 4P Seymour Road, Hong Kong	Capital Matrix Limited, Dynamic Talent Limited, Harven Limited, Sky Rainbow Development Limited, Sunny Perfect Limited, Sure Partner Limited, Treasure Palace Limited	84.6	Discontinued
LDCS 20000/2014	Nos. 925 and 927 Canton Road, Kowloon	First Kind Limited	80	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 21000/2014	Nos. 945 and 947 Canton Road, Kowloon	First Kind Limited, All Bright Hong Kong Investment Limited	80	Discontinued
LDCS 2000/2015	No. 232 Wan Chai Road, Hong Kong	Pacific Gate Investment Limited	92.9	Adjourned
LDCS 4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Fairbo Investment Limited	87.5	Withdrawn
LDCS 5000/2015	Nos. 12 and 14 Tin Wan Street, Hong Kong	Asia Manor Limited	91.7	Discontinued
LDCS 7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Lucky Hero Development Limited	90	Discontinued
LDCS 8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Lucky Hero Development Limited	87.5	Discontinued
LDCS 10000/2015	Nos. 41, 43 and 45 Pau Chung Street, Kowloon	Dormax Limited	93.3	Discontinued
LDCS 11000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Asia Manor Limited	91.7	Discontinued
LDCS 12000/2015	Nos. 85 and 87 Shek Pai Wan Road, Hong Kong	Asia Manor Limited	91.7	Discontinued
LDCS 13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Faith Step International Enterprise Limited	88.9	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Earning Yield Limited, Pacific Super Limited	91.7	Discontinued
LDCS 16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	MT Sisters Limited, Lo Man Ching Ava, Hon Kwai King Kalen	Not less than 90	Discontinued
LDCS 2000/2016	Nos. 1, 1A, 3, 5, 7, 7A, 9, 9A, 11, 11A-C, 15, 15A, 17, 17A, 19, 21, 21A-C Whampoa Street and Nos. 80, 82, 84, 86 Baker Street, Kowloon	South Crown Development Limited	Not less than 80	In Progress
LDCS 3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	More Lucky Development Limited	94.4	Withdrawn
LDCS 7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	More Lucky Development Limited	85.7	Withdrawn
LDCS 8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	First Mate Development Limited	83.3	Discontinued
LDCS 9000/2016	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	First Mate Development Limited	Not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Kiang Nam Enterprises Limited, Goodpex Development Limited, Topco Enterprises Limited	Not less than 80	Discontinued
LDCS 11000/2016	No. 1 Ka Shin Street, No. 2 Pok Man Street and Nos. 39, 41, 43, 43A, 45, 45A, 47, 47A, 49, 49A, 51 and 53 Tai Kok Tsui Road, Kowloon	Century Wide Development Limited	83.4	In Progress
LDCS 1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Sky Reach Enterprises Limited, Jetson Resources Limited, Kozi Enterprises Limited, Pico Resources Limited, Dream Wave Enterprises Limited, Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	Not less than 80	Discontinued
LDCS 2000/2017	Nos. 153A Queen's Road East, Hong Kong	Top Lucky Resources Limited, Muka Investment Limited, View Lion Resources Limited, Beva International Limited	83.3	Withdrawn
LDCS 4000/2017	Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 and 24 Gillies Avenue South, Kowloon	Asia Harbour Investment Limited	Not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Teamwell International Properties Limited, Cheer World Properties Limited	90	Discontinued
LDCS 6000/2017	Lee Hing Building, No. 96 Connaught Road West, Hong Kong	Swift China Limited	93.8	In Progress
LDCS 7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Gainwin Enterprises Limited	94.4	Withdrawn
LDCS 8000/2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Fortress Star Limited	Not less than 80	In Progress
LDCS 9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Fortress Star Limited	83.3	Discontinued
LDCS 10000/2017	Nos. 83 & 85 Baker Street, Hung Hom and Nos. 26, 28, 30, 30A, 32, 32A, 34, 34A, 36, 36A, 38, 38A, 40 and 40A Whampoa Street, Kowloon	Sino Accord Investment Limited	Not less than 80	In Progress
LDCS 11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Oriental Moon Limited	82.4	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	City Precise Limited, Well Metro Development Limited, Victory Land Management Limited	88.5	Discontinued
LDCS 13000/2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Total Select Limited	84.9	In Progress
LDCS 14000/2017	Nos. 61, 63, 65, 67, 69, 71 and 73 Granville Road, Kowloon	Pacific Base Holdings Limited, Ever Million Development Limited, East Kowloon Plaza Limited, Harvest Year Estate Limited, World-Wide Grocery Store Limited, Eye's Mate Optical Limited, Popular Way Engineering Limited, Ip Siu Ping, World Charm Enterprises Limited, Superway Development Limited, Joinbo International Limited, More Year Limited, Pacific Gate (H.K.) Limited, Tang Shing Bor, Pop Fame Development Limited, Tang Yiu Sing, City Power Limited	Not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Glorious Time Investments Limited, Prime Prestige Global Limited, Ultimate Joy Developments Limited, Wealth Key Global Limited	96.5	Discontinued
LDCS 1000/2018	Nos. 2, 2A, 2B, 4, 6, 6A, 8, 8A, 10, 10A, 12, 12A, 14, 14A, 16 and 16A Whampoa Street, Kowloon	Lucktime Limited	Not less than 90	In Progress
LDCS 2000/2018	Nos. 22, 22A & 24 Whampoa Street and Nos. 88, 90 & 90A Baker Street, Kowloon	Lucktime Limited	83.3	In Progress
LDCS 4000/2018	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	China Step Corporation Limited, Maxbright Concept Limited, New Advantage Limited, Royal Active Limited, Fortress Ridge (BVI) Limited	85.7	In Progress
LDCS 5000/2018	Nos. 121, 123, 125, 127, 129 and 131 Shau Kei Wan Main Street East, Hong Kong	China Vision Engineering Limited, Kam Wah Investment Company Limited, Mi-Wave Electronic Limited, Pacific Way Enterprises Limited	84	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 6000/2018	Zung Fu Industrial Building, No. 1067 King's Road, Hong Kong	Lead Harvest Group Limited, King Device Company Limited, Master Hand Technology Limited, Wit Way Enterprises Limited and Bewick Investments Limited	87	In Progress
LDCS 7000/2018	Wah Ha Factory Building, No. 8 Shipyard Lane, Kong Kong	China Orchid International Limited, Sinoease Enterprises Limited, Parko Star Limited Dragonwing Investments Limited, Wit Way Enterprises Limited, Newmainco Limited Wit Union Limited	81.6	In Progress
LDCS 8000/2018	Nos. 326, 328, 330 and 332 Des Voeux Road West and Nos. 11A-D Sai On Lane, Hong Kong	Kannix Limited, Supreme Profile Limited	89.8	In Progress
LDCS 9000/2018	Nos. 68A-C, 70, 70A-C, To Kwa Wan Road, Kowloon	City Fair Development Limited, Rise Cheer Investment Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Glory Star Development Limited, Triple Glory Limited, Group Leader Limited	87	In Progress
LDCS 10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Full Leader Development Limited	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 11000/2018	Yip Fat Factory Building (Phase 1), No. 77 Hoi Yuen Road, Kowloon	Able Luck Development Limited, Biel Crystal Manufactory Limited, Manway Coporation Limited, Huge Wise Trading Limited, Sky Huge Development Limited, Nice Express Development Limited, Able Wide Corporation Limited, Well Nice Corporation Limited, High Smart Industrial Limited	84	In Progress
LDCS 12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Up Wealthy Limited, Wealth Smile Limited	93.98	In Progress
LDCS 13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Speed Harvest Limited, Champion Genius Limited, Wealth Luck International Investment Limited, Sure Gain Investment Limited, Billion Wealth International Investment Limited	87.93	In Progress
LDCS 14000/2018	Nos. 3 and 5 St. Francis Street	Sarford Development Limited, Triumph Base Investment Limited, Hostford Development Limited	not less than 80	In Progress
LDCS 15000/2018	Nos. 3-13 Nga Tsin Long Road, Kowloon	Fancy Million Limited, Long Galaxy Limited, Lau Tee Ting, Ip Siu Ping	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 16000/2018	Nos. 8, 8A, 10, 12, 14, 16 and 16A Nam Kok Road, Kowloon, and Nos. 18, 20 and 22 Nam Kok Road, Kowloon	Equal Fame Limited, Star Hero Investment Limited	not less than 90	In Progress
LDCS 17000/2018	No. 35 Cameron Road, Kowloon	Creative Profit Development Limited	87.5	In Progress
LDCS 18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Amtec Investment Limited, Hong Kong Mega Profit Limited, Richly Success Investment Limited, Ip Oi Shuen	not less than 80	In Progress
LDCS 19000/2018	Nos. 27E and 27F Robinson Road, Hong Kong	On Grand Investment Limited	not less than 80	In Progress
LDCS 20000/2018	Nos. 1, 3, 5 and 7 Lai Wa Street, Nos. 14, 14A, 16 Ha Heung Road, and Nos. 2, 4, 6 and 8 Mei Wa Street, Kowloon	City Fair Development Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Triple Glory Limited and Group Leader Limited	90.64	In Progress
LDCS 21000/2018	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	Wealth Plan Development Limited	86.36	In Progress
LDCS 22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Go Sonic Limited, Premier Era Limited, Wildmark Global Limited	98	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 23000/2018	Nos. 73 and 75 Lion Rock Road	Perfect Horizon Limited	not less than 80	In Progress
LDCS 24000/2018	Ventris Court, 15 Ventris Road, Hong Kong	Century Supreme International Limited	not less than 80	In Progress
LDCS 25000/2018	Stewart Terrace, 81-95 Peak Road, Hong Kong	Wah Ha Property, Development Limited, Carolan, Paul John and Chiu, Yee Ping GiGi, Tandy Limited, Wu Pui Kwan Gwenny, Button Michael Geoffery, Sense Well Investment Limited, Rich Super Investment Limited, Shirley Huang and Hugo, Christopher Barrett, Unicom Investment Limited, Peter Thomas Murphy and Kay Mcardle, Sunland (Asia) Limited, Harmony Loyal Limited, Goldhill Corporation Limited, Independent Services Limited, Hong Kong Wellwin Development Limited, Jade Water Group Limited	81.36	In Progress
LDCS 26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Delight Land Investments Limited	88	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 27000/2018	State Theatre Building, Nos. 277-291 King's Road, Nos. 4, 4A-4D, 6, 6A-6D Java Road, Nos. 2-16 Tin Chong Street, Hong Kong	Orient Sea Investments Limited, Top Score Properties Limited, Million Top Properties Limited, Radiant Ocean Properties Limited, Gold Dynasty Enterprises Limited, Victory Succeed Limited, Solar King Limited, Star Link Enterprises Limited, Victory Harvest Corporation Limited, Rich Metropo Limited, China Winner Investments Limited, Glory Alliance Investments Limited, Wayson Hong Kong Investment Limited	82.22	In Progress
LDCS 28000/2018	Nos. 16 - 94 (even nos.) Pan Hoi Street, and nos. 983, 983A, 985, 985A, 987 and 987A King's Road, Hong Kong	Peace Ever Limited, Health City, Health Limited, Yes King (HK) Limited, Pollock Developments Limited, Wealth First Limited, Marvel Castle Limited, Crown Way Capital Limited, Million Maple Limited, New Century Device Co., Ltd. Snap International Limited, Trimba International Limited, Charmpoint Limited, Quick Succession Limited, China Logistic Innovation Co., Ltd. Guru Star International Limited, Boardlane Business Enterprises Co., Ltd. Kuamin Holdings Limited	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 29000/2018	No. 13, 15 and 17 Bowrington Road, Hong Kong	United Asset Limited, Union Max Enterprises Limited	83.33	In Progress
LDCS 30000/2018	Nos. 99 and 101 Des Voeux Road West, Hong Kong	New Dorset Investments Limited	not less than 80	In Progress
LDCS 31000/2018	Nos. 472, 474, 476 and 478 Chatham Road North, Kowloon	Success Active Limited	not less than 80	In Progress
LDCS 32000/2018	Nos. 244, 246, 248, 250, 252, 254 and 256 Hai Tan Street, Kowloon	Promise Fine Investments Limited, Union Grace Investments Limited, Trinity Cosmos Limited	not less than 80	In Progress
LDCS 33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Promise Fine Investments Limited	not less than 80	In Progress
LDCS 34000/2018	Nos. 262 and 264 Hai Tan Street, Kowloon	Unique Fidelity Investments Limited	not less than 80	In Progress
LDCS 35000/2018	Nos. 266 and 268 Hai Tan Street, Kowloon	Unique Fidelity Investments Limited	not less than 80	In Progress
LDCS 36000/2018	Nos. 270 and 272 Hai Tan Street, Kowloon	Union Grace Investments Limited, Trinity Cosmos Limited, Unique Fidelity Investments Limited	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant (%)	Application Status
LDCS 37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Promise Fine Investments Limited, Unique Fidelity Investments Limited	not less than 80	In Progress
LDCS 38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Top Harmony Limited	not less than 90	In Progress
LDCS 39000/2018	Nos. 56, 58, 60 and 62 Larch Street, and Nos. 6 and 8 Lime Street, Kowloon	Top Harmony Limited	87.04	In Progress
LDCS 1000/2019	No. 403 Shanghai Street, Kowloon	Natural Beauty Enterprise Development Limited	83.33	In Progress
LDCS 2000/2019	Kim Hing Mansions, Nos. 49, 49A & 51 Kimberley Road, Kowloon	Excel Castle International (HK) Limited, Full Talent Global (Hong Kong) Limited, Right Surplus Developments (HK) Limited, Ambitious Glory Global (HK) Limited, Eagle Avenue (HK) Limited	86.61	In Progress
LDCS 3000/2019	Nos. 223, 223A, 225 and 225A, Hai Tan Street, Kowloon	Grand Creation Development Limited	not less than 80	In Progress
LDCS 4000/2019	Wing On Mansion, Nos. 5, 7, 9 and 11 Bowrington Road, Hong Kong	Asia Jumbo Holdings Limited, Orient Deluxe Limited	91.67	In Progress

^ Based on information submitted by the applicant to the Land Registry

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)022****(Question Serial No. 2836)**

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

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is indicated in Programme (2) that the estimate for 2019-20 is \$999.1 million, which is \$412.6 million or 70.3% higher than the revised financial provision for 2018-19, and is mainly due to the increased cash flow requirement for non-recurrent items and creation of 22 posts. Will the Government inform this Committee of the following:

Please set out the ranks, estimated expenditure salaries and respective duties of the said 22 posts to be created by the Development Bureau in 2019-20.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 21)

Reply:

The details of and provisions for the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Senior Administrative Officer	1	1.446	Administrative support for streamlining development control
Senior Engineer	1	1.446	Professional support for optimising the use of vacant government sites
Chief Management Services Officer	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Senior Systems Manager	1	1.446	Information and technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner	2	2.892	Professional support for implementing New Development Areas projects
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/ Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Executive Officer I	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	0.610	Technical support for implementing harbourfront enhancement initiatives
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

CONTROLLING OFFICER'S REPLY

DEVB(PL)023

(Question Serial No. 2837)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2019-20 under Programme (2) that the Government will continue to co-ordinate and oversee the work relating to the Kwu Tung North (KTN), Fanling North (FLN) and Hung Shui Kiu (HSK) New Development Areas (NDAs) and Tung Chung New Town Extension. Will the Government inform this Committee of the following:

- (1) The operational expenses, staff establishment and estimated expenditure on salaries for co-ordinating and overseeing the work relating to the KTN NDA in 2019-20.
- (2) The operational expenses, staff establishment and estimated expenditure on salaries for co-ordinating and overseeing the work relating to the FLN NDA in 2019-20.
- (3) The operational expenses, staff establishment and estimated expenditure on salaries for co-ordinating and overseeing the work relating to the HSK NDA in 2019-20.
- (4) The operational expenses, staff establishment and estimated expenditure on salaries for co-ordinating and overseeing the work relating to the Tung Chung New Town in 2019-20.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 22)

Reply:

Since the work relating to Kwu Tung North/Fanling North New Development Area, Hung Shui Kiu New Development Area and Tung Chung New Town Extension is undertaken as part of the overall duties of the staff of the Development Bureau, we are unable to provide a breakdown on the manpower and estimated expenditure solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)024****(Question Serial No. 2533)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

It is mentioned in paragraph 140 of the Budget Speech that the Government will expedite the implementation of the “single site, multiple use” model in multi-storey development on government land, so as to optimise the use of limited land resources, and has set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative to provide more “Government, Institution or Community” (G/IC) facilities and meet the community’s demand for public services. Will the Development Bureau (DEVB) please inform us of the following:

1. Will projects for commercial or residential uses be included in the government projects redeveloped under the “single site, multiple use” model?
2. Is it likely for government sites vacated for “single site, multiple use” projects be rezoned for private residential purpose?
3. According to the DEVB’s reply last year in the Examination of Estimates of Expenditure for 2018-19, the “single site, multiple use” model is only a “principle” that bureaux/departments have been following, amongst others, in planning the development/redevelopment of G/IC facilities, and therefore the DEVB has not conducted specific studies per se on the subject. However, given the serious shortage of land supply at present, will the DEVB take the initiative to consider what government facilities are suitable for redevelopment or relocation under the “single site, multiple use” model in multi-storey development in each district, so as to vacate more land for other uses?

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 7)

Reply:

(1) & (2)

The Government will pursue more vigorously the “single site, multiple use” model in multi-storey development on “Government, Institution or Community” (GIC) sites and has set aside \$22 billion in this year’s Budget to launch the first batch of development projects. The aforesaid policy aims to make optimal use of limited land resources, by adopting the highest permissible plot ratio of the GIC sites as the development aim, to consolidate and provide more GIC facilities with a view to meeting the needs of the community for public services. The first batch of “single site, multiple use” projects will provide predominately community facilities.

By adopting the multi-storey development, which is a more land-efficient measure, to provide or reprovision community services, we expect that individual government sites can be released for uses which are compatible with the district planning setting and beneficial to the community. We will consider whether the original land uses should be changed, taking into account the surrounding environment of the released sites and the needs of the districts, and we will not exclude any possibility, including retaining the original uses or rezoning the sites for other uses.

(3)

We have further deepened our work regarding the “single site, multiple use” model over the past year or so and formulated certain specific measures, which mainly include the following:

1. The Government Property Agency will steer and take forward multi-storey development projects with cross-bureaux facilities to strengthen internal co-ordination in areas such as design, development programme and funding arrangements, with a view to expediting the delivery of these facilities;
2. The Planning Department will refine the existing arrangements regarding reservation and utilisation of government sites by tightening up the reservation of government sites by single departments and recommending a higher reference plot ratio where circumstances permit, so as to fully optimise the development potential of these sites; and
3. Piloting the new arrangement in suitable G/IC projects. The first batch of projects include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of facilities on several government sites in Tsuen Wan Town Centre.

Apart from the aforesaid three projects, we will continue to identify other sites to strengthen our implementation of the “single site, multiple use” development model.

CONTROLLING OFFICER'S REPLY

DEVB(PL)025

(Question Serial No. 2544)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding “in collaboration with the Urban Renewal Authority (URA) in the Operation Building Bright 2.0”, will the Government provide us with the following information since the launch of the scheme:

- 1.) The number of buildings which have submitted application
- 2.) The number of units
- 3.) The number of applications approved
- 4.) The estimated number of buildings which will commence renovation this year
- 5.) The estimates of expenditure

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 5)

Reply:

There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called “3-nil” buildings, which are buildings that do not have an owners’ corporation or an owners’ committee, or have not engaged any property management company). BD proactively selects Category 2 buildings on a risk basis and exercises its

statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

Regarding Category 1 buildings, the Urban Renewal Authority (URA) received 644 applications in the first round of application. Among them, 64 applications were ineligible and 1 application was withdrawn by the applicant voluntarily. There is therefore a total of 579 eligible applications (viz. 644 - 64 - 1), covering 479 buildings^(Note) and involving about 28 000 domestic and non-domestic units. As only owner occupiers of domestic units will be eligible for subsidies under OBB 2.0, URA will only have a clear picture of the number of eligible units after it has started processing applications for subsidies by individual units in participating buildings. Of the 479 eligible Category 1 buildings, it is expected that some 280 buildings will be undertaking various stages of work under MBIS in 2019, ranging from the procurement of the prescribed inspection to the carrying out of the requisite repair works.

Regarding Category 2 buildings, BD selected 124 buildings as at 28 February 2019 for carrying out the requisite inspection and repair works in default of owners. These buildings involve about 2 000 domestic and non-domestic units. As with Category 1 buildings above, only owner occupiers of domestic units will be eligible for subsidies under OBB 2.0. As Category 2 buildings are being selected on a continuous basis, BD targets to commence the prescribed inspection for a total of 250 Category 2 buildings in 2019. Out of these selected Category 2 buildings, the number of Category 2 buildings which will commence repair works within 2019 would depend on the progress of the prescribed inspection and the procurement of contractors.

The Government expects that the funding under OBB 2.0 would be able to support the commissioning of inspection and repair works of 2 500 buildings (under both Category 1 and 2) over the five-year period beginning 2018-19. Based on current projections, the estimated cash flow requirement in 2019-20 is \$530 million, covering around 500 buildings.

^(Note) Application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC.

CONTROLLING OFFICER'S REPLY

DEVB(PL)026

(Question Serial No. 1110)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Hong Kong is small but densely populated. The slow progress of land creation has led to a severe lag in the production of residential flats. The housing supply shortage against the substantial demand results in surging property prices which are seriously out of line with the people's affordability. This has become a serious social issue by now and the lack of land supply also hinders the economic development of Hong Kong. In this connection, will the Government inform this Committee of the following:

1. Will the Government consider amending or invoking the Lands Resumption Ordinance for the massive resumption of brownfield sites and idle agriculture lands in the New Territories, so as to open up new development areas for housing construction purpose?
2. Will the Government study the reinstatement of Letter B entitlement as a compensation option for landowners, so as to facilitate easier resumption of brownfield sites in the New Territories for housing construction?
3. Will the Government consider identifying 40 hectares of land to develop 1 600 "transitional housing units", so as to mitigate the housing pressure of people awaiting public rental housing?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 31)

Reply:

1. According to the Lands Resumption Ordinance (the Ordinance), Government may invoke the Ordinance to resume private land only for an established “public purpose”. Generally speaking, land resumption for a “public purpose” takes place usually in development projects for new towns, public housing, or community facilities under public works programmes such as schools, parks, hospitals, welfare service complexes, etc.

Over the years Government has been invoking the Ordinance to resume private land required for a “public purpose”, and will continue to do so for identified development projects satisfying the “public purpose” criterion. As we have pointed out in our response to the report of the Task Force on Land Supply, developing brownfield sites for land-efficient uses has all along been a key component of Government’s multi-pronged land supply strategy. Government will continue to take forward development of about 340 hectares of brownfields through planned New Development Areas (NDAs) projects. Specifically, funding approval from the Legislative Council for the main works of Kwu Tung North/Fanling North and Hung Shui Kiu NDAs will be sought in the first and second half of 2019 respectively.

2. At present, when private land is resumed, 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. The basic rates of ex-gratia compensation are reviewed half-yearly to reflect changes in market values. Currently, the Government has no plan to re-introduce New Territories land exchange entitlements as a compensation option for land owners. In terms of increasing land supply to meet housing and other needs, we will focus our efforts in taking forward the eight land supply options recommended by the Task Force on Land Supply for priority action.
3. The Task Force on Transitional Housing under Transport and Housing Bureau (THB) is facilitating non-government organisations (NGOs) to plan and implement not-for-profit transitional housing projects on suitable vacant government sites (which do not have immediate long-term uses), or on premises/vacant sites held by willing private parties. In this regard, the 2019-20 Budget has set aside \$2 billion to support NGOs in such endeavours, and THB is mapping out the detailed arrangements and will seek funding approval from the Legislative Council.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)027****(Question Serial No. 2601)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Last year, the Government indicated that a dedicated Harbour Office with a multi-disciplinary professional team would be established to support the Harbourfront Commission (HC) and co-ordinate the formulation and implementation of harbourfront enhancement projects under HC's purview. In this connection, please inform this Committee of the following:

1. The estimated expenditure for the dedicated Harbour Office and the staff establishment thereof;
2. The actual functions of the Harbour Office and the difference of which from those of the existing HC;
3. The measures to be adopted by the Harbour Office for effective gathering of public views so as to make decisions in the best interests of the community;
4. The measures implemented or executed by the Harbour Office over the past year;
5. The Government projects aiming for protection of the harbourfront, as well as the expenditure and staff establishment involved over the past five years

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 13)

Reply:

The Harbour Unit of the Development Bureau was re-organised into a multi-disciplinary Harbour Office (HO) in July 2018 for providing enhanced support to the Harbourfront Commission (HC) in taking forward harbourfront enhancement initiatives. With the resources allocated in the 2019-20 Estimates, the manpower support of HO will be further stepped up into a multi-disciplinary team of 27 staff. The estimated expenditure of HO in 2019-20 is \$46.2 million covering salaries and other operating expenditure.

The HO will be responsible for executing the harbourfront enhancement initiatives agreed by the HC, amongst other functions. For instance, some of the priority tasks in the coming years are to take forward the various initiatives supported by the \$500 million dedicated funding announced in the Policy Address of January 2017 (including four harbourfront enhancement projects in Sai Ying Pun, Wan Chai, Hung Hom and Tsuen Wan, as well as two studies on policy and design matters related to harbourfront development), and those under the \$6 billion funding earmarked under the 2019-20 Budget (i.e. nine key harbourfront enhancement projects in Wan Chai North, Causeway Bay, North Point, Tsuen Wan, Kai Tak, and Cha Kwo Ling).

The HC, supported by the HO, will continue to engage stakeholders in discussion on harbourfront-related matters through various channels. These include different stages of public engagement exercises as part of urban design or engineering studies commissioned for harbourfront initiatives, as well as specially arranged public engagement activities for individual harbourfront projects. As part of these public engagement efforts, members of the public are welcome to observe the proceedings of the HC and its four Task Forces and offer comments on their work.

In the past five years, the Harbour Unit/the HO took forward a range of harbourfront enhancement projects. These include, for example, quick-win projects in the form of promenades at Kwun Tong and Tai Kok Tsui; and letting out the Observation Wheel Site and Event Site at the new Central harbourfront to private operators. Specifically, in the past year, targeted efforts had been made to –

(a) take forward the six initiatives supported by the \$500 million –

- Tsuen Wan Waterfront Enhancement (Phase 1): works commenced in January 2019 for progressive completion from mid-2019 onwards. Full completion of works is planned for the third quarter (Q3) of 2020;_
- Advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: first phase of promenade would open in Q3 2019 for early public enjoyment. Full completion of works planned for Q4 2020;_
- Hung Hom Urban Park: a Market Sounding Exercise was conducted in early 2019 for collecting views on developing the Urban Park in collaboration with external parties and the local community. The Government would analyse the views collected and consult the HC and District Council again before finalising the tender document within 2019;
- Open Space at Eastern Street North in Sai Ying Pun: the technical feasibility study will be completed in mid-2019;

- Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface: technical and fee proposals invited in early 2019. Studies are expected to commence in mid-2019 for completion by end 2020;
- (b) initiate planning and early preparation for new projects, such as rolling out Stage 3 community engagement exercise for the Boardwalk underneath the Island Eastern Corridor, and making preparation for engaging a design and construction consultant for the promenade and adjoining open space at Cha Kwo Ling Waterfront; and
- (c) engage a non-governmental organisation for establishing a community garden in Kennedy Town and take forward certain advance promenade projects in Shing Sai Road and near Wan Chai Ferry Pier.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)028

(Question Serial No. 2602)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

This year, the Government has earmarked \$6 billion for harbourfront enhancement. In this connection, will the Government inform this Committee of the following:

1. The harbourfront enhancement measures planned to be rolled out by the Government, and the manpower and expenditure involved.
2. The Government announced earlier that in-situ land exchange would be allowed on the site on Hoi Yu Street, Quarry Bay for harbourfront enhancement. Subsequently there are developers proposing development of five buildings, each of 10 to 13 storeys, at the site. Such a plan will seriously affect the harbourfront development. What measures will the Government take to enhance the Quarry Bay harbourfront?
3. The site originally reserved for development of a harbourfront park at Cha Kwo Ling has been rezoned as a VTC campus. What measures will the Government take to enhance the Cha Kwo Ling harbourfront?
4. The military site at Central Harbourfront is always closed, and Site 3 of the new Central harbourfront will soon be included in the Government's land sale programme. What measures will the Government take to enhance the Central harbourfront?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 14)

Reply:

The Government has earmarked in the 2019-20 Budget \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission (HC), the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North;
- (b) Pierside Precinct in Wan Chai North;
- (c) Water Sports and Recreation Precinct in Wan Chai North;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay;
- (e) East Coast Park Precinct in Fortress Hill;
- (f) Boardwalk underneath the Island Eastern Corridor (the IEC Boardwalk);
- (g) Tsuen Wan Waterfront Enhancement (Phase 2);
- (h) Kai Tak Metro Park; and
- (i) Cha Kwo Ling Waterfront.

When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more accurate information on the individual projects and budget details.

Under HC's steer, the multi-disciplinary Harbour Office (HO) is responsible for overseeing implementation of the above projects, with the professional and technical support from relevant government bureaux and departments where appropriate. Additional resources have been reserved in both the 2018-19 and 2019-20 Budget for strengthening the manpower of the HO, which will see its establishment expanded from 14 staff to 27 staff by 2019-20. The estimated expenditure of HO in 2019-20 is \$46.2 million covering salaries and other operating expenditure.

Among the above nine projects are those planned for enhancing the Quarry Bay and Cha Kwo Ling harbourfront. Specifically, the Government is striving to implement the IEC Boardwalk as soon as possible. Its stage 3 community engagement exercise will end in April 2019, with works planned for commencement in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board. Subject to the successful execution of the in-situ land exchange at Hoi Yu Street, a mixed development housing retail, dining, hotel, office facilities and a waterfront promenade linking up the IEC Boardwalk and Quarry Bay Park would be provided. The mixed development complies with the land use zoning for the area. Upon the completion of these projects, the public would be able to enjoy a continuous promenade of some 9 km long between Central and Sai Wan Ho. As regards the Cha Kwo Ling waterfront project, preparation is underway to, among others, engage a design and construction consultant for the promenade and adjoining public open space. Alongside other relevant developments, the Cha Kwo Ling promenade plays a crucial role in realising the vision of linking up all the 11 km promenades in Kai Tak.

For the New Central Harbourfront (NCH), vigorous action has been taken to enhance its harbourfront. For instance, the Central Harbourfront Event Space (CHES) has been let out to a private operator for hosting a wide range of activities for adding vibrancy to the NCH harbourfront. There is also the Hong Kong Observation Wheel which has been well received by the public after its reopening in December 2017. Next to the Observation Wheel is Site 3 where the future developer will be required amongst other things to develop more than half of the site area into green and quality open space for public enjoyment and a

continuous landscaped deck across the site bringing people from the hinterland to the harbourfront. In addition, we are striving to open up a new promenade of 560 metres in length from the Tamar Park to the Hong Kong Convention and Exhibition Centre in mid-2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)029

(Question Serial No. 0667)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding the Building Maintenance Grant Scheme for Elderly Owners, please inform this Committee of the following:

- A) Please provide 1.) the respective numbers of applications received and 2.) cases approved, 3.) the geographical distribution of cases by district, and 4.) expenditure involved in each of the year since the launch of the scheme.
- B) With regard to the current year, please provide 1.) the expected number of cases that can be handled, and 2.) the number of cases still under process.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 17)

Reply:

- A) The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008, is administered by the Hong Kong Housing Society (HKHS). The objective of BMGSEO is to provide financial assistance for elderly owner-occupiers to repair and maintain their self-occupied properties and to upkeep building safety. The information sought is tabulated below -

Period	No. of applications received	No. of applications with approval granted or granted in principle (Note)	Total amount of subsidy committed to be released ^(Note) (\$Million)
2008 (May – December)	3 231	1 621	29.51
2009	3 212	1 484	94.01
2010	2 769	3 618	45.99
2011	2 824	2 214	53.43
2012	2 439	1 572	39.58
2013	3 448	2 402	51.72
2014	2 972	2 766	48.96
2015	3 301	2 889	80.89
2016	3 293	2 533	71.49
2017	2 695	1 978	54.38
2018	2 366	2 078	66.08
Total	32 550	25 155	636.04

(Note) The number of applications with approval granted or granted in principle, and the total amount of subsidy committed to be released in a year may not necessarily correspond to the applications received in the same year.

An eligible applicant is entitled to submit claims until the maximum entitlement of \$40,000 is exhausted and the applicant may change his/her place of residence. The geographical distribution of the approved cases as at 28 February 2019 is set out below –

Geographical distribution of applications based on the place of residence of applicants when the applications were approved	Percentage
Central and Western	6 %
Eastern	14 %
Kowloon City	8 %
Kwai Tsing	5 %
Kwun Tong	6 %
North	2 %
Islands	1 %
Sai Kung	3 %
Sham Shui Po	5 %
Sha Tin	11 %
Southern	2 %
Tai Po	5 %
Tsuen Wan	3 %
Tuen Mun	9 %
Wan Chai	3 %
Wong Tai Sin	5 %
Yau Tsim Mong	9 %
Yuen Long	3 %
Total	100 %

B) HKHS has not made any estimation on the number of cases that can be handled in 2019 under BMGSEO. As at 28 February 2019, 483 cases were under processing, about 96% of which were pending submission of further information from applicants.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)030

(Question Serial No. 0668)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government points out in paragraph 166 of the 2019-20 Budget Speech that the harbourfront enhancement projects funded by a \$500 million allocation in early 2017 have been rolling out one by one, and it will earmark another \$6 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. In this connection, will the Government inform this Committee of the following:

- a) The works progress and completion timeline of the projects funded by the \$500 million allocation;
- b) The envisaged area of expenditure for the development of the new harbourfront promenades and open space funded by the earmarked \$6 billion;
- c) Whether the Government will, in the future, provide additional funding other than the \$6 billion to support development of new harbourfront promenades and open space in response to the local views.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 32)

Reply:

- a) With the \$500 million earmarked for harbourfront enhancement announced in the Policy Address of January 2017, we are pursuing the following initiatives in close partnership with the Harbourfront Commission (HC). Their details are as follows –
 - (i) Tsuen Wan Waterfront Enhancement (Phase 1): works commenced in January 2019 for progressive completion from mid-2019 onwards. Full completion of works is planned for the third quarter (Q3) of 2020;

- (ii) Advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: first phase of promenade would open in Q3 2019 for early public enjoyment. Full completion of works planned for Q4 2020;
 - (iii) Hung Hom Urban Park: a Market Sounding Exercise was conducted in early 2019 for collecting views on developing the Urban Park in collaboration with external parties and the local community. The Government would analyse the views collected and consult the HC and District Council again before finalising the tender document within 2019;
 - (iv) Open Space at Eastern Street North in Sai Ying Pun: technical feasibility study is underway and is expected to be completed in mid-2019; and
 - (v) Consultancy studies on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, and Design Guidelines for Promenades and Measures for Better Water-land Interface: technical and fee proposals invited in early 2019. Studies expected to commence in mid-2019 for completion by end 2020.
- b) The Government has earmarked in the 2019-20 Budget \$6 billion for implementing key harbourfront enhancement projects. With the support of the HC, the Government plans to take forward the following nine projects with the earmarked funding –
- (i) Celebration Precinct in Wan Chai North;
 - (ii) Pierside Precinct in Wan Chai North;
 - (iii) Water Sports and Recreation Precinct in Wan Chai North
 - (iv) Revitalised Typhoon Shelter Precinct in Causeway Bay;
 - (v) East Coast Park Precinct in Fortress Hill;
 - (vi) Boardwalk underneath the Island Eastern Corridor;
 - (vii) Tsuen Wan Waterfront Enhancement (Phase 2);
 - (viii) Kai Tak Metro Park; and
 - (ix) Cha Kwo Ling Waterfront.

When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

- c) With the nine key harbourfront enhancement projects, the Government would be able to provide 35 hectares harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in about a decade. While the Government would focus its resources and efforts in implementing these projects, we will also keep an open mind on other harbourfront enhancement initiatives which would enhance the vibrancy of the harbourfront in accordance with public aspirations and seek necessary resources for their implementation where appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)031

(Question Serial No. 1644)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Programme (2) that the Planning and Lands Branch (PLB) has invited the Urban Renewal Authority (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. In this connection, please inform this Committee of the following:

1. The role of the PLB in the work of redeveloping CBS sites.
2. Please specify the CBS sites successfully identified by the URA so far and those sites currently under negotiation.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 14)

Reply:

1. In pursuance of the new initiative announced by the Chief Executive in her 2018 Policy Address, the Planning and Lands Branch of the Development Bureau (DEVB) invited the Urban Renewal Authority (URA) in October 2018 to identify one to two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) lots suitable for high-density development as pilot sites, and to proactively redevelop these sites with a view to increasing housing supply, bringing planning and social gains and creating positive impacts on the local community.

As with other projects under its urban renewal programme, URA is responsible for the planning and implementation of the CBS redevelopment pilot projects, including the identification of suitable CBS lots for such purpose. Likewise, DEVB will render support to URA during the subsequent stages of project authorisation, implementation and resumption.

2. URA is currently identifying suitable CBS lots for implementing the pilot projects. Subject to the completion of the planning studies and the approval of the URA Board, URA will submit the implementation proposals to Government in the first half of 2019, with a view to announcing and commencing the pilot projects in the latter half of 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)032****(Question Serial No.1656)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that over the past two years the Government has made available 78 sites, capable of providing about 93 000 units; meanwhile, the public housing supply for the next five years is about 104 000 units. Will the Government please provide the respective numbers of planned/identified public and private housing sites for the next five years, as well as the respective estimated housing production.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 57)

Reply:

As announced in the Long Term Housing Strategy (LTHS) Annual Progress Report 2018 published by the Transport and Housing Bureau in December 2018, the total housing supply target for the ten-year period from 2019-20 to 2028-29 is 450 000 units. The Government has revised the public/private split from 60:40 to 70:30. Accordingly, the public and private housing supply targets are 315 000 units and 135 000 units respectively.

The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets. Suitable sites are allocated to the Hong Kong Housing Authority (HA) for public housing development, or disposed of for private residential development through the Land Sale Programme in accordance with the established mechanism having regard to the housing supply targets.

As stated in the LTHS Annual Progress Report 2018, the Government has identified land for the construction of about 248 000 public housing units in the above ten-year period, assuming that all sites identified can be smoothly delivered on time for housing development. According to the forecasts as at December 2018, the estimated number of units and the location of public housing projects to be completed by HA and the Hong Kong Housing Society in the coming five years (2018-19 to 2022-23) by district are set out at Annex.

On private housing sites to be made available in the next financial year, the 2019-20 Land Sale Programme announced on 28 February 2019 comprises 15 residential sites with an estimated capacity to provide about 8 850 flats. The details of the sites (e.g. location, estimated time of site availability) in the 2019-20 Land Sale Programme are available on Lands Department's website (<http://www.landsd.gov.hk/>).

Apart from the 15 residential sites for sale, two railway property development projects at Wong Chuk Hang Station and LOHAS Park are planned to be tendered in 2019-20, capable of providing a total of some 2 650 flats. The Urban Renewal Authority (URA) also plans to tender a project at Fuk Wing Street/Tonkin Street, Sham Shui Po, which is estimated to produce about 180 flats.

The forecast of about 1 770 units from private development/redevelopment projects subject to lease modification/land exchange and 2 090 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 3 860 units) is based on the average of the past ten years from 2009 to 2018 exclusive of the two years with the highest and the lowest supply figures, i.e. taking the average of the remaining eight years.

Combining the supply from government land sale, railway property development projects, the URA's project and private development/redevelopment projects, the aggregate potential private housing land supply for 2019-20 has a capacity to provide about 15 500 units.

Following the established practice, government sites to be put up for sale in the years after 2019-20 will be announced on an annual basis, shortly before the start of the financial year concerned, taking into account prevailing circumstances.

Hong Kong Housing Authority's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) Production (2018-19 to 2022-23)

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900
		Eastern Harbour Crossing Site Phase 7	500	
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700
		Lai Chi Kok Road - Tonkin Street Phase 1 [#]	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 1	400	
		So Uk Phase 2	3 700	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			<i>Sub-total</i>	<i>20 500</i>
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	1 800
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			<i>Sub-total</i>	<i>13 800</i>
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
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	
			<i>Sub-total</i>	<i>11 300</i>
2021-22				
Urban	Eastern	Chai Wan Road [#]	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			<i>Sub-total</i>	<i>14 400</i>
2022-23				
Urban	Sham Shui Po	Pak Tin Phase 10	700	700
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi [#]	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 400	6 400
			<i>Sub-total</i>	<i>12 900</i>
			Total	72 900

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

[#] GSH Projects announced in or before March 2019.

**Hong Kong Housing Authority's Other Subsidised
Sale Flats (Other SSFs) Production (2018-19 to 2022-23)**

Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-19				
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1*	824	824
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East*	170	699
		Ngan Kwong Wan Road West*	529	
			Sub-total	6 600
2019-20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
Urban	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			Sub-total	4 400
2020-21				
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27*	1 226	1 226
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021-22				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	5 400
2022-23				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500
			Sub-total	1 500
			Total	24 600

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

Hong Kong Housing Society's Public Rental Housing (PRH) Production (2018-19 to 2022-23)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000
			<i>Sub-total</i>	<i>1 000</i>
2021-22				
Urban	Kowloon City	Lee Kung Street*	300	300
			<i>Sub-total</i>	<i>300</i>
			Total	1 300

(Based on Hong Kong Housing Society's flat production forecast as at December 2018)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* Senior Citizen Residences Scheme Project

Hong Kong Housing Society's Subsidised Sale Flats (SSF) Production (2018-19 to 2022-23)

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2019-20				
Extended Urban	Sha Tin	Sha Tin Area 36C(Greenhill Villa)*	1 020	1 350
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330	
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290
			<i>Sub-total</i>	<i>1 640</i>
			Total	1 640

(Based on Hong Kong Housing Society's flat production forecast as at December 2018)

Note : * These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

CONTROLLING OFFICER'S REPLY**DEVB(PL)033****(Question Serial No. 2186)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the following:

- a) In tabular form, the percentage of plot ratio assigned to social welfare facilities (e.g. public residential care homes for the elderly (RCHEs), residential care homes for persons with disabilities (RCHDs), child care centres (CCCs), neighbourhood elderly centres (NECs)) in public housing projects over the past five years;
- b) In tabular form, the percentage of plot ratio assigned to social welfare facilities (e.g. RCHEs, RCHDs, CCCs, NECs) in public housing projects in the coming year;
- c) Whether there is any plan to assign an extra plot ratio of 0.5 to social welfare facilities (e.g. RCHEs, RCHDs, CCCs, NECs) other than the plot ratio of 1.5 for non-domestic use.

Asked by: Hon KWONG Chun-yu (LegCo internal reference no.: 46)

Reply:

- a) According to information provided by the Hong Kong Housing Authority (HA), the floor areas of welfare facilities in HA's public housing estates completed in the past five years (2013-14 to 2017-18) are listed as follows:

Completion Year	Public Housing Estate	Floor Area of Welfare Facilities (m²)^{Note 1}
2013-14	Cheung Sha Wan Estate	4 610
	Ching Long Shopping Centre	1 200
	Wing Cheong Estate	620
	Shek Lei (II) Estate Shek Foon House	130
2014-15	Yee Ming Estate	850
	Kwai Luen Estate (Phase 2)	610

Completion Year	Public Housing Estate	Floor Area of Welfare Facilities (m²)^{Note 1}
2015-16	Cheung Lung Wai Estate	1 730
	Hung Fuk Estate	3 200
2016-17	Shui Chuen O Estate	8 040
	On Tat Estate	1 530
	Po Heung Estate	830
	So Uk Estate	2 550
2017-18	On Tai Estate	360
	Yan Tin Estate	510
	Ying Tung Estate	3 740

Note:

¹ The figure is rounded to the nearest ten.

- b) The floor areas of welfare facilities reserved in HA's public housing estates to be completed in the coming year (2018-19) are listed as follows:

Completion Year	Public Housing Project^{Note 1}	Floor Area of Welfare Facilities (m²)^{Note 2}
2018-19	Anderson Road Sites A and B	350
	Eastern Harbour Crossing Site Phase 7	850
	Lai Chi Kok Road - Tonkin Street Phase 2	420
	So Uk Phase 1	3 010
	So Uk Phase 2	790
	Shek Mun (Shek Mun Estate Phase 2)	4 050
	Tung Chung Area 39	2 030

Note:

¹ It includes public rental housing projects to be completed in 2018-19 with provision of social welfare facilities.

² The floor area refers to internal floor area reserved for social welfare facilities, which is subject to detailed design and may change in future. The figure is rounded to the nearest ten.

- c) In the past, we would usually stipulate on statutory town plans the maximum permissible plot ratio (PR) or maximum gross floor area (GFA) for both domestic and non-domestic uses in a public housing development (the non-domestic uses including social welfare and other government, institution or community (GIC) facilities). Hence, situations might arise where domestic and non-domestic uses would be in direct competition with one another for the PR or GFA capped for a particular site having regard to site constraints, as well as building height and other restrictions. Upon review, we decided in August 2018 to adopt a new arrangement for sites to be rezoned for housing purposes (both public and private) whereby the demand for GIC floor space known at the plan-making stage and with the relevant feasibility having been ascertained by technical assessments will be exempted from GFA calculation for the sites concerned. This can provide the needed GIC space to meet local demands for public services without undermining the housing production.

CONTROLLING OFFICER'S REPLY

DEVB(PL)034

(Question Serial No. 2429)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the “Smart Tender scheme”, will the Government inform this Committee of the following:

- 1) The respective numbers of “enrolment forms for registration in the e-tendering platform” received in each of the past years since the launch of the scheme.
- 2) The total number of contractors registered in the platform each year.
- 3) The number of newly registered contractors and those who have cancelled their registration from the platform in each of the past years.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 8)

Reply:

To cultivate the best practices in undertaking building repair and maintenance works and help prevent bid-rigging syndicates from interfering with the normal operation of the building repair and maintenance markets, the Urban Renewal Authority (URA) launched the “Smart Tender” Building Rehabilitation Facilitation Services scheme in May 2016 to strengthen technical assistance and professional advice to property owners for carrying out building repair and maintenance works. To encourage more property owners to take up Smart Tender, the Government has committed \$300 million to enable property owners to participate in Smart Tender at a concessionary rate. This initiative implemented by the Government in partnership with the URA was launched on 3 October 2017.

Under Smart Tender, apart from other services provided by URA, property owners can use the electronic tendering (e-tendering) platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. Only contractors registered under the Buildings Ordinance or Fire Service (Installation Contractors) Regulations may register on the e-tendering platform. There were 541 such contractors as of 28 February 2019. The number of contractors applying to register on the platform and the number of contractors newly registered on the platform broken down by year are set out as follows:

Year of registration	Number of contractors applying to register on e-tendering platform	Number of contractors newly registered on e-tendering platform⁽¹⁾⁽²⁾⁽⁴⁾
May 2016 - Mar 2017 ⁽³⁾	220	170
Apr 2017 - Mar 2018	175	166
Apr 2018 - Feb 2019	322	205
Total:	717	541

- Note (1) The figures do not necessary correspond to the application for enrolments received in the same financial year.
- Note (2) Excluding contractors who are yet to complete the registration formalities after being accepted.
- Note (3) Smart Tender was launched only on 10 May 2016.
- Note (4) Including 87 Fire Service Installation Contractors registered under Fire Service (Installation Contractors) Regulations.

Up to 28 February 2019, no registered contractors have withdrawn their registrations from the e-tendering platform.

CONTROLLING OFFICER'S REPLY

DEVB(PL)035

(Question Serial No. 2430)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) Please set out, the number of applications received under the Smart Tender scheme and the number of property units involved as at 1 March 2019, by the year of application and 18 districts.
- 2) Please provide the reasons why applications of buildings under the Smart Tender scheme were rejected.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 9)

Reply:

- 1) According to information provided by Urban Renewal Authority, as of 1 March 2019, the number of valid applications received for Smart Tender since its implementation in May 2016 and the number of property units involved broken down by districts are tabulated below -

Districts	Number of valid Applications received	Number of property units involved
Central & Western	97	6 031
Eastern	57	15 466
Kowloon City	92	6 981
Kwai Tsing	20	1 950
Kwun Tong	20	7 087
North	4	3 380
Islands	3	2 413
Sai Kung	1	688
Sham Shui Po	83	7 386
Shatin	13	10 707
Southern	18	9 468
Tai Po	28	8 828
Tsuen Wan	17	1 075
Tuen Mun	21	8 721
Wan Chai	50	3 711
Wong Tai Sin	11	2 951
Yau Tsim Mong	99	4 909
Yuen Long	32	3 449
Total	666	105 201

- 2) Generally speaking, the main reasons for rejection of applications include applications failing to meet the relevant eligibility criteria or provide requisite information.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)036

(Question Serial No. 2431)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)
(Item 878 Building Maintenance Grant Scheme for Elderly
Owners)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Regarding Operation Building Bright (OBB) (including OBB 2.0), 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, 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 at 1 March 2019.
- 3) The number of applications for subsidy schemes with approval in principle granted in different districts in 2017-18 and 2018-19, and the age distribution of the buildings in which the relevant property units are located.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 10)

Reply:

- 1) According to information provided by the Hong Kong Housing Society, the Urban Renewal Authority (URA) and the Buildings Department (BD), the respective numbers of buildings which had participated in Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) and Operation Building Bright (OBB) launched in 2009 in different age groups as of end 2018 are set out below –

BMGSEO

	Age of the building in which the relevant property unit is located (years)						Total
	Less than 10	10-19	20-29	30-39	40-49	50 or above	
Number of participating buildings	208	1 386	11 698	6 213	4 237	1 413	25 155

OBB (launched in 2009)

	Building Age (years)			Total
	30-39	40-49	50 and above	
Number of participating buildings	119	897	2 015	3 031

There are two categories of buildings under Operation Building Bright 2.0 (OBB 2.0). Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS). Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called “3-nil” buildings which are buildings that do not have an owners’ corporation or owners’ committee, or having engaged any property management company). BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repairs works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

According to URA, the first round of eligible applications received for the application period ending 31 October 2018 covers 479 buildings. As at 28 February 2019, BD selected 124 Category 2 buildings for carrying out the requisite inspection and repair works in default of owners. The age distribution of these 603 target buildings (viz. 479+124) is tabulated below –

OBB 2.0

	Building Age (years)		
	50 – 59	60 and above	Total
Number of target buildings	473	130	603

- 2) The geographical distribution of all private buildings of different age groups from 20 years to 50 years and above as of end 2018 is set out below. BD does not compile separate statistics on such information as at 1 March 2019.

District	Building Age (years)				
	20-29	30-39	40-49	50 or above	Total
Central and Western	557	681	957	1 004	3 199
Eastern	291	506	348	472	1 617
Kowloon City	321	567	565	1 504	2 957
Kwai Tsing	167	232	233	25	657
Kwun Tong	177	277	270	200	924
North	489	141	148	231	1 009
Islands	459	588	59	60	1 166
Sai Kung	696	1 007	365	91	2 159
Sham Shui Po	295	371	429	943	2 038
Sha Tin	464	791	129	35	1 419
Southern	797	819	472	505	2 593
Tai Po	901	1 245	109	40	2 295
Tsuen Wan	231	194	213	179	817
Tuen Mun	418	421	136	13	988
Wan Chai	319	449	523	990	2 281
Wong Tai Sin	99	57	165	170	491
Yau Tsim Mong	383	424	614	1 529	2 950
Yuen Long	2 094	1 601	259	92	4 046
Total	9 158	10 371	5 994	8 083	33 606

- 3) Application for OBB launched in 2009 ended in 2010 and hence there was no application received or any approval in principle granted during the year of 2017 and 2018. For OBB 2.0, no subsidy has yet been granted as it would take time to organise and carry out building maintenance works.

Information on the number of applications for BMGSEO with approval in principle granted in different districts in 2017 and 2018, and the age distribution of the buildings in which the relevant property units are located is set out below –

2017	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	0	20	40	31	21	112
Eastern	0	6	39	73	32	69	219
Kowloon City	0	0	2	48	36	27	113
Kwai Tsing	0	1	44	20	12	0	77
Kwun Tong	0	2	32	34	3	19	90
North	1	1	37	45	0	0	84
Islands	0	0	0	1	0	0	1
Sai Kung	0	14	59	1	1	0	75
Sham Shui Po	0	0	9	57	18	21	105
Sha Tin	0	4	59	109	0	0	172
Southern	0	0	4	13	1	0	18
Tai Po	0	0	63	43	8	0	114
Tsuen Wan	0	0	28	7	52	0	87
Tuen Mun	0	3	74	277	4	0	358
Wan Chai	0	0	0	11	42	31	84
Wong Tai Sin	0	2	46	36	4	5	93
Yau Tsim Mong	0	1	5	30	39	64	139
Yuen Long	0	6	7	20	4	0	37
Total	1	40	528	865	287	257	1 978

2018	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	1	6	22	11	13	53
Eastern	0	8	27	130	63	47	275
Kowloon City	0	0	6	51	97	55	209
Kwai Tsing	0	0	25	44	21	1	91
Kwun Tong	0	2	28	43	14	14	101
North	0	7	91	33	3	4	138
Islands	0	0	1	2	1	0	4
Sai Kung	0	14	69	17	2	0	102
Sham Shui Po	0	0	7	50	28	56	141
Sha Tin	0	5	52	124	5	0	186
Southern	0	1	3	34	1	3	42
Tai Po	1	1	58	27	7	0	94
Tsuen Wan	0	1	8	10	24	5	48
Tuen Mun	0	19	51	76	8	0	154
Wan Chai	0	0	2	16	23	31	72
Wong Tai Sin	0	8	50	46	25	18	147
Yau Tsim Mong	0	0	2	44	48	70	164
Yuen Long	0	5	8	27	17	0	57
Total	1	72	494	796	398	317	2 078

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)037****(Question Serial No. 2432)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the new development areas (NDAs) mentioned in the Budget Speech, please inform this Committee of the following:

- 1) The respective details and expenditure of Tung Chung New Town Extension, Kwu Tung North, Fanling North, Hung Shui Kiu NDAs and Yuen Long South development in the past three financial years.
- 2) The estimated expenditure for the above-mentioned NDAs in the next two financial years and details of related work.
- 3) In the light of the Government's proposal last year to revise the public/private housing split, will the Government revise the public/private housing split in the above-mentioned NDAs accordingly? If yes, what are the details?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 11)

Reply:

- 1) The details and expenditures of Tung Chung New Town Extension (TCNTE), Kwu Tung North and Fanling North (KTN/FLN) New Development Area (NDA), Hung Shui Kiu (HSK) NDA and Yuen Long South (YLS) Development projects over the past three financial years are tabulated below :-

Development	Expenditure from 2016-17 to 2018-19 (\$million)	Expenditure Items (Note 1)
TCNTE	1,536.8	<ul style="list-style-type: none"> • Planning and engineering study • Detailed design and site investigation • Reclamation and advance works

Development	Expenditure from 2016-17 to 2018-19 (\$million)	Expenditure Items (Note 1)
KTN/FLN NDA	147.0	<ul style="list-style-type: none"> • Detailed design and site investigation for first phase of site formation and engineering infrastructure works • Site formation and associated infrastructure works for purpose-built Complex of Residential Care Homes for Elderly in Area 29, KTN NDA
HSK NDA	68.3	<ul style="list-style-type: none"> • Planning and engineering study • Detailed design and site investigation for advance works phases 1 & 2 and stage 1 works • Feasibility studies on proposed multi-storey buildings for brownfield operations (Note 2) • Feasibility study on environmentally friendly transport services (Note 2) • Feasibility study on fostering a pedestrian and bicycle-friendly environment (Note 2) • Feasibility study on river revitalisation and flood attenuation facilities • Feasibility study on urban and green design
YLS Development	21.7	<ul style="list-style-type: none"> • Planning and engineering study • Detailed design and site investigation for stage 1 works

Note 1: The expenditure is incurred under Capital Works Reserve Fund* mainly for payments to consultants and other expenses on studies, investigation, detailed design, site investigation works and/or construction works of the projects.

- * (a) According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.
- (b) Expenditure charged to the Capital Works Reserve Fund does not form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are not relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

Note 2: The study also covers YLS Development.

2) The estimated expenditures and details for TCNTE, KTN/FLN NDA, HSK NDA and YLS Development projects in the next two financial years are tabulated below :-

Development	Estimated expenditure from 2019-20 to 2020-21 (\$million)	Expenditure Items (Note 1)
TCNTE	3,995.0	<ul style="list-style-type: none"> Detailed design and site investigation Reclamation and advance works
KTN/FLN NDA (Note 2)	46.6 (Note 2)	<ul style="list-style-type: none"> Detailed design and site investigation for first phase of site formation of site formation and engineering infrastructure works Site formation and associated infrastructure works for purpose-built Complex of Residential Care Homes for Elderly in Area 29, KTN NDA
HSK NDA	53.2	<ul style="list-style-type: none"> Planning and engineering study Detailed design and site investigation for advance works phases 1 & 2 and stage 1 works Feasibility studies on proposed multi-storey buildings for brownfield operations (Note 3) Feasibility study on environmentally friendly transport services (Note 3) Feasibility study on fostering a pedestrian and bicycle-friendly environment (Note 3) Feasibility study on river revitalisation and flood attenuation facilities Feasibility study on urban and green design
YLS Development	12.7	<ul style="list-style-type: none"> Planning and engineering study Detailed design and site investigation for stage 1 works

Note 1: The expenditure is incurred under Capital Works Reserve Fund* mainly for payments to consultants and other expenses on studies, investigation, detailed design, site investigation works and/or construction works of the projects.

- * (a) According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.
- (b) Expenditure charged to the Capital Works Reserve Fund does not form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are not relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

Note 2: The Government is seeking approval of funding by the Finance Committee of the Legislative Council for the (1) site formation and infrastructure works for the First Phase and (2) the detailed design and site investigation for the Remaining Phase of KTN/FLN NDA. Pending funding approval, the estimated cashflow requirements for the relevant items are not yet reflected.

Note 3: The study also covers YLS Development.

- 3) The public/private housing split of the KTN/FLN NDA is currently about 70/30. Subject to there being no insurmountable technical constraints or adverse planning considerations, we will consider the possibility of increasing the public housing ratio in the remaining three major development projects.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)038****(Question Serial No. 1422)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government announced earlier full acceptance of the recommendations tendered by the Task Force on Land Supply to take forward eight land supply options. It is stated in paragraph 141 of the Budget Speech that the Government will ensure that adequate resources are provided for the purposes. What are the details of the relevant plan and the estimated expenditure involved?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 34)

Reply:

The Government announced on 20 February 2019 that we fully accepted the recommendations tendered by the Task Force on Land Supply (TFLS) on land supply strategy and eight land supply options worthy of priority studies and implementation. As set out in our detailed response, the Government will implement a number of specific measures to take forward TFLS's recommendations on the priority land supply options. These include –

- i. subject to relevant funding procedures, commencing studies on the following: identifying brownfield sites outside the New Development Areas (NDAs) that have development potential; first phase of the New Territories North NDA development covering San Tin/Lok Ma Chau; developing 32 hectares of land east of Fan Kam Road of the Fanling Golf Course for housing development; 1000-hectare Kau Yi Chau artificial islands; near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Siu Ho Wan, and River Trade Terminal site and the coastal areas of Tuen Mun;
- ii. drawing up details of the Land Sharing Pilot Scheme to unleash development potential of private agricultural land in the New Territories;

- iii. pressing ahead with the planning and implementation of NDA projects including Kwu Tung North/Fanling North, Hung Shui Kiu, and Yuen Long South; and
- iv. continuing cavern and underground space development and studies.

The above initiatives are at various stages of planning and implementation. We are unable to provide details of the total estimated expenditure at this stage. The estimates for relevant studies and works to take forward the initiatives will be worked out in due course, and we will provide further information and updates to this Council as and when appropriate in accordance with the established procedures.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)039****(Question Serial No. 0773)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out the Development Bureau's actual expenditure on salaries for the Secretary, the Under Secretary and the Political Assistant since 1 July 2017, the revised estimated expenditure in 2018-19, and the estimated expenditure for 2019-20.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 17)

Reply:

The provisions for salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV are as follows:

Officer	Actual Expenditure (from July 2017 to Feb 2019) (\$ million)	Revised Estimated Expenditure in 2018-19 (\$ million)	Estimated Expenditure for 2019-20 (\$ million)
SDEV	6.73	4.06	4.08
USDEV	4.79	3.05	3.06
PA to SDEV	2.23	1.42	1.43

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)040

(Question Serial No. 0774)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In 2018, the Development Bureau provided secretariat support to the Task Force on Land Supply (TFLS), including its five-month public engagement (PE). In this connection, will the Government inform this Committee of the following:

1. Please set out the staff establishment involved in providing the secretariat service by rank, nature of work and remuneration.
2. Please provide the items included in the five-month PE and the total expenditure involved. Please also set out the respective expenditure involved for the four aspects of web-based questionnaire survey and design, social media publicity, local consultation activities and filming of Announcements in the Public Interests.
3. The TFLS distributed the consultation document of "Land for Hong Kong: Our Home, Our Say!" and the report of "Striving for Multi-pronged Land Supply" to the public in April 2018 and December 2018, respectively. Please advise on the number of copies printed for each of these publications and the respective printing expenditure thereof.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 18)

Reply:

1. Secretariat support to the Task Force on Land Supply (TFLS) was provided by staff of the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of manpower and expenses involved solely for this area of work.

2. TFLS conducted a five-month public engagement (PE) exercise from April to September 2018 to engage the community on discussions on land supply issues and different land supply options. During the PE, TFLS organised and/or attended a total of 185 activities, including public forums, roving exhibitions in 18 districts, meetings/workshops/seminars/exchange sessions with different stakeholders, as well as youth, school and corporate outreach activities. Apart from these PE activities, TFLS collected views of stakeholders and members of the public through web-based and paper questionnaires, randomised telephone survey, face-to-face dialogue and written submissions, etc.. TFLS also produced various informational and publicity materials such as PE booklet, pamphlet, short videos (including Announcements in the Public Interest (API) and animated infographics videos), and publicised them on website, printed and social media. External professional services including those provided by the PE Director were engaged to assist in the conduct of the PE. Details of the PE are set out in Chapter 3 and Appendices of TFLS’s Report entitled “Striving for Multi-pronged Land Supply”, which was made public on 31 December 2018 ([https://www.landforhongkong.hk/pdf/Report%20\(Eng\).pdf](https://www.landforhongkong.hk/pdf/Report%20(Eng).pdf)).

The total expenditure involved in the work of the TFLS is about \$17,223,000. Breakdown of the expenditure, including PE activities, questionnaire survey and publicity, is as follows –

Key Items	Expenditure
Appointment of PE Director together with procurement of related consultancy service ¹	4,860,000
Production & promotion of API, short videos and animated infographics videos ²	3,750,000
Publicity through other media channels ³	3,391,000
Roving exhibitions	2,257,000
Production/printing of PE materials ⁴	1,129,000
Telephone survey	985,000
Others ⁵	851,000
Total:	17,223,000

Note 1: including professional advice on the overall strategy, objectives and modes of PE as well as implementation of the PE exercise. It was also responsible for coordinating and monitoring key PE activities, designing and producing PE materials, and analysing the public views received including the design of web-based and paper questionnaire survey

Note 2: including social media publicity

Note 3: including advertisements on multi-media channels and special radio programme

Note 4: including PE booklet, pamphlet, questionnaires and report

Note 5: including website design and management, editorial services and other miscellaneous items

3. The number of printed copies of the PE booklet entitled “Land for Hong Kong: Our Home, Our Say!” and the TFLS’s Report entitled “Striving for Multi-pronged Land Supply” are 30 000 and 10 950 respectively. Relevant printing costs for these two documents have been included in the expenditure for production/printing of the PE materials mentioned in part (2) above.

CONTROLLING OFFICER'S REPLY

DEVB(PL)041

(Question Serial No. 0775)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In 2018, the Development Bureau 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. In this connection, will the Government inform this Committee of the following:

1. Please advise on the scope of use for the \$1 billion funding and the proposal that has been drawn up.
2. Regarding vacant school premises, please set out, by District Council district, their addresses and site areas, and whether there were organisations applying for their use in the past three financial years. If there were such applications, please provide the names of the applying organisations, duration of use, uses applied for and approval status of the sites.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 19)

Reply:

1. The funding scheme would provide non-government organisations with subsidies to pursue one-off, basic, and essential capital works required to make the vacant sites/premises under short-term tenancies (STT) fit for taking forward a variety of socially beneficial initiatives. Such works may include, for example, slope upgrading works, site formation, erection of temporary structures (such as those using modular integrated construction methods), provision of sewerage/drainage, pedestrian/vehicular access, renovation of dilapidated premises, installation of fire safety equipment or barrier-free facilities, etc. The costs in relation to consultancy services commissioned to determine the technical feasibility or parameters of the proposed works, as well as

insurance policies covering any potential claims that may arise during surveys, investigations and renovation works, may also be covered. Details about the funding scheme (including the application form and procedure) have been uploaded onto our website (https://www.devb.gov.hk/en/issues_in_focus/Funding_Scheme_to_Support_the_Use_of_Vacant_Government_Sites_by_Non_government_Organisations/index.html).

2. A list of vacant government sites (including vacant school premises (VSP) on government land) under Lands Department’s management and available for application for short-term use is uploaded onto the department’s “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_VGS?!g=en). The website provides the details of more than 850 individual vacant sites, including their location, site area and application status.

As of January 2019, a total of 39 STT applications for use of VSP sites are under processing. As they are still under processing, we are not in a position to provide the details of the applications. That said, in the past three financial years (i.e. 2016-17, 2017-18 and 2018-19 up to the end of January 2019), six STTs were approved for various not-for-profit uses on VSP sites, and all granted at a nominal rent.

Details of the six cases for use of VSP sites approved by Lands Department are as follows –

Location	Name of Tenant	Tenancy Term	Permitted User
1. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long	The Industrial Evangelistic Fellowship Ltd	Quarterly	Social service centre
2. Former Tsing Boor School, Sai Kung	The Salt & Light Preservation Centre Ltd.	Five years term certain and thereafter quarterly	Cultural resource centre
3. Former Wan Kwong School, Sai Kung	The Village Representative of Tai Wan Tau Village	One year term certain and thereafter annually	Village office
4. Former Tai Lam Chung Public School, Tuen Mun	Tai Lam Chung Culture and Recreation Association Limited	One year term certain and thereafter quarterly	Community centre
5. Former Kat O School, North	City University of Hong Kong	78 months certain and thereafter quarterly	Education and research centre

Location	Name of Tenant	Tenancy Term	Permitted User
6. Former Sheung Che Public School, Pat Heung, Yuen Long	The Village Representatives of Sheung Che Tsuen	One year certain and thereafter quarterly	Village office

Development Bureau does not have information on applications for or tenancies of VSP sites under the management of other bureaux/departments.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)042****(Question Serial No. 0780)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Budget has earmarked \$6 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. Moreover, it is the Government's plan to extend the length of the harbourfront promenades from the current 20-odd kilometres to 34 kilometres in about 10 years, and provide 35 hectares of open space on both sides of the Victoria Harbour. In this connection, will the Government inform this Committee of the following:

1. As regards developing new harbourfront promenades and open space, how much additional manpower is expected to be recruited?
2. Whether any leisure and consumption facilities will be added to the harbourfront enhancement projects, having regard to the latter's environmental characters?
3. Will the harbourfront promenades be developed under a public-private partnership approach? If a private organisation is commissioned for the design, construction and management, what measure would be adopted to enhance transparency to avoid allegation of Government-business collusion or the occurrence of irregularities again, such as one single tender?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 25)

Reply:

1. Under the steer of the Harbourfront Commission (HC), the Harbour Office (HO) under the Development Bureau is responsible for overseeing the implementation of relevant harbourfront enhancement initiatives, with the professional and technical support from relevant government bureaux and departments. Additional resources have been allocated in both the 2018-19 and 2019-20 Estimates for strengthening the manpower of the HO, which will see its establishment expanded from 14 staff to 27 staff by 2019-20. We shall closely monitor the situation and bid for additional manpower support where necessary to ensure effective implementation of relevant projects.

2. Diversity and vibrancy are two of the key themes we will pursue vigorously in taking forward identified projects under the \$6 billion funding. We will do so by promoting more innovative designs and bringing in more activity-generating uses amongst other things. For example, we will where appropriate introduce water-friendly design features such as railing-free promenades and visitors' facilities at breakwaters to reconnect people with the water edge. We are also planning to bring in water sports and recreational activities on the water basin previously occupied by the ex-public cargo working area (PCWA) in Wan Chai for public enjoyment. The proposed Boardwalk underneath the Island Eastern Corridor allows visitors and cyclists to appreciate the beauty of our harbour at close distance. On the land side of the harbourfront area, in addition to providing passive open space for people to rest and enjoy the harbour view, we will consider introducing active recreational uses to cater for the needs of those preferring such uses. For greater harbourfront vibrancy and better convenience to visitors, we will also consider providing retail and dining facilities as well as food and beverage services along the harbourfront areas.
3. Subject to further discussion with HC, we may adopt different approaches in taking forward the different projects, for diversity and for broadening experience. While most projects are expected to be implemented through the public works approach, we are considering some form of variations by, for example, organising design competition(s) for one or two projects given their prominent locations so as to tap into the innovation and expertise of the professional design community. In terms of management, in addition to the Leisure and Cultural Services Department, we are open to the idea of engaging outside parties as both venue and event managers to inject more flexibility and innovation into the management of our promenade. For example, we will explore the possibility of engaging outside parties including non-governmental organisations (NGOs) for managing water sports and recreation facilities in Wan Chai North, as well as the Boardwalk underneath the Island Eastern Corridor. This is actually one form of the public-private partnership (PPP) approach. We are also prepared to explore other PPP models that can allow business entities or NGOs alike to have greater participation in the planning, design, development and management of harbourfront areas.

When formulating alternative implementation and management models, we will work closely with HC and other stakeholders to ensure that the key social objective of public enjoyment of the harbourfront would continue to be achieved while capitalising on the creativity of the private or NGO sector to deliver innovative designs, responsive solutions and flexible management. Irrespective of the implementation mode, we will uphold a fair, open and transparent selection process, define clearly the service requirements and performance indicators and put in place a sound monitoring mechanism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)043

(Question Serial No. 3239)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out, in tabular form, expenditure details of the duty visits made by the Secretary for Development (SDEV) since 1 July 2017, including the date of visit, place of visit, list and number of entourage members, purpose of visit, expenses on hotel accommodation, meals and air tickets, and total expenditure for each visit. For sponsored expenditure, please set out the amounts of sponsorships received and names of the sponsors or sponsoring organisations.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 49)

Reply:

Information on the duty visits made by the Secretary for Development (SDEV) is given in the table below -

Date of duty visits	Total number of duty visits (places of visits) (purposes of visits) (Notes 1 & 2)	Number of accompanying staff of Planning and Lands Branch	Hotel accommodation expenses of SDEV and staff of Planning and Lands Branch (Note 3)	Air ticket expenses of SDEV and staff of Planning and Lands Branch	Other expenses of SDEV and staff of Planning and Lands Branch (Note 4)	Total expenses incurred by SDEV and staff of Planning and Lands Branch
July 2017 – Feb 2019	7 visits (Guangzhou, Beijing, Sichuan, Guizhou, Shenzhen, Xuzhou, Harbin) (Attending meetings, sharing sessions, site visits, forums and conferences)	1 to 2	About \$6,200	About \$154,300	About \$85,200	About \$245,700

Notes

1. Excluding one-day trips made by SDEV for which no expenditure on hotel or air ticket was incurred.
2. There was no sponsored visit during the period.
3. 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”.
4. Including subsistence allowance granted to the participating officials, other transportation and miscellaneous expenses.

CONTROLLING OFFICER'S REPLY

DEVB(PL)044

(Question Serial No. 2122)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Has the Government introduced any measures to encourage private sector enterprises to move away from traditional core business districts such as Wan Chai, Central and Sheung Wan? If yes, what are the details? If not, what are the reasons?

Meanwhile, with the gradual development of new towns such as Kwu Tung North (KTN) and Fanling North (FLN), please inform us of the following:

- (b) Has the Government any plan to relocate certain departments from the urban area to new development areas such as KTN and FLN, thus taking the lead in facilitating development of such districts and helping local residents to find a job in their districts of residence? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 55)

Reply:

The Government strives to provide commercial land and floor space to sustain Hong Kong's position as an international financial and business centre. Through development and decentralisation of economic nodes in various new growth areas with diversified employment opportunities, this will help achieve more even home-job spatial distribution, and a more balanced overall spatial development pattern of Hong Kong.

The "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+) conducted by the Planning Department proposes a third Core Business District (CBD) at the artificial islands in the Central Waters to complement the traditional CBD and the second CBD at Kowloon East to form the metropolitan business core. As part of the strategy under the Lantau Tomorrow Vision announced by the Chief Executive in the 2018 Policy Address, the Government will take forward the development of the 1 000 hectare-artificial islands near Kau Yi Chau, including the proposed third CBD. It is

estimated to provide a commercial floor area of about 4 million square metres (sq.m.), comprising not only Grade A offices, but also hotel, retail, dining and other uses, to create a vibrant new business area with comprehensive supporting facilities. The specific development parameters of the third CBD, including the floor area of individual uses, are subject to further studies.

As for the second CBD in Kowloon East, it currently has about 2.7 million sq.m. of commercial/office floor area. We are expediting its transformation through enhancing connectivity, improving the environment and unleashing development potential through efforts such as re-launching the scheme for revitalisation of industrial buildings. Kowloon East has the potential of supplying additionally about 4.3 million sq.m. of commercial/office floor area in future.

The Government is also pressing ahead with the implementation of plans for the new development areas (NDAs). In addition to meeting housing needs, these NDAs can also promote economic development and provide a large number of diverse employment opportunities, thereby helping to achieve better spatial distribution of population and employment in the territory. Amongst these, the Hung Shui Kiu (HSK) NDA, being strategically located in the Northwest New Territories (NWNT) and with close linkages with Tin Shui Wai, Tuen Mun and Yuen Long, is positioned to become the regional economic and civic hub for the NWNT region. The full development of the economic land uses including offices, hotels, retail, innovation and technology uses, modern logistics and modern industries and government, institution and community facilities will provide about 150 000 employment opportunities. The Kwu Tung North/Fanling North NDA will also generate some 40 000 job opportunities from the economic activities of commercial, office, hotel, retail and services, research and development, as well as community services, etc.

The full development of the above NDAs spans a timeframe up to 2037-38. The Government, mainly through the Government Property Agency responsible for overall planning and provision of joint-user government offices, will keep in view the need and appropriateness of relocating the existing government offices from the main urban areas to NDAs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)045

(Question Serial No. 2146)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

According to Matters Requiring Special Attention in 2019-20, the Government will continue to support the Urban Renewal Authority (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. Will the Government inform us of the following:

1. Whether the planning study in Yau Ma Tei and Mong Kok districts is expected to complete in 2019. If yes, when will the findings of the study be announced?
2. The District Councils and stakeholders consulted by the URA during the planning study.
3. Will the Urban Renewal Strategy be enhanced as well upon completion of the planning study to facilitate implementation of the recommendations of the study?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 19)

Reply:

To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study).

The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

URA has completed the baseline review on the physical attributes of the study area. Based on the findings on the scale of urban decay, development density, transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. A selection framework for identification of “Potential Urban Renewal Opportunity Areas” will be developed. Selected opportunity areas will be consolidated into options of “Master Renewal Concept Plans” (MRCP) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

URA has also been reviewing the existing institutional framework and implementation mechanisms. The findings will contribute towards formulating enhanced urban renewal implementation strategies to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation. The Yau Mong District Study is expected to be completed in end 2019/early 2020.

URA updated Yau Tsim Mong District Council (“YTM DC”) at its meeting on 24 January 2019 on the findings of the baseline study on the physical attributes of the study area. URA has undertaken to update YTM DC on a regular basis on further progress of the Yau Mong District Study. URA has also reported the progress of the study at three meetings of its Yau Tsim Mong District Advisory Committee, which comprises District Council members, academia and leaders of local community organisations.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)046****(Question Serial No. 2147)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2019-20 that the Development Bureau (DEVB) will “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”. Both the said scheme and the \$2 billion mentioned in the Budget recently announced are open to the community’s application for subsidies to take forward transitional housing projects. Will the DEVB co-operate with the department(s) responsible for the \$2 billion funding in the future to draw up a unified set of application criteria for transitional housing projects, as well as introducing a single set of forms and procedures thus, enabling community organisations to apply for both subsidies in one go to achieve savings in departmental administrative expenses? If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 20)

Reply:

As announced in the 2019-20 Budget, Government would set aside \$2 billion to support non-government organisations (NGOs) in constructing transitional housing, and Transport and Housing Bureau (THB) is mapping out the detailed arrangements and would seek funding approval from the Finance Committee (FC). Pending THB’s establishment of the aforesaid new dedicated funding for transitional housing projects, NGOs wishing to apply for subsidies to finance the cost of basic works in preparing vacant government sites (including vacant school premises on government land) for short-term transitional housing use may apply for funding under the \$1 billion funding scheme established by Development Bureau with the approval of the FC on 25 January 2019, provided that the criteria applicable to that funding scheme are complied with. As both funding schemes are designed for different policy objectives and target groups, each would require scheme-specific criteria and application procedures.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)047****(Question Serial No. 2151)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government points out that, as part of the multi-pronged strategy to increase land supply, it has identified over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). What is the rezoning progress of these 210 sites so far? Please provide the respective numbers of public and private housing units that are provided in the sites which have completed the rezoning procedures, the respective numbers of public and private housing units that are expected to be provided in the sites which have their statutory rezoning procedures initiated, and the respective numbers of potential public and private housing units that can be provided in the sites of which their statutory rezoning procedures have not been initiated.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 42)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, 129 of these sites have been rezoned or allocated for housing development, capable of providing some 183 900 flats (over 70% for public housing) and another 17 sites with their statutory rezoning procedures initiated (over 90% for public housing). The information of these 129 sites and 17 sites are set out at **Annexes 1** and **2** respectively. As for the remaining 70 sites of which the rezoning procedures are yet to be initiated, the latest information is at **Annex 3**. Subject to completion of technical studies, we will consult the District Councils and relevant stakeholders on the rezoning proposals, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for the Town Planning Board's consideration.

129 potential housing sites completed with rezoning/allocated for residential use

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal ^(Note 2) (about): 2 sites			0.45
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	1.18	1 416
	Wah Fu North, Pok Fu Lam	Public	2	1 890
	Wah King Street, Pok Fu Lam	Public	0.68	1 360
	Wah Lok Path, Pok Fu Lam	Public	0.36	360
	Kai Lung Wan, Pok Fu Lam	Public	5.54	5 310
	Subtotal ^(Note 2) (about): 7 sites			13.58
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	0.91	910
	Mok Cheong Street, Ma Tau Kok	Public	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	1.13	680
	Ko Shan Road, To Kwa Wan	Public	0.3	450
	Subtotal ^(Note 2) (about): 4 sites			2.75
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660
	Lei Yue Mun Path, Lei Yue Mun	Private	0.32	375
	Sau Ming Road, Kwun Tong	Public	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong	Public	1.13	1 080
	Ko Chiu Road, Yau Tong	Private	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 000
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	Private	1.83	1 220

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	Public	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	To be Confirmed	To be Confirmed	To be Confirmed
	Ting On Street, Ngau Tau Kok	Public	0.22	378
	Subtotal ^(Note 2) (about): 12 sites			8.45
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	Private	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public	0.62	800
	North of Yin Ping Road, Tai Wo Ping	Private	2.04	980
	Subtotal ^(Note 2) (about) : 3 sites			2.97
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	Private	0.62	740
	Near Cheung Wang Estate, Tsing Yi	Private	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi	Public	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (Situated within Ching Hong Road North project Phase 3)	Public	1.17	1 680 (For the whole Ching Hong Road North Phase 3)
	Subtotal ^(Note 2) (about): 5 sites			4.22

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	0.49	175
	Sha Tsui Road, Tsuen Wan	Public	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal ^(Note 2) (about): 6 sites		5.12	4 700 (Public:970 Private: 3 730)
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal ^(Note 2) (about): 3 sites		1.85	1 720 (Public:1 700 Private: 20)
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	Private	0.87	318
	Anderson Road Quarry (Site 1) (including Sites RS-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8)	Public	9.51	8 610
	Anderson Road Quarry (Site 2) (including Sites R2-1, R2-9 and R2-10)	Private and Starter Homes	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	Public	0.46	560
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	2 900
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 600
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 500
	Subtotal ^(Note 2) (about): 9 sites		20.67	18 670 (Public:16 170 Private: 2 500)
	Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29
Mei Tin Estate, Area 4C, Shatin		Public	0.24	220
Whitehead, Ma On Shan		Private	6.12	1 050
Shui Chuen O, Shatin		Public	12.45	11 123
Hang Kwong Street, Ma On Shan		Private	0.35	178

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Ma Kam Street, Ma On Shan	Private	0.31	310
	Kwei Tei Street, Fo Tan	Public	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	Public	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	Public	0.7	810
	North of Tai Po Road near Garden Villa, Tai Wai	Private	0.33	140
	North of To Shek Service Reservoir, Sha Tin	Private	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public	0.59	735
	Ma On Shan Road (Northern Portion)	Public	1.93	2 100
	Ma On Shan Road (Southern Portion)	Public		
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	0.67	400
	Whitehead, Ma On Shan	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public	0.43	560
	Subtotal ^(Note 2) <i>(about): 19 sites</i>			33.68
Tai Po	Pak Shek Kok, Tai Po	Private	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Private	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po	Private		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po	Private		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po	Private		
	Lo Fai Road (Eastern Portion)	Private		
	Lo Fai Road (Western Portion)	Private	4.13	660
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po	Public		

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Chung Nga Road West, Tai Po	Public	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	1.08	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	2.28	1 210
	Subtotal ^(Note 2) <i>(about): 15 sites</i>			38.99
North	Ex-Kin Tak Public School, Kwu Tung South	Private	0.64	43
	Choi Yuen Road, Fanling Area 27	Public	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	Public	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	Public	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	3.97	2 200
	Pak Wo Road, Fanling	Public	1.14	1 467
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Subtotal ^(Note 2) <i>(about): 7 sites</i>			25.58
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	0.75	390
	Tsun Wen Road, Tuen Mun	Private	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	Private	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	2.4	1 160

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.67	1 020
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun)			
	Area 29 West, Tuen Mun	Public	1.32	830
	Area 2, Tuen Mun	Public	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	2.78	1 586
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun	Private		
	North of Fiona Garden, So Kwun Wat, Tuen Mun	Private		
	Area 54 Site 5, Tuen Mun	Public	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	Public	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	Public	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	2.33	2 940

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940
	Subtotal ^(Note 2) <i>(about) : 24 sites</i>		36.5	24 770 <i>(Public:13 550 Private:11 220)</i>
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	Private	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public		230
	Two ‘R(E)1’ sites at Wang Yip Street West, Yuen Long	Private		2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private		3.22
	Wang Chau Phase 1, Yuen Long	Public	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	Public	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long	Public		8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	Public	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	Public	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	Public	2.76	1 550
	Subtotal ^(Note 2) <i>(about) : 13 sites</i>		53.1	37 370 <i>(Public:33 570 Private:3 800)</i>
Total (Note 2) (about): 129 sites		247.91	183 900 (Public:140 600 Private:43 300)	

Notes :

- 1: The number of sites, estimated site area and flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.
- 2: The figures may not add up to the total due to rounding.

17 potential housing sites with rezoning procedures initiated

1) Sites with rezoning in progress (as at mid-March 2019) (13 sites)

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan	Public		
	<i>Subtotal</i> (Note 2) <i>(about): 2 sites</i>		2.88	2 340 <i>(Public: 2 340)</i>
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	293
	<i>Subtotal</i> (Note 2) <i>(about): 1 site</i>		0.25	290 <i>(Private: 290)</i>
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	0.06	93
	322-324 Reclamation Street/445-447 Shanghai Street, Mong Kok	Private	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	0.23	180
	<i>Subtotal</i> (Note 2) <i>(about): 3 sites</i>		0.32	310 <i>(Private: 310)</i>
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	Public	0.67	1 075
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	<i>Subtotal</i> (Note 2) <i>(about): 3 sites</i>		4.58	6 530 <i>(Public: 6 530)</i>
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	Public	0.31	400
	San Kwai Street, Kwai Chung	Public	0.55	650

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal ^(Note 2) <i>(about): 4 sites</i>		1.56	1 860 <i>(Public: 1 450; Private: 410)</i>
	Total ^(Note 2) (about): 13 sites		9.59	11 300 (Public:10 300 Private:1 000)

Notes:

1: The number of sites, estimated site area and flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.

2: The figures may not add up to the total due to rounding.

2) Sites with rezoning not agreed by the Town Planning Board (4 sites)

District	Location	Housing Type	Site Area (ha)	Estimated Flat Number Involved	Decision of Town Planning Board (TPB)
Tai Po	Near Fung Yuen, Ting Kok	Private	4.78	620	TPB decided on 13 February 2015 to revert the site to “GB” and “Government, Institution or Community” (“G/IC”) zones after hearing of representations/comments relating to amendments to the Tai Po Outline Zoning Plan (OZP)
	West of Nethersole Hospital, Tai Po	Private	0.57	680	TPB decided on 13 February 2015 to revert the site to “GB” zone after hearing of representations/comments relating to amendments to the Tai Po OZP

District	Location	Housing Type	Site Area (ha)	Estimated Flat Number Involved	Decision of Town Planning Board (TPB)
Southern	East of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	0.44	38	TPB decided on 27 February 2015 to retain the “Green Belt” (“GB”) zone of the site
Sai Kung	North of Tseung Kwan O Village, Tseung Kwan O	Public	3.94	3 700	TPB decided on 21 June 2018 to revert the site to “GB” zone after hearing of representations/comments relating to amendments to the Tseung Kwan O OZP
Total ^(Note 1) (about): 4 sites			9.73	5 040 (Public: 3 700 Private:1 340)	

Notes:

- 1:** Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten. The figures thus may not add up to the total due to rounding.

**Remaining 70 potential housing sites
with rezoning not yet initiated (as at mid-March 2019)**

District	Location	Housing Type (Note 1)	Year of Announcement
Eastern	Between Cheung Man Road and Chai Wan Park	Public	Note 2
	Behind Chai Wan Swimming Pool, Chai Wan	Public	Note 2
	Hau Yuen Path, Braemar Hill	Private	Note 2
	Braemar Hill Road	Private	Note 2
	Next to St. Joan of Arc Secondary School, Braemar Hill	Private	Note 2
	<i>Subtotal: 5 sites</i>		
Southern	Cape Road, Stanley (Previously known as Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley)	Private	Note 2
	Near Stanley Village Road (near Ma Hang Prison), Stanley	Private	Note 2
	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang	Private	Note 2
	Red Hill Peninsula, Tai Tam	Private	Note 2
	Site 1, Nam Fung Road, Shouson Hill	Private	Note 2
	Site 2, Nam Fung Road, Shouson Hill	Private	Note 2
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill	Private	Note 2
	<i>Subtotal: 7 sites</i>		
Kwun Tong	Po Lam Road (Near Po Tat Estate), Kwun Tong	Public	Note 2
	<i>Subtotal: 1 site</i>		
Wong Tai Sin	Fung Tak Road, Diamond Hill	Public	Note 2
	Fung Shing Street, Ngau Chi Wan	Public	Note 3
	Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom	Public	Note 3
	<i>Subtotal: 3 sites</i>		
Sham Shui Po	Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po	Public	Note 3
	<i>Subtotal: 1 site</i>		

District	Location	Housing Type (Note 1)	Year of Announcement
Kwai Tsing	Container Port Road, Kwai Chung	Public	Note 2
	Wah King Hill Road, Kwai Chung (Previously known as Near Wonderland Villas, Kwai Chung)	Private	Note 2
	Near Mount Haven, Tsing Yi	Public	Note 2
	Site 1, Shek Pai Street, Kwai Chung	Public	Note 2
	Site 2, Shek Pai Street, Kwai Chung	Public	Note 2
	Site 3, Shek Pai Street, Kwai Chung	Public	Note 2
	Subtotal: 6 sites		
Tsuen Wan	Near Cheung Shan Estate, Tsuen Wan	Public	Note 2
	Po Fung Terrace, Tsuen Wan	Private	Note 2
	Castle Peak Road, Tsing Lung Tau	Private	Note 2
	Northern Site, Route Twisk, Tsuen Wan (previously known as Site 1, Route Twisk, Tsuen Wan)	Private	Note 2
	Southern Site, Route Twisk, Tsuen Wan (previously known as Site 2, Route Twisk, Tsuen Wan)	Private	Note 2
	East of the "V" zone, Lung Yue Road, Tsing Lung Tau	Private	Note 2
	South of Ma Wan	Private	Note 3
	Subtotal: 7 sites		
Sai Kung	West of Tsui Lam Estate, Tseung Kwan O	Public	Note 2
	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsuen Kwan O	Public	Note 2
	South of Po Lam Road, Tseung Kwan O	Public	Note 2
	North of Po Lam Road South, Tseung Kwan O	Public	Note 2
	Near Ho Chung New Village, Ho Chung	Private	Note 2
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	Note 3
	Subtotal: 6 sites		
Sha Tin	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 2)	Public	Note 2
	Lower part of Ma On Shan Tsuen Road, Ma On Shan	Public	Note 3
	Upper part of Ma On Shan Tsuen Road, Ma On Shan	Private	Note 3
	Subtotal: 3 sites		

District	Location	Housing Type (Note 1)	Year of Announcement
Tai Po	To Yuen Tung at Ma Wo Road, Tai Po	Private	Note 2
	East of Cheung Muk Tau, Ma On Shan (Cheung Muk Tau Site 1)	Public	Note 2
	South of Symphony Bay, Ma On Shan (Cheung Muk Tau Site 2)	Public	Note 2
	Nam Wa Po, Kau Lung Hang, Tai Po	Public	Note 3
	Tai Wo, Kau Lung Hang, Tai Po	Public	Note 3
	Subtotal: 5 sites		
North	Land at Former Fanling Magistracy, Fanling	Public	Note 2
	Fanling/Sheung Shui Area 30 near Po Shek Wu Road	Public	Note 2
	Ching Hiu Road, Sheung Shui	Public	Note 2
	Fan Garden Site A and its Adjoining Area, Fanling	Public	Note 3
	Fan Garden Site B1, Fanling	Private	Note 3
	Fan Garden Site B2, Fanling	Private	Note 3
	Po Shek Wu Road, Fanling	Public	Note 3
	Junction of Castle Peak Road - Kwu Tung and Fan Kam Road, Near Tai Tau Leng, Fanling	Public	Note 3
	Tong Hang, Fanling	Public	Note 3
	Subtotal: 9 sites		
Tuen Mun	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun	Public	Note 2
	West of Lee Kam STFA Primary School, Tuen Mun	Public	Note 2
	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun	Public	Note 2
	San Hing Road, Tuen Mun (Phase 1) (previously known as San Hing Road Extension, Tuen Mun)	Public	Note 2
	San Hing Road, Tuen Mun (Phase 2)	Public	Note 2
	Hong Po Road, Tuen Mun	Public	Note 2
	Subtotal: 6 sites		

District	Location	Housing Type (Note 1)	Year of Announcement
Yuen Long	Tin Wah Road Phase 1, Lau Fau Shan	Public	Note 2
	Tin Wah Road Phase 2, Lau Fau Shan	Public	Note 2
	Chung Yip Road, Nam Sang Wai, Yuen Long (previously known as Shan Pui Ho East Road (Next to Hong Kong School of Motoring), Yuen Long)	Private	Note 2
	Near Tan Kwai Tsuen (Northern Portion), Yuen Long	Public	Note 2
	Kam Sheung Road Site 4b, Kam Tin South	Public	Note 2
	Kam Sheung Road Site 5a, Kam Tin South	Public	Note 2
	Near Junction of Castle Peak Road and Kam Tin Road, Au Tau, Yuen Long	Public	Note 3
	Wang Chau Phases 2 and 3, Yuen Long	Public	Note 3
	Tai Yuk Road, Area 13, Yuen Long	To be Confirmed	Note 3
	Tung Shing Lei, Yuen Long	Public	Note 3
	“REC” site, Ping Shan, Yuen Long	Public	Note 3
<i>Subtotal: 11 sites</i>			
Total	70 sites		

Notes :

- 1:** The housing type is for reference only, and may be subject to changes taking into account factors such as technical studies and public consultations.
- 2:** Some 150 potential housing sites announced in the 2014 Policy Address.
- 3:** 26 potential housing sites announced in the 2017 Policy Address.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)048****(Question Serial No. 2163)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2019-20 that the Government will “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 new development areas projects under implementation or planning”. Regarding the development of brownfield sites, will the Government inform us of the following:

- (a) Updates on the progress of various studies and whether there are any delay in schedule;
- (b) A brief report on the views and findings at present from the analyses of the said studies;
- (c) Regarding enforcement and control against unlawful land uses on brownfield sites, including developments in breach of the Town Planning Ordinance, unlawful occupation of government land, please provide the number of prosecutions and convictions in the past five years.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 36)

Reply:

- (a) & (b) Developing brownfield sites for land-efficient uses has all along been a key component of Government's multi-pronged land supply strategy. We will continue to take forward development of about 340 hectares of brownfields through planned New Development Area (NDA) projects. For the New Territories (NT) North involving 200 hectares of brownfields, Government will commence the study on Phase One Development of NT North NDA covering the

San Tin/Lok Ma Chau area (with about 65 hectares of brownfields) in the third quarter of 2019. For the remaining 760 hectares of brownfield sites that are not at the moment covered by any current or proposed NDAs, Planning Department (PlanD) will commence an in-house study in mid-2019 to assess their development potential and prioritise those sites identified with greater development potential for follow-up study by departments.

We are in the course of finalising two brownfield-related studies, one on distribution and profile of NT brownfield operations, and the other on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of consultants' recommendations, the Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to such MSBs for announcement within 2019, together with the release of the study reports.

- (c) In the past five years (2014 to 2018), PlanD took enforcement action against 1 280 unauthorised development cases involving vehicle parking, storage, workshop and container-related uses commonly associated with "brownfield sites". Prosecution action was instigated for 175 cases, of which 163 cases resulted in successful conviction and fines ranging from \$2,000 to \$560,000 in each case.

Among cases of prosecution action for unlawful occupation of government land undertaken by Lands Department in the past five years, nine 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 to \$378,000 in each case.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 2164)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in Matters Requiring Special Attention in 2019-20 that the Government will formulate details of the Land Sharing Pilot Scheme (LSPS) to increase private and public housing in the short and medium term by unleashing the development potential of private land. In this connection, will the Government inform us of the following:

- (a) The progress of related work and the proposed schedule of implementation;
- (b) The Task Force on Land Supply only compiles statistics of land held by large conglomerate developers; will the Government allow small developers to participate in the LSPS?
- (c) How will the Government establish public confidence in the LSPS to prevent the society from being sceptical about the operation and project implementation under the scheme?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 37)

Reply:

The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address which seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership that is based on fairness and high transparency.

As stated in the Government's response to the recommendations of the Task Force on Land Supply promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council. We envisage that all owners of private lots who could fulfill the promulgated criteria should be able to apply. When drawing up the implementation

- 2 -

details, the Government will consider the arrangements to be put in place to ensure propriety of the vetting and approval mechanisms for applications to be received under the LSPS.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)050****(Question Serial No. 1318)**

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)
(Ms Bernadette LINN)

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 numbers of applications received, amounts of subsidy/loan involved, numbers of beneficiary households/buildings, numbers 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 (LegCo internal reference no.: 5)

Reply:

The Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan are 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 ⁽¹⁾ are set out below –

	Owners' Corporation Formation Subsidy ⁽²⁾		Common Area Repair Works Subsidy ⁽²⁾⁽³⁾		Home Renovation Interest-free Loan ⁽²⁾⁽³⁾	
	2017	2018	2017	2018	2017	2018
No. of applications received	158	93	305	516	188	196
No. of applications approved ⁽⁴⁾	159	87	200	119	73	63
Amount of subsidy/loan involved (\$million) ^{(4)&(5)}	0.48	0.26	51.9	29.46	1.51	1.11
No. of applications rejected (including those cancelled upon the requests of applicants) ⁽⁴⁾	19	20	108	84	134	128

Note ⁽¹⁾: Since 1 July 2015, URA has taken over the work of HKHS under the three schemes. HKHS has stopped accepting new applications under the three schemes since then, while continuing to process and follow up applications received on or before 30 June 2015.

Note ⁽²⁾: 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 ⁽³⁾: It does not include the hardship grant whereby applications are made on an individual property owner basis.

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

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

Generally speaking, the main reasons for rejection of applications include applications failing to meet the relevant eligibility criteria, average rateable value of residential units exceeding the prescribed threshold, and/or failure to provide requisite information. Besides, some applicants withdrew their applications during the course of processing.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 1319)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under the Mandatory Building Inspection Scheme, 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 ten 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 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 (LegCo internal reference no.: 6)

Reply:

The Mandatory Building Inspection Subsidy Scheme (MBISS) was jointly launched by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) and was funded and administered by the two organisations according to their respective service areas. With effect from 9 July 2018, the URA has been fully responsible for handling all new MBISS applications, including the areas originally served by HKHS, thereby extending its service area for MBISS to cover the whole of Hong Kong.

The requested information on the scheme is tabulated below –

Urban Renewal Authority

	2016	2017	2018
No. of applications received	73	40	27
Total amount of subsidy approved	\$2,055,000	\$1,325,000	\$950,000
No. of beneficiary buildings	62	46	24
No. of rejected applications	4	0	0

Hong Kong Housing Society

	2016	2017	2018
No. of applications received	109	103	51
Total amount of subsidy approved	\$3,365,000	\$4,235,000	\$2,160,000
No. of beneficiary buildings	109	149	87
No. of rejected applications	11	6	2

The main reason for rejection of an application was that the average rateable value per residential unit of the buildings exceeded the prescribed limit at the time of application. For information, the current prescribed limits of average rateable value are \$162,000 per annum (p.a.) for properties in the urban areas (including Shatin, Kwai Tsing and Tsuen Wan) and \$124,000 p.a. for properties in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 1320)

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)
(Ms Bernadette LINN)

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 (LegCo internal reference no.: 7)

Reply:

The Development Bureau (DEVB) did not receive any complaint against bid-rigging with regard to building maintenance works in the past three years. Such complaints are normally lodged with law enforcement agencies such as the Independent Commission Against Corruption, the Competition Commission and the Hong Kong Police Force. DEVB does not have information on complaints received by these law enforcement agencies.

DEVB, in collaboration with related organisations, seeks to complement the efforts by other departments and enforcement 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 contractors 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, the Government has committed \$300 million to enable 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 within five years. This initiative implemented by the Government in partnership with the URA was launched on 3 October 2017.

As of 28 February 2019, a total of 666 valid applications for Smart Tender had been received, among which 578 had been approved. The remaining applications are under processing.

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 1827)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated that during 2019-20, the Bureau will continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term. In this connection, will the Government inform this Committee of the following:

1. The progress of the planning and funding application for the Hung Shui Kiu New Development Area; whether the by-phased targets are met as scheduled and the timetable thereof, and whether there are any amendments to the estimates of additional population and job opportunities.
2. The progress of the planning and funding application for the Yuen Long South development; whether the by-phased targets are met as scheduled and the timetable thereof, and whether there are any amendments to the estimates of additional population and job opportunities.
3. The progress of the planning and funding application for the Kam Tin South and Kam Sheung Road West Rail Station development; whether the by-phased targets are met as scheduled and the timetable thereof; and whether there are any amendments to the transport planning to increase the number of parking space and widen Kam Sheung Road.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 22)

Reply:

1. The statutory planning process for the Hung Shui Kiu New Development Area (HSK NDA) was completed in 2018. It is our target to seek the funding approval of the Finance Committee (FC) of the Legislative Council in the latter half of 2019 for implementing the first batch of works and conducting detailed design for part of the remaining works. Subject to funding approval, the first batch of works are scheduled to commence in 2020 with population intake to start in 2024. The implementation programme is generally on schedule. As originally planned, the HSK NDA is expected to provide new housing units accommodating a population of 176 000, and create about 150 000 employment opportunities.
2. According to the Recommended Outline Development Plan promulgated in August 2017, the Yuen Long South Development would accommodate new population of 85 400 and about 10 500 employment opportunities. We are reviewing the development intensity with a view to commencing the statutory planning process in the latter half of 2019 and achieving the first population intake in 2028. The implementation programme is generally on schedule.
3. The statutory planning process for the private housing development at West Rail Kam Sheung Road Station and three public housing developments at Kam Tin South has been completed. The funding application for “Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works” to support these housing developments at Kam Tin South was approved by FC in June 2018. The concerned works commenced in July 2018 and are expected to be completed in 2021.

Regarding traffic planning, the Government commenced a feasibility study in December 2017 on improvement measures that may be required for Kam Sheung Road and the nearby road network. Consultation with relevant stakeholders on the recommended improvement schemes will be conducted in mid-2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 1834)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding housing and land supply, please inform us of the following:

It is mentioned in the Budget speech that “the 2019-20 Land Sale Programme comprises a total of 15 residential sites, including seven new sites, capable of providing 8 800 plus residential units in total. Together with railway property development projects, the Urban Renewal Authority’s projects and private development/redevelopment projects, the potential land supply for the whole year is expected to have a capacity to provide about 15 500 units.”

Please provide the information on the said 15 residential sites and the seven new sites; and set out, by district, the respective numbers of units among those 8 800 plus residential units and about 15 500 units.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 29)

Reply:

The 2019-20 Land Sale Programme (LSP) announced on 28 February 2019 comprises 15 residential sites with an estimated capacity to provide about 8 850 flats. The details of the sites (e.g. location, estimated time of site availability) in the 2019-20 LSP are available on Lands Department’s website (<http://www.landsd.gov.hk/>).

In respect of the 15 residential sites in the 2019-20 LSP, their estimated flat numbers by District Council district are set out below:

District Council district	No. of site	Estimated flat number (about)
Central & Western	1	380
Southern	2	310
Wan Chai	1	80
Kowloon City	3	3 550
Yau Tsim Mong	2	130
Kwai Tsing	1	410
Sai Kung	2	1 790
Tai Po	1	1 210
Tuen Mun	2	990
Total	15	8 850

Apart from the above 15 residential sites for sale, two railway property development projects at Wong Chuk Hang Station (in Southern District) and LOHAS Park (in Sai Kung District) are planned to be tendered in 2019-20, capable of providing a total of some 2 650 flats. The Urban Renewal Authority (URA) also plans to tender a project at Fuk Wing Street/Tonkin Street (in Sham Shui Po District), which is estimated to produce about 180 flats.

The forecast of 1 770 units from private development/redevelopment projects subject to and 2 090 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 3 860 units) is based on the average of the past ten years from 2009 to 2018 exclusive of the two years with the highest and the lowest supply figures, i.e. taking the average of the remaining eight years.

Combining the supply from government land sale, railway property development projects, the URA's project and private development/redevelopment projects, the aggregate potential private housing land supply for 2019-20 has a capacity to provide about 15 500 units.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)055

(Question Serial No. 1835)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that the Financial Secretary has “set aside about \$22 billion to take forward the first batch of projects under the ‘single site, multiple use’ initiative, which will include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre.”

1. Please provide the details of the redevelopment of Tuen Mun Clinic (new services to be provided/services affected by the redevelopment/estimated funding and implementation schedule) and the time for consulting District Councils.
2. Please provide the information on all projects under the “single site, multiple use” initiative.

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 30)

Reply:

1. Currently, there are two buildings of two-storey and four-storey respectively, standing on the site of Tuen Mun Clinic. In the light of the high-density developments with over 20 storeys nearby, we are of the initial view that feasibility study can be conducted on the redevelopment of Tuen Mun Clinic in a similar scale. Apart from reprovisioning the existing facilities, such as the general out-patient clinic, the student health services centre, and the methadone clinics, we can take this opportunity to consider reprovisioning the other government facilities in the community through consolidation of land use, and provision of new facilities, such as residential care homes for the elderly. We will consider developing the site in phases in order to minimise inconvenience to the public in using the existing services.

The Government Property Agency together with the Planning Department attended the meeting of the Tuen Mun District Council (DC) in April to collect initial views of the DC Members on the development. Based on the views of the relevant government departments and the local community, we will draw up the development mix of the redevelopment project. With reference to the detailed design, consultation with DC and the local stakeholders, as well as the funding application procedures of the Legislative Council, we will work out the timetable and other details, such as cost estimation of the project.

2. Apart from the redevelopment of Tuen Mun Clinic, the first batch of development projects under the “single site, multiple use” initiative include development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of several government sites in Tsuen Wan town centre. According to the initial idea, these development projects involve the following sites:

Project	Existing use of the site	Area of land involved
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus parking spaces	about 3 000 m ²
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

We will continue to identify other development projects under the “single site, multiple use” initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)056

(Question Serial No. 1899)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (1) 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 2016 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	

- (2) Regarding the applications made to the Lands Tribunal for compulsory sale orders under the Ordinance, please provide a breakdown by the application granted, rejected or withdrawn, and case settled in each of the past five years.

Asked by: Hon LEUNG Kenneth (LegCo internal reference no.: 407)

Reply:

- (1) The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council 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 development of the cases with compulsory sale orders granted since 2016 are at **Annex A**.

- (2) Having consulted the Judiciary on the status of the applications, the information on cases which have been granted, rejected or withdrawn in the past five years is set out at **Annex B**. The number of cases settled is not available as we do not have information on whether the applicants and the minority owners in any application have reached an agreement. However, the information on cases which have been discontinued and adjourned in the past five years is also set out at **Annex B** for reference.

Case number	Lot number	Address of the property	Site Area	Trans action price by auction (\$million)	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	#	\$2293	^	288	^	#	#	#	No approved redevelopment proposal
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	95,156m ² (Aggregate site area of Nos. 1-19 Nam Cheong Street)	\$538	^	10 (Total no. of domestic flats of Nos. 9-11 Nam Cheong Street)	^	*	*	Non-domestic GFA = 1,192,7m ² ◆ Domestic GFA = 596,33m ² ◆ (Combined site)	The redevelopment site covers Nos. 1-19 Nam Cheong Street. Building construction has not been completed.
LDCS 1000/2014	Kowloon Inland Lot No. 1151	Ma Tau Apartments, Nos. 57, 57A-57H, 57I-57K, 65-69 Ma Tau Wai Road & Nos. 2-18, 18A & 20 Bailey Street, Kowloon	2139 649m ²	\$1,739	^	161	^	*	*	Non-domestic GFA = 3,209,5m ² ◆ Domestic GFA = 1,595,63m ² ◆	Building construction has not been completed.
LDCS 7000/2014	Kwun Tong Inland Lot No. 3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#	\$16216	1091	0	202805m ²	#	#	#	No approved redevelopment proposal
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	2126459m ² (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, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon)	\$473	^	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)	^	*	*	Non-domestic GFA = 3,262,8m ² ◆ Domestic GFA = 1,567,790m ² ◆ (Combined site)	The redevelopment site covers Nos. 452-462 Sai Yeung Choi Street, which is not under compulsory sale application no. LDCS9000/2014. Works not yet commenced.
LDCS 10000/2014	The Remaining Portion of Section V of Inland Lot No. 1366 and Subsection 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732239m ² (Aggregate site area of Nos. 13-23 Jupiter Street)	\$197	^	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	^	*	*	Non-domestic GFA = 685,9m ² ◆ Domestic GFA = 6,152,2m ² ◆ (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street. Building construction has not been completed.
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986,1m ²	\$941	^	48	^	*	*	Non-domestic GFA = 895,049m ² ◆ Domestic GFA = 739,456m ² ◆	Building construction has not been completed.
LDCS 17000/2014	Section AC and the Remaining Portion of New Kowloon Inland Lot No. 1556	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	418968m ²	\$267	^	24	^	*	*	Non-domestic GFA = 622,237m ² ◆ Domestic GFA = 3,016,764m ² ◆	Building construction has not been completed.

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 (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 2200/2014	The Remaining Portion of Subsection 3 of Section M of Kowloon Marine Lot No.28	Hing Hong Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	1,868,651m ²	\$168	^	238	^	*	*	Non-domestic GFA = 2,809,5m ² ◇ Domestic GFA = 14,003,3m ² ◇	Building construction has not been completed
LDCS 2300/2014	Section K, L, M and N of New Kowloon Inland Lot No.3586	Nos.21,23,25 & 27 Berwick Street, Kowloon	#	\$418	^	12	^	#	#	#	No approved development proposal
LDCS 2400/2014	Section II, III, FII and GG of New Kowloon Inland Lot No.3586	Nos. 3-6 Yiu Tung Street, Kowloon	#	\$1064	^	12	^	#	#	#	No approved development proposal
LDCS 2500/2014	Kowloon Inland Lot No.3276	Nos. 168, 168A, 168B and Boundary Street, Kowloon (The site is renamed as No. 10 La Salle Road, Ho Man Tin)	899,5m ²	\$1281	^	32	^	*	*	Domestic GFA = 200,98m ² ◇	Building construction has not been completed
LDCS 1000/2015	Section A/C of Inland Lot No. 2244, Section C/F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1,756,705m ²	\$2055	^	60	^	*	*	Non-Domestic GFA = 25,988,5m ² ◇	Works not yet commenced
LDCS 3000/2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753,166m ²	--	^	10	^	*	*	Non-Domestic GFA = 9,038,0m ² (Combined site)	The redevelopment site covers Nos. 21-27 Ashley Road Works not yet commenced
LDCS 6000/2015	Subsection 1 of Section B of Inland Lot No.120 and Subsection 1 of Section B of Inland Lot No.122	Hing Hong Building, Nos. 73 and 73A/E Caine Road, Hong Kong	629,989m ²	\$10493	^	38	^	*	*	Non-domestic GFA = 788,8m ² ◇ Domestic GFA = 5,169,1m ² ◇	Works not yet commenced
LDCS 9000/2015	The Remaining Portion of Section A of Marine Lot No.123 and Section B of Marine Lot No.123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A1 for the upper floors, Hong Kong	814,461m ²	\$1620	^	81	^	*	*	Non-domestic GFA = 12,183,9m ² ◇ (Combined site)	The redevelopment site covers Nos. 222-228 Wan Chai Road Works not yet commenced

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 (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 1400/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereof	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1,045,728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	\$413	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	1,852,8m ² (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA = 980,4m ² ◇ Domestic GFA = 7,843,0m ² ◇ (Combined site)	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road Works not yet commenced
LDCS 1700/2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265,491m ²	\$441	^	8	^	*	*	Non-domestic GFA = 3,982,1m ² ◇ (Combined site)	The redevelopment site covers Nos. 11-15 Matheson Street Works not yet commenced
LDCS 1000/2016	Section B of Shaui-swan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1,198,837m ²	\$1,401	^	135	^	*	*	Non-domestic GFA = 1,658,3m ² ◇ Domestic GFA = 10,882,8m ² ◇	Works not yet commenced
LDCS 4000/2016	The Remaining Portion of Section A and B, Subsection 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	Nos. 61, 63, 65 and 67 Soy Street, Kowloon	3,283,17m ²	\$3,864	^	15	^	*	*	Non-domestic GFA = 587,9m ² Domestic GFA = 2,367,0m ²	Works not yet commenced
LDCS 5000/2016	Section A/E and the Remaining Portion of Subsection 2 of Section A of Hong Flom Marine Lot No. 1, Kowloon	Nos. 3044 (even nos) Gilles Avenue South and Nos. 75-77 Baker Street, Kowloon	1,223,997m ²	\$1,445	^	42	^	*	*	Non-domestic GFA = 1,833,9m ² Domestic GFA = 9,179,6m ²	Works not yet commenced
LDCS 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	#	\$485	^	28	^	#	#	#	No approved redevelopment proposal
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	\$812	Non-domestic = 0,868 Domestic = 3,327	6	Non-domestic GFA = 642,6m ² Domestic GFA = 2,462,6m ²	#	#	#	No approved redevelopment proposal
LDCS 3000/2018	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	#	(Auction yet to be conducted)	^	15	^	#	#	#	No approved redevelopment proposal

Legend:

- # Information is not available since a redevelopment proposal has yet to be submitted/approved
- ^ No information on PR/GFA is available in the approved building plans as the buildings were designed based on 'volume calculation' or 'building height requirement' as appropriate.
- * According to established practice, information on the number of residential flats and plot ratio cannot be disclosed under the obligation of confidence. The two pieces of information would be made available respectively in the Occupation Permit and the approved buildings plans deposited with Buildings Department after the redevelopment project is completed
- ◇ Information is extracted from the "Monthly Digest" of the Buildings Department. The information may be subject to changes.

Case number	Address of the Property	Application Status
1-000/2014	Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	Order for Sale
2-000/2014	Nos 3, 4 Glenealy (formerly known as Nos 3 & 4 Glenealy Path), Hong Kong	Discontinued
3-000/2014	No. 148 and No. 148A Austin Road, Kowloon	Order for Sale
4-000/2014	Nos. 1-9 Cameron Lane, Kowloon	Discontinued
5-000/2014	Nos. 161, 163 & 165 Queen's Road East, Hong Kong (1st Lot); and No. 167 Queen's Road East, Hong Kong (2nd lot)	Discontinued
6-000/2014	Blocks A, B, C, D and E of Wan Fung House, Nos. 68-86A Wan Fung Street, Kowloon	Adjourned
7-000/2014	No. 75 (Formerly Nos. 73 & 75) of Hoi Yuen Road, Kwun Tong, Kowloon (Yip Fat Factory Building Phase II)	Order for Sale
8-000/2014	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	Order for Sale
9-000/2014	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	Order for Sale
10-000/2014	Nos. 17 and 19 Jupiter Street, Hong Kong	Order for Sale
11-000/2014	Nos. 54-56, Ki Lung Street, Kowloon (Ngan Kee Building)	Discontinued
12-000/2014	Nos. 929 and 931 Canton Road, Kowloon	Discontinued
13-000/2014	Nos. 937 and 939 Canton Road, Kowloon	Discontinued
14-000/2014	Nos. 933 and 935 Canton Road, Kowloon	Discontinued
15-000/2014	Nos. 941 and 943 Canton Road, Kowloon	Discontinued
16-000/2014	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	Order for Sale
17-000/2014	Nos. 51-53, 55-57, 59 and 61 Tai Po Road	Order for Sale
18-000/2014	Man Fung Buidling, Nos. 101 and 102 Connaught Road West, Hong Kong	Order for Sale
19-000/2014	Merry Terrace, Nos. 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 4M, 4N and 4P Seymour Road, Hong Kong	Discontinued
20-000/2014	Nos. 925 and 927 Canton Road, Kowloon	Discontinued
21-000/2014	Nos. 945 and 947 Canton Road, Kowloon	Discontinued
22-000/2014	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street and Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	Order for Sale
23-000/2014	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	Order for Sale
24-000/2014	Nos. 3-6 Yiu Tung Street, Kowloon	Order for Sale
25-000/2014	Nos. 168, 168A, 168B & 168C Boundary Street, Kowloon	Order for Sale

Case number	Address of the Property	Application Status
1-000/2015	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	Order for Sale
2-000/2015	No. 232 Wan Chai Road, Hong Kong	Adjourned
3-000/2015	No. 21 and 21A Ashley Road, Kowloon	Order for Sale
4-000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Withdrawn
5-000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Discontinued
6-000/2015	Nos. 73 and 73A-E Caine Road, Hong Kong (Feng Fong Building)	Order for Sale
7-000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Discontinued
8-000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Discontinued
9-000/2015	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	Order for Sale
10-000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Discontinued
11-000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Discontinued
12-000/2015	Nos. 85 and 87 Shek Pai Wan Road (formerly known as No. 85A and 87A Island Road), Hong Kong	Discontinued
13-000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Discontinued
14-000/2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Order for Sale
15-000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Discontinued
16-000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	Discontinued
17-000/2015	Nos. 11 and 13 Matheson Street, Hong Kong	Order for sale
1-000/2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Order for Sale
3-000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	Withdrawn
4-000/2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Order for Sale
5-000/2016	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	Order for Sale
6-000/2016	Nos. 1 and 1A Wood Road, Hong Kong	Order for Sale
7-000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	Withdrawn
8-000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	Discontinued
10-000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Discontinued
1-000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Discontinued
2-000/2017	Nos. 153A Queen's Road East, Hong Kong	Withdrawn
3-000/2017	Nos. 153 Queen's Road East, Hong Kong	Order for Sale
5-000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
7-000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Withdrawn
9-000/2017	Nos. 35-37 Whampoa Street, Kowloon	Discontinued
12-000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	Discontinued

- iii -

Case number	Address of the Property	Application Status
15-000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
3-000/2018	Nos. 13 and 13A Liberty Avenue, Kowloon	Order for Sale

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)057****(Question Serial No. 1560)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of the expenditure of the Task Force on Land Supply since its establishment, the number of meetings held and the attendance rate of each of the members. Please also provide the membership list of the Steering Committee on Land Supply, the number of meetings held and the attendance rate of each of the members in the past three years.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 5)

Reply:

The Task Force on Land Supply (TFLS) was established in September 2017 for a term of 18 months ending February 2019 primarily for engaging the community in discussions on land supply issues and different land supply options, and for putting up recommendations on land supply strategy and land supply options to the Government. During its term, TFLS held 31 meetings (excluding working group meetings to prepare for its public engagement exercise). The attendance of members at these 31 meetings is as follows –

No. of meetings attended/ attendance rate	No. of members
25 – 31 meetings/80% – 100%	18
18 – 24 meetings/56% – 79%	9
11 – 17 meetings/35% – 55%	3

TFLS conducted a five-month public engagement exercise from April to September 2018 to gauge public views on land supply issues and options. The total expenditure incurred for the work of the TFLS is about \$17,223,000. Breakdown of the expenditure is as follows –

Key Items	Expenditure
Appointment of PE Director together with procurement of related consultancy service ¹	4,860,000
Production & promotion of Announcements in the Public Interest (API), short videos and animated infographics videos ²	3,750,000
Publicity through other channels ³	3,391,000
Roving exhibitions	2,257,000
Production/printing of PE materials ⁴	1,129,000
Telephone survey	985,000
Others ⁵	851,000
Total:	17,223,000

Note 1: including professional advice on the overall strategy, objectives and modes of PE as well as implementation of the PE exercise. It was also responsible for coordinating and monitoring key PE activities, designing and producing PE materials, and analysing the public views received including the design of web-based and paper questionnaire survey

Note 2: including social media publicity

Note 3: including advertisements on multi-media channels and special radio programme

Note 4: including PE booklet, pamphlet, questionnaires and report

Note 5: including website design and management, editorial services and other miscellaneous items

In respect of the Steering Committee on Land Supply (SCLS) chaired by the Financial Secretary, it is a standing and inter-departmental forum within the Government to coordinate work on planning, development and land supply. Members of the existing SCLS include relevant Directors of Bureaux and Heads of Departments overseeing the purview of development (including planning, lands and works), housing, transport, environment and finances. Between the establishment of SCLS in early 2013 and 31 March 2019, a total of 20 meetings have been held. SCLS Members (or their representatives) attended all these meetings. Taking account of the recommendations tendered by the TFLS and to strengthen the Government's high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition of SCLS would be expanded with effect from April 2019 to include all Directors of Bureaux requiring land to support their policy objectives and the Government Economist, while other Heads of Departments who are not standing members of SCLS may be invited to attend on a need basis.

CONTROLLING OFFICER'S REPLY**DEVB(PL)058****(Question Serial No. 1566)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

This year's Budget has earmarked \$6 billion for developing new harbourfront promenades and open space as well as improving harbourfront facilities. It is the Government's plan to extend the length of the harbourfront promenades from the current 20-odd kilometres to 34 kilometres in about 10 years, and provide 35 hectares of open space on both sides of the Victoria Harbour. Please list out the lengths of the harbourfront promenades concerned, areas of the open spaces, works progress, costs and the expected completion dates. How many of these initiatives overlap with the 26 projects to develop new or improve existing sports and recreation facilities with \$20 billion proposed in the 2017 Policy Address?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 13)

Reply:

The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North (area: 1.85 hectare (ha)) – a design competition would be organised in 2020-21 for encouraging more innovative design ideas from the community. Current target is to commence construction around 2023-24;
- (b) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 metres (m)) – a design competition similar to (a) above would be organised in 2020-21 with the target of commencing construction around 2023-24;

- (c) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m) – to tap into the expertise of the private sector, the Government would explore the possibility of engaging an outside body with experience in running water sports facilities to manage this Precinct. Current target is to commence construction around 2023-24;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m) – place making would be carried out as soon as possible for confirming the detailed design and then initiating minor works for uplifting the promenade at Victoria Park Road around 2020-21;
- (e) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m) – current target is to commence construction around 2022. Opportunities for opening part of the site earlier after basic touch-up will be explored;
- (f) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m) – Stage 3 community engagement exercise will end in April 2019. Current target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable when the consultant is on board;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2) (area: 1.22 ha) – place making would be conducted in mid-2019 for guiding the detailed design. Current target is to commence construction around 2022;
- (h) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m) – certain parts of the site, including part of the Dining Cove as well as some promenade and open space near Kai Tak Approach Channel, are under construction and would be open in 2023. Construction for other areas would commence after those areas are released from works in around 2024-25; and
- (i) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m) – preparation is underway to, among others, engage a design and construction consultant for the public open space. The current work plan is to commence construction of the open space around 2024-25.

The above project information is tentative for the time being. When the detailed project scopes are confirmed and technical feasibilities studies and detailed design completed, there would be more up-to-date information on the scope, works programme and funding requirements for each project.

With the implementation of the relevant harbourfront enhancement projects in the pipeline, the Government would be able to provide 35 ha harbourfront area for public enjoyment. Together with other relevant initiatives, the length of our waterfront promenades could be extended by 13 km to 34 km in a decade. There is no overlap between the nine key harbourfront enhancement projects under the \$6 billion funding and the various harbourfront-related projects to be launched under Home Affairs Bureau's Five-Year Plan for Sports and Recreation Facilities. They work to complement each other in creating a more vibrant, accessible and connected harbourfront at both sides of the Victoria Harbour.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)059****(Question Serial No. 1569)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The incumbent Chief Executive, the Hon Mrs Carrie Lam Cheng Yuet-ngor proposed in her manifesto to establish the Harbourfront Authority and task it with the management of the harbourfront to attract more members of the public as well as tourists to enjoy our world-class, accessible and sustainable harbourfront. Will the Government inform this Committee how much manpower and resources have been allocated to the preparation for the establishment of the Harbourfront Authority since the Chief Executive resumed office. When is the Harbourfront Authority expected to be officially established?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 16)

Reply:

The community was engaged, a few years ago, in the discussion of whether a statutory Harbourfront Authority (HFA) should be established. In the two phases of public engagement exercise jointly organised by the Government and the Harbourfront Commission (HC) in 2013 and 2014, public opinions were very divided. Some considered that as an operationally independent and financially autonomous body, the HFA could take forward harbour development projects in a more effective manner, while others were concerned that the establishment of an HFA would be a protracted process due to the need for legislative backing and allocation of resources (including land resources). Some people were also doubtful about the ultimate efficacy. Furthermore, the public had different views on the process and pace of the transformation from the current model to an HFA and on the statutory functions, composition, authority and financial arrangements of the HFA.

Notwithstanding the diverse views on the proposed establishment of an HFA, most stakeholders would like to see enhancement in harbourfront facilities as soon as possible. The Government believes that the general public also shares the same aspiration. In this connection, the Harbour Unit of the Development Bureau was re-organised into a multi-disciplinary Harbour Office (HO) in July 2018 for providing enhanced support to the HC in taking forward harbourfront enhancement initiatives. With the additional resources

reserved in the 2019-20 Budget, the manpower support of HO will be further stepped up into a multi-disciplinary team of 27 officers. The estimated expenditure of HO in 2019-20 is \$46.2 million covering salaries and other operating expenditure.

In addition to strengthening HO's manpower support, the Government has also committed additional capital resources for implementation of various harbourfront projects. Further to the earmarking of \$500 million in early 2017 (which are being/will be used to implement four harbourfront enhancement projects in Sai Ying Pun, Wan Chai, Hung Hom and Tsuen Wan, as well as two studies on policy and design matters related to harbourfront development), the Government announced, in the context of the 2019-20 Budget Speech, the earmarking of another \$6 billion dedicated funding. With the support of the HC, the \$6 billion funding would be used to implement nine key harbourfront enhancement projects in Wan Chai North, Causeway Bay, North Point, Tsuen Wan, Kai Tak, and Cha Kwo Ling.

While we are open to the idea of considering setting up the HFA in the long term, our priority in the years to come is to work closely with HC and other stakeholders to take forward the committed or planned projects and to adopt a diversified approach in implementation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)060

(Question Serial No. 1078)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Development Bureau is responsible for overseeing the finalisation of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” updating exercise. In this connection, please inform us of the following:

1. The specific progress achieved for the said strategic study in 2018-19.
2. Whether the Government has any detailed plan and schedule for the finalisation, promotion and implementation of the said strategic study. If yes, what are the details? If not, what are the reasons?
3. With the country’s promulgation of the “Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area”, will the Government enhance the said strategic study and the territorial development strategy beyond 2030 in due course? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 39)

Reply:

In 2018-19, the Development Bureau and the Planning Department (PlanD) were finalising “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+), taking account of the public views received during the six-month public engagement. Specifically, PlanD continued with the relevant technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment, and reviewed various land requirements taking into account the latest circumstances and relevant policies and initiatives such as the Report of the Task Force on Land Supply, the Hong Kong’s Climate Action Plan 2030+, the Long Term Housing Strategy Annual Progress Report 2018, and the Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area.

- 2 -

We aim to complete the above technical assessments and updating of land requirements for promulgation of the final strategy for Hong Kong 2030+ in the latter half of 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)061

(Question Serial No. 2589)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Regarding the \$6 billion harbourfront enhancement projects proposed by the Government, how will the responsibilities be divided among government departments?
2. Will the Government consider setting up a "Harbourfront Development Bureau" to optimise the enhancement plan? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 23)

Reply:

The Government has earmarked in the 2019-20 Budget \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission (HC), the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North;
- (b) Pierside Precinct in Wan Chai North;
- (c) Water Sports and Recreation Precinct in Wan Chai North;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay;
- (e) East Coast Park Precinct in Fortress Hill;
- (f) Boardwalk underneath the Island Eastern Corridor;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2);
- (h) Kai Tak Metro Park; and
- (i) Cha Kwo Ling Waterfront.

Under the steer of HC, the multi-disciplinary Harbour Office (HO) under the Development Bureau will oversee the implementation of the nine projects, with professional and technical support from relevant government bureaux and departments. Additional resources have been allocated in both the 2018-19 and 2019-20 Estimates for strengthening the manpower of the HO, which will see its establishment expanded from 14 staff to 27 staff by 2019-20. As the existing institutional set-up comprising HC, HO as well as relevant bureaux and departments has been effective in taking forward harbourfront projects, we have no plan to set up a new bureau for harbourfront enhancement. That said, we shall closely monitor HO's manpower situation and bid for additional support where necessary to ensure effective implementation of relevant projects.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)062****(Question Serial No. 0512)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 140 of the speech that the Government will set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative, which will include redevelopment of Tuen Mun Clinic and consolidation of several government sites in Tsuen Wan town centre. In this connection, please inform this Committee of the detailed timetables and objectives of the projects, and the estimated additional area to be provided by each of these projects.

Asked by: Hon LUK Chung-hung (LegCo internal reference no.: 11)

Reply:

Information on the redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre are as follows:

Project	Existing use of the site	Area of land involved
Redevelopment of Tuen Mun Clinic	Student health services centre, general out-patient clinic, etc.	about 4 000 m ²
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus parking spaces	about 3 000 m ²
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

The Government Property Agency (GPA) is now co-ordinating among the departments involved under the first batch of “single site, multiple use” development projects with a view to finalising the development mix, whilst the Planning Department will review the redevelopment setting of the site, the compatibility with the nearby area and the highest plot ratio. We will officially consult the District Councils and the other stakeholders when concrete proposals are available, and will submit funding application to the Legislative Council according to the established procedures upon completion of the project’s planning, detailed design, costs estimation and local consultation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)063

(Question Serial No. 0640)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under Programme (2), it is stated that the Planning and Lands Branch provided secretariat support to the Task Force on Land Supply (TFLS), including its five-month public engagement. In this connection, please inform this Committee of the following:

1. The staff establishment for providing support to the TFLS.
2. The total expenditure incurred by the TFLS to date since its establishment.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 32)

Reply:

The Task Force on Land Supply (TFLS) was set up primarily for engaging the community in discussions on land supply issues and different land supply options, and for putting up recommendations on land supply strategy and land supply options to the Government. To this end, TFLS conducted a five-month public engagement exercise from April to September 2018, and the total expenditure incurred for the work of TFLS is about \$17,223,000. Secretariat support to the TFLS is provided by staff of the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of manpower and expenses involved solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)064****(Question Serial No. 1905)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

It is mentioned in the Budget Speech that the Government “will expedite the implementation of the “single site, multiple use” model in multi-storey development on government land”. Will the Government inform us of the following:

1. In the past three years, how many government sites were developed and planned under the “single site, multiple use” model to provide “Government, Institution or Community” (G/IC) facilities? Please set out the locations, areas and uses of such sites.
2. In the past three years, how many government sites were developed and planned by way of reservation by a single department to provide G/IC facilities? Please set out the locations, areas and uses of such sites.
3. The Government will optimise the development potential of government land in the future. Please set out the locations, areas, plot ratios, as well as the facilities and uses considered for projects on government sites under studied/already confirmed for development under the “single site, multiple use” model.
4. Under the “single site, multiple use” model, the Government may also consider pursuing mixed development for government land, such as mixing G/IC facilities with residential and commercial uses. If there are such plans, please provide the details and, if available, the target locations.
5. Before pursuing “single site, multiple use” projects, will the Government conduct local and public consultations before taking forward detailed planning and studies? If yes, what are the details?
6. How will the earmarked \$22 billion be used? What will be the expenditure in this regard for the coming financial year?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 51)

Reply:

(1) and (2)

Given the scarcity of land resources in Hong Kong, the Government has all along adopted the principle of “single site, multiple use” and “optimisation of land resources”, and proposes, where appropriate and practicable, the provision of integrated facilities and services through multi-storey development within a development project to achieve optimal land use and for convenience of the public in using different public facilities. As individual bureaux/departments used to work on their own for the co-ordination and planning of public facilities, we do not have the statistics on the past development of government land by one single department or under the “single site, multiple use” model respectively.

It is mentioned in the 2018 Policy Agenda that the Planning Department (PlanD) will refine the existing arrangements regarding reservation and utilisation of government sites by tightening up the reservation of government sites by single departments. Unless fully justified, PlanD will not reserve government land for the facilities of one single department, with the view to encouraging departments to team up with other departments for their development projects in concerted efforts. Moreover, the Government Property Agency (GPA) is responsible for steering and taking forward the multi-storey development projects involving cross-bureau facilities under “single site, multiple use” by enhancing internal co-ordination within the Government for the early provision of such facilities.

(3), (4), (5) and (6)

The policy objective of the “single site, multiple use” initiative is to make optimal use of limited land resources, by adopting the highest permissible plot ratio of the GIC sites as the development aim, to consolidate and provide more “Government, Institution or Community” facilities with a view to meeting the needs of the community for public services. Therefore, “single site, multiple use” projects mainly serve to provide community facilities.

The 2019-20 Budget has set aside about \$22 billion to take forward the first batch of development projects, including the redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre. Details of these projects are as follows:

Project	Existing Use	Area of land involved
Redevelopment of Tuen Mun Clinic	Student health services centre, general out-patient clinic, etc.	about 4 000 m ²
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus parking spaces	about 3 000 m ²
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

We will continue to identify other development projects under the “single site, multiple use” initiative.

GPA is now co-ordinating among the departments involved under the first batch of “single site, multiple use” development projects with a view to finalising the development mix, whilst the Planning Department will review the redevelopment setting of the site, compatibility with the nearby area and the highest permissible plot ratio. Preliminary views from the community are welcome by the Government during the process. For example, GPA together with the Planning Department attended meetings of the Central and Western District Council (DC) and the Tuen Mun DC in March and April respectively to exchange views with DC Members on the development projects. We will consult the DCs and the other stakeholders when concrete recommendations are available, as local support is essential to the implementation of “single site, multiple use” projects.

The \$22 billion set aside in the Budget is the funding for the basic works of the first batch of “single site, multiple use” projects. We will submit funding application to the Legislative Council according to the established procedures upon completion of the planning, detailed design, costs estimation and local consultation regarding these projects. Costs of individual projects will be confirmed when the technical feasibility study is completed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)065

(Question Serial No. 1907)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to “study and suitably take forward the final recommendations tendered by the Task Force on Land Supply (TFLS)”, will the Government inform us of the following:

1. In the coming financial year, what work and studies will be taken forward by the Government to follow up on the relevant recommendations? Among these, please provide details of the works projects involved and the expenditure and manpower thereof.
2. After the Government's acceptance of the recommendations, has the Government assessed the quantity of additional land to be created through the implementation of the recommendations? And for each recommendation, what are the respective estimated timetables of providing “spade-ready sites” that are ready for development?
3. Implementing the TFLS's recommendations to increase land supply involves a myriad of issues on engineering and technical aspects, and consultation, etc. Has estimates been increased to engage more professionals to facilitate the implementation process, and expenditure earmarked for consultation, etc.? If yes, please advise on the additional expenditure and manpower thereof.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 53)

Reply:

The Government announced on 20 February 2019 that we fully accepted the recommendations tendered by the Task Force on Land Supply (TFLS) on land supply strategy and eight land supply options worthy of priority studies and implementation. For land supply strategy, to strengthen the Government's high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition and terms of reference of the existing Steering Committee on Land Supply (SCLS) chaired by the Financial Secretary would be expanded with effect from April 2019. The SCLS upon reorganisation will include all the Directors of Bureaux requiring land to support their policy objectives and the Government Economist, and will adopt a vision-driven and forward-looking approach in, amongst other tasks, re-assessing our land demand for housing, economic, community and recreational needs.

In respect of the eight land supply options covering three short-to-medium term options and five medium-to-long term options, we will implement a number of specific measures to take forward TFLS's recommendations. These include –

- i. subject to relevant funding procedures, commencing studies on the following: identifying brownfield sites outside the New Development Areas (NDAs) that have development potential; first phase of the New Territories North NDA development covering San Tin/Lok Ma Chau; developing 32 hectares of land east of Fan Kam Road of the Fanling Golf Course for housing development; 1000-hectare Kau Yi Chau artificial islands; near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Siu Ho Wan, and River Trade Terminal site and the coastal areas of Tuen Mun;
- ii. drawing up details of the Land Sharing Pilot Scheme to unleash development potential of private agricultural land;
- iii. pressing ahead with NDA projects including Kwu Tung North/Fanling North, Hung Shui Kiu, and Yuen Long South; and
- iv. continuing cavern and underground space development and studies.

The implementation timetable and the quantum of developable land to be provided by all these measures will be subject to detailed studies and assessments.

The follow-up actions on the TFLS's recommendations are undertaken by staff of the Development Bureau and relevant bureaux/departments as part of their overall duties. We are unable to provide a separate breakdown of manpower involved solely for this work. Since the above initiatives on increasing land supply are at various stages of planning and implementation, we are unable to provide details of the estimated expenditure at this stage. The estimates for relevant studies and works to take forward the initiatives will be worked out in due course and we will provide further information and updates to this Council as and when appropriate in accordance with the established procedures.

CONTROLLING OFFICER'S REPLY

DEVB(PL)066

(Question Serial No. 1908)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to “formulate details of the Land Sharing Pilot Scheme (LSPS) to increase private and public housing in the short and medium term by unleashing the development potential of private land”, will the Government inform us of the following:

1. The progress of the work on this front and whether the LSPS will be launched in the following year.
2. Before formulation of the plans, have consultations with relevant stakeholders and concerned parties been conducted to draw up the relevant criteria? Has the Government assessed the quantity of land that meets the principles and objectives for development of the LSPS?
3. How will the Government embody the principles of fairness and high transparency in formulation of the plans? Will the Government consider imposing penalties under the LSPS to oblige private land owners participating in the LSPS to develop the land in question as scheduled?
4. What are the manpower and expenditure involved in taking forward the LSPS?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 54)

Reply:

The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address, which seeks to unlock the development potential of privately-owned agricultural lots in the NT for both public and private housing development through public-private partnership that is based on fairness and high transparency.

As stated in the Government's response to the recommendations of the Task Force on Land Supply (TFLS) promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council. When drawing up the implementation details, the Government will consider the arrangements to be put in place to ensure propriety of the vetting and approval mechanisms for applications to be received under the LSPS. Consideration will also be given to ensuring the timely delivery of housing units. As LSPS is intended to operate on an application basis, the Government does not have any plan to conduct an assessment of land parcels likely to be eligible.

The task of formulating details of the LSPS is mainly conducted by staff of the Development Bureau and other relevant government bureaux/departments as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)067

(Question Serial No. 1909)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to “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” under the programme, will the Government inform us of the following:

1. The size (in area) of brownfield sites resumed by the Government in the past two years; the measures taken by the Government to assist operators of the said brownfield sites in their reprovision and relocation.
2. Of the above, how many operators managed to resume their current operations after reprovision?
3. Many brownfield sites are occupied by operations of the logistics and recycling industries, development of which may be affected by the tackling of brownfield sites. Will the Government conduct comprehensive studies on these two industries, as well as reserving locations on other land to reprovision the operators concerned, thereby promoting and facilitating the development of such industries? If yes, what are the details? If not, what are the reasons?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 55)

Reply:

We have not kept any statistics centrally on the area of brownfield sites resumed by Government and how many affected operators have resumed operations upon clearance from such sites. According to the standing policy of the Government, eligible operators of business undertakings (including brownfield operators) affected by government clearance programmes would receive ex-gratia allowances as monetary relief. Operators who are

themselves owners of the private land concerned are also entitled to receive statutory compensation for the land to be resumed. The enhanced rehousing and compensation package endorsed by the Finance Committee in July 2018 has improved the compensation arrangement for business undertakings by, inter alia, extending ex-gratia payment to open air operations. While it is not the Government's policy to provide land for reprovisioning the affected business undertakings, we stand ready to offer assistance and facilitation on planning and land issues to affected operators who wish to relocate their business in other areas.

Most brownfield sites in Hong Kong are economically active and an important component of our production chain. Taking into account the larger spread of brownfield operations to be affected by the proposed Hung Shui Kiu New Development Area (HSK NDA) project and Yuen Long South (YLS) Development, land has been reserved within the two areas (about 61 hectares in HSK NDA and about 11 hectares in YLS Development) for industrial uses such as logistics, port back-up, and workshops. We have also commissioned a consultancy study on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of the consultant's recommendations, the Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to such MSBs for announcement within 2019, together with the release of the study report.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)068

(Question Serial No. 1910)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to “study and suitably take forward the final recommendations tendered by the Task Force on Land Supply”, it is mentioned in the recommendations that Fanling Golf Course (FGC) shall be resumed. Will the Government inform us of the following:

1. The number of buildings of historical value, old trees and places of ecological value found within the 32 hectares (ha) of land to be resumed. If the locations thereof are to be reprovioned or conserved, what will be the process involved and how much time will it take on average?
2. Regarding the said 32 ha of land, please provide the timetable thereof, from land resumption, planning to the time of yielding developable land. Will the planning include enhancement of the nearby traffic conditions and road network?
3. There are views from the industry that the remaining 140 ha of land are insufficient to facilitate the development of golf as a sport, neither is it suitable for hosting international tournaments. In this connection, will the Government consider developing another golf course or reprovioning the FGC, so as to facilitate sustainable development for the sport? If not, what are the reasons?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 56)

Reply:

- 1&2. There are no graded historical buildings in the 32 hectares (ha) of land of Fanling Golf Course (FGC) to the east of Fan Kam Road. The detailed technical study to be commissioned by the Government on the development of the 32 ha of FGC for housing purpose will ascertain whether there are Old and Valuable Trees within the site and if so the number and distribution. The study will also identify other environmental and ecological constraints and formulate measures to mitigate any identified environmental and ecological impacts to within acceptable limits.

The study will also assess the traffic impact and the scope of infrastructural works including road improvement works required to support the development of the 32 ha of land for housing purpose in the short- to medium-term.

The study will commence in the second half of 2019 for completion by early 2021. Taking into account the study findings, we will proceed with the detailed design, the requisite statutory processes such as that for rezoning, and submission of funding application to the Finance Committee of Legislative Council for site formation and infrastructural works. We target to commence the construction works by early 2024 for the first population intake to take place in 2029. Taking into account the above programme, the Government has announced that the 32 ha of land will be subject to a three-year holdover arrangement when the existing lease expires in August 2020 and the area concerned will revert to the Government in August 2023 upon expiry of that holdover period.

3. The Government will liaise with the Hong Kong Golf Club and provide assistance as far as practicable with a view to supporting the FGC's utilisation of the remaining 140 ha of land in continuing its contributions to the sport in terms of popularisation, elitism and eventisation in Hong Kong. The Government has no plan to find land for reprovisioning the FGC.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)069

(Question Serial No. 1912)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of the Urban Renewal Strategy by the Bureau, will the Government inform us of the following:

1. The respective numbers of buildings in Hong Kong that are aged 50, 60 or 70 years or above, and the estimated number of people living in these buildings.
2. The number of redevelopment projects that were taken forward by the Urban Renewal Authority (URA) in the past three years, and the total number of buildings, units and residents involved.
3. The renewal of buildings in Hong Kong has made slow progress in recent years. What measures will be taken by the Government to expedite the work on redevelopment? If there are such measures, please provide the details thereof.
4. Please provide the Bureau's manpower and estimates for overseeing and implementing urban renewal works in the coming year.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 58)

Reply:

1. As of 2018, the numbers of private buildings aged 50 years or above, 60 years or above and 70 years or above are 8 083, 2 656 and 851 respectively. The Planning and Lands Branch of the Development Bureau (DEVB) and the Buildings Department do not have information on the estimated number of people living in these buildings.

2. Information on the number of redevelopment projects taken forward by the Urban Renewal Authority (URA) in the past three years, and the total number of buildings, units and residents involved could be found in the Annual Reports of the URA at the URA website (<https://www.ura.org.hk/en/publication/annual-report>).
3. To explore sustainable ways of addressing the problem of urban decay, URA commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) which have a high concentration of old buildings. The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal, and extend practicable and feasible ideas and modus operandi to other districts. The Yau Mong District Study is expected to be completed in end 2019/early 2020.

Apart from redevelopment, building rehabilitation is an important part of urban renewal as it will extend the useful life of buildings with a view to slowing down the pace of urban decay and improving the living conditions of occupants. To assist building owners in discharging their responsibility in building rehabilitation, the Government and URA work closely to implement a number of financial and technical support schemes for building owners.

4. The Urban Renewal Unit of DEVB, with a team of nine staff, oversees the implementation of urban renewal work as part of its overall duties covering also the policy matters related to urban renewal and the Land (Compulsory Sale for Redevelopment) Ordinance as well as relevant support measures. We are unable to provide an estimate of the resources to be incurred solely for overseeing implementation of the urban renewal programme.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)070****(Question Serial No. 1913)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary states in paragraph 141 of the Budget Speech that the Steering Committee on Land Supply (SCLS) will be re-structured to strengthen the co-ordination of land supply. Will the Government inform us of the following:

1. Details of the re-structuring and whether new department heads and professionals will be added to the SCLS to listen to the views of the public;
2. The support to be provided to the SCLS by other policy bureaux and departments;
3. It is mentioned in the Budget Speech that "priority will be accorded to a number of strategic issues". Please set out the relevant issues and the SCLS's timetable for discussion.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 59)

Reply:

The Steering Committee on Land Supply (SCLS), chaired by the Financial Secretary (FS), is a standing and inter-departmental forum within the Government to coordinate work on planning, development and land supply. Members of the existing SCLS include relevant Directors of Bureaux and Heads of Departments overseeing the purview of development (including planning, lands and works), housing, transport, environment and finances. Taking account of the recommendations tendered by the Task Force on Land Supply (TFLS) and to strengthen the Government's high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition and terms of reference of SCLS would be expanded with effect from April 2019 to include all the Directors of Bureaux requiring land to support their policy objectives and the Government Economist, while other Heads of Department who are not standing members of SCLS may be invited to attend on a need basis.

Specifically, the SCLS upon reorganisation will look into the following aspects in a continuous manner –

- (a) adopt a vision-driven and forward-looking approach in re-assessing our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population;
- (b) oversee the adoption of an infrastructure-led and capacity creating approach in planning and providing strategic transport infrastructure, as well as integration of land use planning and infrastructure decision making;
- (c) consider implementation arrangements to be adopted for major development projects; and
- (d) coordinate cross-bureaux efforts and monitor progress to ensure that land supply strategy and its implementation are taken forward in a timely and effective manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)071

(Question Serial No. 1765)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that \$300 million will be earmarked to expedite the development of digital infrastructure, with a view to facilitating the application of geospatial data. In this connection, will the Government inform this Committee of the following:

- (1) It is mentioned in the Budget Speech that the Common Spatial Data Infrastructure (CSDI) is expected to come into full operation by the end of 2022. What is its current progress of the CSDI? Please provide its development schedule, next stage of work, as well as the detailed work and expenditure for “expediting the development of digital infrastructure”.
- (2) It is also mentioned in the Budget Speech that the high-quality 3D digital maps of the whole territory will be made available in phases. Please provide the timetable thereof.
- (3) In the reply last year, it was said that the Lands Department would commission a consultancy study to establish the data exchange standards for the framework spatial data in mid-2018, and the study was expected to be completed in 2020. With the consultancy study being yet to be completed, will the Government’s target of having the CSDI coming into full operation by the end of 2022 be hence affected? If yes, please provide the details.

Asked by: Hon MOK Charles Peter (LegCo internal reference no.: 76)

Reply:

- (1) To support the development of Common Spatial Data Infrastructure (CSDI), the Development Bureau (DEVB) completed a consultancy study on the overall strategy for the CSDI implementation in 2018. Another two consultancy studies on technical framework data for CSDI and a built environment application platform were commissioned in 2018-19 by the Lands Department (LandsD) and the Planning Department respectively. Furthermore, LandsD launched the Hong Kong GeoData Store (geodata.gov.hk) in December 2018 as the alpha version of the CSDI portal. We plan to seek the approval of Legislative Council's Finance Committee within 2019 for using part of the \$300 million to advance the development of CSDI portal through procuring cloud services to host and run this portal, with a view to enabling the storage of data that accords with the spatial data standards to be developed, so as to facilitate the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. We will also launch several quick-win projects such as Map Application Programming Interface (API) by 2020 to demonstrate the benefits of CSDI as early as possible, and provide training to government departments to facilitate their use of the CSDI. The dedicated funding will also be used to make available a territory-wide 3D digital map for smart city applications in phases for completion by 2023, including the creation of 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures, 3D pedestrian network and the accessible interior of some landmark buildings and structures.
- (2) As mentioned in part (1), it is our target to develop a comprehensive 3D digital map in phases for completion by 2023, subject to approval of the dedicated funding of \$300 million. Building on the experience of its widely-used 2D digital map, LandsD will progressively develop the 3D digital map in three parts. The first part is to create and publish the 3D digital map showing topographical and exterior features of terrain, buildings and infrastructures, initially covering Hong Kong Island, Kowloon and a number of new town areas by late 2019 and eventually to cover other areas of the territory by 2023. The second part is to create and publish the 3D pedestrian network data covering the whole territory by late 2019/early 2020. The third part is to extend the 3D digital map to cover the accessible interior of buildings and structures. To kick-start the work, LandsD is conducting a pilot project to create and publish 3D digital maps showing interior layout for 150 buildings by end-2019, and subject to experience with this pilot project, LandsD will map out the way forward for extending the 3D digital map to cover some 53 000 high-rise buildings and other structures over the territory.

- (3) LandsD commissioned in mid-2018 a consultancy study to establish data exchange standards for framework spatial data for completion in 2020. A key task under the study is to survey the current environment of spatial data across government departments and other major spatial data holders, so as to ensure that data exchange standards to be established could tie in as closely as possible with existing systems and data, thus easing CSDI implementation. The consultancy also includes the design of process, mechanism and architecture of the CSDI Platform with a view to facilitating effective discovery and sharing of spatial data in compliance with the established data exchange standards. Hence, the study deliverables will facilitate the implementation of CSDI by 2022.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)072****(Question Serial No. 1675)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 138 of the Budget Speech that the Government will include seven commercial sites in the 2019-20 Land Sale Programme, estimated to provide about 814 600 square metres of floor area, and that a number of commercial sites will be put up for sale in the next few years, including those at the Kai Tak Development Area, the new Central Harbourfront, Caroline Hill Road and Queensway Plaza. Please provide, in details, the respective planning progress of the above-mentioned sites, and the estimated types, completion dates and expenditures involved of the commercial buildings to be developed. Please also provide, in details, the tendering process, including the date and mode of tender invitation, as well as the estimated value of each of the above-mentioned projects.

It is also mentioned in the Budget Speech that the Government strives to have more enterprises outside Hong Kong to establish their regional headquarters here. Last year, the total number of companies with regional headquarters in Hong Kong increased to over 1 500, representing a year-on-year growth of over eight per cent. Did the Government assess the number of additional enterprises outside Hong Kong it could attract to establish their regional headquarters here before it delivered the Land Sale Programme? If yes, what are the details? If not, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 70)

Reply:

In order to cater for the economic development needs of the community, including the demand for office space of both local and overseas enterprises, the Government will continue to increase the supply of commercial floor area through various channels. On land sale, seven commercial sites are included in the 2019-20 Land Sale Programme (LSP), capable of providing about 814 600 square metres of gross floor area (GFA) in total. The site details are set out in the table below:

Item	Location (Lot Number)	Site area (hectares) <small>(Note 1)</small>	Estimated GFA (square metres) <small>(Note 2)</small>	Progress of amendments to the Outline Zoning Plan (OZP)
1.	Junction of Argyle Street and Canton Road, Kowloon (KIL 11235)	0.1240	6 660	Amendments to the OZP in progress.
2.	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	5.8800	294 000	Amendments to the OZP not required.
3.	Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615)	1.5700	104 950	Amendments to the OZP completed.
4.	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	0.9480	56 880	Amendments to the OZP completed.
5.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	5.9297	229 400	Amendments to the OZP completed.
6.	Kai Tak Area 4B Site 5, Kowloon (NKIL 6592)	1.3953	90 694	Amendments to the OZP completed.
7.	Shing Kai Road adjoining Kai Tak Sports Park Site, Kowloon (NKIL 6607)	1.1276	32 000	Amendments to the OZP completed.

Note 1: Actual site area is subject to survey.

Note 2: Estimated GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

In general, the Government will adopt public tender as the mainstream approach for disposing of land under LSP and will assess the reserve price of the land on the date of tender closing. To protect the integrity of the tender process and the Government's interest, this reserve price will not be disclosed, whereas the bid put forward by the successful tenderer will be disclosed on the day of tender announcement. In the next few years, a number of commercial sites will be put up for sale including those at the Kai Tak Development Area, the new Central Harbourfront, Caroline Hill Road and Queensway Plaza. Following the established practice, government sites expected to be put up for sale in a financial year will be announced in advance in the annual LSP, taking into account prevailing circumstances, such as the readiness of individual sites, the supply situation from other sources and market conditions. The buildings to be constructed on the commercial

sites and their type of users (including whether some floor areas will be devoted to office/retail/hotel use) will be subject to the statutory planning control of individual sites and the development requirements in the Conditions of Sale, and where flexibility is allowed as to the types of commercial uses to be provided, the preferences of the successful tenderers. The completion date is subject to the Building Covenant period to be specified in the Conditions of Sale. The expenditure involved in the development will be subject to the actual design of the successful tenderers.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)073****(Question Serial No. 1682)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in paragraph 138 of the Budget Speech that the Government has all along strived to increase the supply of commercial floor area to meet the needs of industrial and commercial development; the Government will include seven commercial sites in next year's Land Sale Programme; and that a number of commercial sites will be put up for sale in the next few years, including those at the Kai Tak Development Area, the new Central Harbourfront, Caroline Hill Road and Queensway Plaza.

According to the information from the Planning Department, there is a shortfall of 136 hectares of economic land from now till 2026. Will the Government put up for sale more commercial sites in the future to tackle the shortfall problem? If yes, please provide the details, as well as the locations and areas of these economic land. Did the Government assess the economic loss brought by the imbalance in demand and supply of economic land over the past five years? If yes, please provide the details, as well as the manpower and expenditure involved in the assessment. In view of the serious shortage problem in land for both residential and economic uses, will the bureaux concerned model on the Long Term Housing Strategy of the Transport and Housing Bureau in formulating a Long Term Economic Land Strategy to set down a supply target for economic land as soon as possible? If yes, what are the details, manpower and expenditure involved? If not, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (LegCo internal reference no.: 62)

Reply:

Government's core strategy is to increase land supply on a sustained basis. In order to cater for the economic development needs of the community, Government is committed to increasing the supply of commercial floor area through various land supply measures. On land sale, seven commercial sites are included in the 2019-20 Land Sale Programme, capable of providing about 814 600 square metres of gross floor area (GFA) in total. The site details are set out in the table below:

	Location (Lot number)	Site area (hectares) (Note 1)	Estimated GFA (square metres) (about) (Note 2)
1.	Junction of Argyle Street and Canton Road, Kowloon (Kowloon Inland Lot (KIL) 11235)	0.1240	6 660
2.	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	5.8800	294 000
3.	Kai Tak Area 2A Sites 4, 5B and 10, Kowloon (New Kowloon Inland Lot (NKIL) 6615)	1.5700	104 950
4.	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	0.9480	56 880
5.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	5.9297	229 400
6.	Kai Tak Area 4B Site 5, Kowloon (NKIL 6592)	1.3953	90 694
7.	Shing Kai Road adjoining Kai Tak Sports Park Site, Kowloon (NKIL 6607)	1.1276	32 000

Note 1: Actual site area is subject to survey.

Note 2: Estimated GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

In the next few years, a number of commercial sites will be put up for sale including those at the Kai Tak Development Area, the new Central Harbourfront, Caroline Hill Road and Queensway Plaza. Following the established practice, Government will announce on an annual basis, shortly before the start of the financial year concerned, the land sale and details of these commercial sites taking into account prevailing circumstances.

In the context of updating the territorial development strategy under the review of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+), the Planning Department (PlanD) made broad-brush assessment in 2015/16 on the long-term land and space requirement for various needs of Hong Kong including economic needs. According to that broad-brush projection, it is estimated that, with all committed and planned developments fully materialised, there will be a shortfall of 135 hectares in relation to economic land in 2026. In a longer term (up to 2046), there will be a total shortfall of 256 hectares for economic land. The related assessments are being updated by PlanD. In this connection, to strengthen Government’s high-level steer in overseeing and coordinating the strategy and planning of land supply including land for economic uses, the composition and terms of reference of the Steering Committee on Land Supply (SCLS) chaired by Financial Secretary would be expanded to include all Directors of Bureaux requiring land to support their policy objectives and Government Economist. The expanded SCLS will, among other functions, adopt a vision-driven and forward-looking approach in re-assessing land demand for all uses including economic uses. The revised assessment would be incorporated into the final strategy for HK2030+ to be released in the latter half of 2019. The aforesaid tasks are taken forward by Development Bureau and PlanD, with the assistance of a number of departments, as part of our overall duties. We are unable to provide a separate breakdown of the manpower resources and expenditure incurred.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)074****(Question Serial No. 0506)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that “we will press ahead with a number of new development area projects this year. These include seeking funding approval respectively for the first batch of infrastructure works of Kwu Tung North/Fanling North and Hung Shui Kiu new development areas, and gradually commencing land resumption and clearance for the projects for commencing construction as soon as possible. In parallel, we will initiate the statutory planning procedures for the Yuen Long South development this year. These three development projects, together with the Tung Chung New Town Extension project of which reclamation works are in progress, will provide about 210 000 residential units in phases from 2023.” Please set out, in tabular form, the number of public and private residential units to be provided each year by each of these projects.

Year/ Type of flat	2023	2023	2024	2024	2025	2025	2026	2026	Subsequent Years (If applicable)
	Public Housing	Private Housing	Public Housing	Private Housing	Public Housing	Private Housing	Public Housing	Private Housing	
Kwu Tung North									
Fanling North									
Hung Shui Kiu									
Yuen Long South									
Tung Chung New Town Extension									

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 5)

Reply:

The relevant information in respect of the Kwu Tung North/Fanling North and Hung Shui Kiu New Development Areas, Yuen Long South Development and Tung Chung New Town Extension projects is set out in the following table. At this stage, we do not have precise information on the number of public and private housing units to be provided each year after the expected year of first population intake, as much will depend on the construction programmes to be finalised by the Hong Kong Housing Authority and Hong Kong Housing Society (in the case of public housing), as well as the programmes for land disposal and subsequent construction by developers (in the case of private housing).

Development Area	Number of New Housing Units		Expected Year of First Population Intake	Expected Year of Full Development of site formation and infrastructure works
	Public Housing	Private Housing		
Kwu Tung North	28 630	14 950	2025	2031
Fanling North	19 830	8 330	2023	2031
Hung Shui Kiu	31 200	29 800	2024	2037/38
Yuen Long South (Note)	17 300	11 200	2027/28	2038
Tung Chung New Town Extension	32 200	17 400	2023/24	2030

Note: According to the Recommended Outline Development Plan promulgated in August 2017.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)075

(Question Serial No. 2195)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that “the 2019-20 Land Sale Programme comprises a total of 15 residential sites, including seven new sites, capable of providing 8 800 plus residential units in total. Together with railway property development projects, the Urban Renewal Authority’s projects and private development/redevelopment projects, the potential land supply for the whole year is expected to have a capacity to provide about 15 500 units.” Will the Government advise this Committee on the following:

- a. The number of residential units to be provided through railway property development projects, the Urban Renewal Authority’s projects and private development/redevelopment projects in 2019-20. What are the details of the railway property development projects and the Urban Renewal Authority’s projects?
- b. For the current Land Sale Programme, without counting the sites put up for sale under the Land Sale Programme for 2019-20, how many residential units can the remaining residential sites provide? Please list the number of units of Class A to E according to the classification for rating and valuation.
- c. Whether the Government will re-allocate originally-planned private residential sites for public housing purposes in 2019-20. If yes, what are the locations, areas and plot ratios of these sites, as well as the number of units they can provide?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 4)

Reply:

- a. In 2019-20, two railway property development projects at Wong Chuk Hang Station and LOHAS Park are planned to be tendered, capable of providing a total of some 2 650 flats. The Urban Renewal Authority (URA) also plans to tender a project at Fuk Wing Street/Tonkin Street, Sham Shui Po, which is estimated to produce about 180 flats.

The forecast of 1 770 units from private development/redevelopment projects subject to and 2 090 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 3 860 units) is based on the average of the past ten years from 2009 to 2018 exclusive of the two years with the highest and the lowest supply figures, i.e. taking the average of the remaining eight years.

- b. Following the established practice, government sites to be put up for sale in years after 2019-20 will be announced on an annual basis, shortly before the start of the financial year concerned, taking into account prevailing circumstances such as the readiness of individual sites, the supply situation from other private housing land supply sources, the housing supply target set under the Long Term Housing Strategy and market conditions. The actual flat number and sizes of the units will be subject to the actual design of the proposed development.
- c. In view of the society's keen demand for public housing in recent years, the Government announced in June 2018 the conversion of nine sites originally intended for private housing for public housing use. These sites are capable of providing some 11 000 public housing units. Counting from 2013-14, the Government has converted a total of 21 sites originally intended for private housing for public housing use, which are capable of providing some 27 000 public housing units.

The Government has established procedures in the allocation of sites for public and private housing purposes during site search and planning process. In considering the housing types of individual sites, the Government has to take into account holistic planning, including the ratio of public and private housing in the concerned areas, and the different needs of public and private housing developments for community facilities, transport facilities, and infrastructural facilities in the area (such as water supplies, drainage, roads, etc.), and whether the location, area, and development scale of individual sites would be suitable for public housing development. At the same time, the Government also needs to take into account the demand for private housing in the society, and continue to keep a certain number of sites for land sale in order to maintain a sustained and steady private housing land supply. The Government will continue to keep the situation under review and assess the most suitable land uses for different sites.

To address the shortage of public housing in the long run, the key is to continually increase the overall land supply. The Government will continue to identify sites for public and private housing development, and adopt a multi-pronged approach in increasing land supply in a sustained and steady manner in order to achieve the ten-year public housing supply target under the Long Term Housing Strategy.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)076****(Question Serial No. 2249)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is stated in the Budget that the Government will earmark \$300 million to expedite the development of the Common Spatial Data Infrastructure (CSDI). How will the \$300 million be used? How will the Government collaborate with different departments to develop the CSDI? Are there sufficient manpower and resources in the departments to support the development of the CSDI?

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 192)

Reply:

In his 2019 Budget Speech, the Financial Secretary has earmarked a non-recurrent funding of \$300 million to expedite the development of the Common Spatial Data Infrastructure (CSDI) and 3D Digital Map. We plan to seek funding approval of Legislative Council's Finance Committee within 2019 for using part of the funding to advance the development of CSDI portal through procuring cloud services to host and run this portal, with a view to enabling the storage of data that accords with the spatial data standards to be developed, so as to facilitate the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. We will also launch several quick-win projects such as Map Application Programming Interface (API) by 2020 to demonstrate the benefits of CSDI as early as possible, and provide training to government departments to facilitate their use of the CSDI. The dedicated funding will also be used to make available a territory-wide 3D digital map for smart city applications in phases for completion by 2023, including the creation of 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures, 3D pedestrian network and the accessible interior of some landmark buildings and structures.

To kick-start the CSDI development, the Development Bureau (DEVB) will first focus on the dissemination, utilisation and innovative application of geospatial data, both above and under-ground, that is relevant to the built environment, land development, town planning,

buildings and public works currently collected by its family departments including Lands Department, Planning Department and Buildings Department, etc. The digital infrastructure will be developed in phases to progressively cover more types and volume of spatial data owned by other government departments.

DEVB will continue to work closely with Information and Technology Bureau (ITB) and other key user departments to press ahead with the setting up of the CSDI. We will take forward the project in joined-up efforts with other relevant bureaux and departments by optimising the existing manpower resources and the earmarked funding of \$300 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)077

(Question Serial No. 0120)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

According to paragraph 131, over the past two years, the Administration "increased short-term land supply through land sale, rezoning, railway property development and projects of the URA, etc. 78 sites were identified, capable of providing about 93 000 units." In this connection, please provide this Council the locations, site sizes, land uses, plot ratio, flat sizes/number and timetable for these sites, respectively. What kind of measures will the Administration adopt in order to resolve opposition from the community?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 2)

Reply:

In terms of rezoning efforts, statutory planning procedures for 54 public and private housing sites have been initiated over the past two years, with a total flat yield of about 81 000. Details are set out at **Annex A**. During the same period, a total of 33 private housing sites were successfully tendered through government land sale, as railway property development projects and as the Urban Renewal Authority's projects, which are capable of providing about 19 700 housing units in total. Details are set out at **Annex B**. The figure of 78 sites involving 93 000 units mentioned in paragraph 131 of the Budget Speech 2019-20 is the aggregate total of figures in the two Annexes, with adjustment to avoid double-counting of private housing sites that were both rezoned and sold.

As with the established practice, the respective District Councils, local community and relevant stakeholders will be consulted, as appropriate, on the rezoning proposals in the context of the statutory town planning process which involves also the submissions of public representations and comments to the Town Planning Board (TPB). The statutory rezoning process with community participation at different stages enables public views to be aired and heard before TPB considers and submits the amended Outline Zoning Plan to the Chief Executive in Council for approval. TPB will ensure propriety and reasonableness in the town planning process in its discharge of statutory functions under the Town Planning Ordinance (Cap. 131).

54 Sites with Rezoning initiated over the past two years (2017 and 2018)

	Location	Site Area (hectares) (about) Note 1	Proposed Domestic Plot Ratio (PR)	Housing Type Note 1	Estimated Flat Number Note 1	Rezoning Progress (as at March 2019)
1	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	1.13	3.6	Private	680	Rezoning Completed
2	Site near Shek Mun Business Area, Sha Tin (Phase 1)	0.43	6	Public	560	Rezoning Completed
3	Hang Tau Road, Kwu Tung South	1.872	0.4	Private	30	Rezoning Completed
4	Hang Tau Tai Po, Kwu Tung South	5.947	0.4	Private	114	Rezoning Completed
5	Wang Chiu Road, Kowloon Bay	2.68	7.5	Public	4 100	Rezoning in Progress
6	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	3.81	3.6	Private	1 150	Rezoning Completed
7	Ma Wo Road, Tai Po	2.28	4	Private	1 210	Rezoning Completed
8	Yau King Lane near Tsiu Hang, Area 39, Tai Po	3.641	1.2	Private	795	Rezoning Completed
9	South of Chiu Shun Road, Tseung Kwan O	0.46	6.5 Note 2	Public	560	Rezoning Completed
10	East of Movie City, Tseung Kwan O	2.26	6.5 Note 2	Public	2 900	Rezoning Completed
11	Northwest of Ying Yip Road, Tseung Kwan O	1.59	6.5 Note 2	Public	1 600	Rezoning Completed
12	West of Yau Yue Wan Village, Tseung Kwan O	2.95	6.5 Note 2	Public	2 500	Rezoning Completed
13	Wah Fu North, Pok Fu Lam	2	7	Public	1 890	Rezoning Completed
14	Wah King Street, Pok Fu Lam	0.68	7	Public	1 360	Rezoning Completed
15	Wah Lok Path, Pok Fu Lam	0.36	7	Public	360	Rezoning Completed
16	Kai Lung Wan, Pok Fu Lam	5.54	7	Public	5 310	Rezoning Completed

	Location	Site Area (hectares) (about) Note 1	Proposed Domestic Plot Ratio (PR)	Housing Type Note 1	Estimated Flat Number Note 1	Rezoning Progress (as at March 2019)
17	Junction of Shek Pai Wan Road and Tin Wan Hill Road	0.78	9.8	Public	600	Rezoning Completed
18	Long Bin Interim Housing Phase 1, Yuen Long	10	6.5 Note 2	Public	2 800	Rezoning Completed
19	Long Bin Interim Housing Phase 2, Yuen Long			Public	8 900	Rezoning Completed
20	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	6.5 Note 2	Public	7 400	Rezoning Completed
21	South of Park Villa, Tong Yan San Tsuen, Yuen Long	0.078	1	Private	13	Rezoning Completed
22	Sha Tseng Road, Tong Yan San Tsuen, Yuen Long	0.063	1	Private	1	Rezoning Completed
23	Ting On Street, Ngau Tau Kok	0.2219	7.5	Public	378	Rezoning Completed
24	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2)	0.67	6.5 Note 2	Public	1 020	Rezoning Completed
25	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	2.78	4	Private	1 586	Rezoning Completed
26	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	2.56	6.5 Note 2	Public	3 550	Rezoning Completed
27	Tseng Tau Sheung Tsuen South, Tuen Mun	4.24	6.5 Note 2	Public	2 700	Rezoning Completed
28	Wu Shan Road, Tuen Mun	2.33	6.5 Note 2	Public	2 940	Rezoning Completed
29	Hang Fu Street, Area 16, Tuen Mun	0.67	6.5 Note 2	Public	520	Rezoning Completed

	Location	Site Area (hectares) (about) Note 1	Proposed Domestic Plot Ratio (PR)	Housing Type Note 1	Estimated Flat Number Note 1	Rezoning Progress (as at March 2019)
30	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	4	Private	940	Rezoning Completed
31	South of So Kwun Wat Road, Tuen Mun Area 56	2.752	2.6	Private	1 326	Rezoning Completed
32	Kam Sheung Road Site 1, Kam Tin South	6.21	3 Note 2	Public	3 700	Rezoning Completed
33	Kam Sheung Road Site 4a, Kam Tin South	7.06	3 Note 2	Public	3 750	Rezoning Completed
34	Kam Sheung Road Site 6, Kam Tin South	2.76	3 Note 2	Public	1 550	Rezoning Completed
35	San Kwai Street, Kwai Chung	0.55	6	Public	650	Rezoning in Progress
36	Ko Shan Road, To Kwa Wan	0.3	7.5	Public	500	Rezoning Completed
37-42 (6 sites)	Kai Tak (public housing) Sites 2B1, 2B2, 2B3, 2B4, 2B5 & 2B6	7.41	6.5	Public	3 813 (Additional flats after intensification under the Review Study Note 3)	Rezoning Completed
43-54 (12 sites)	Kai Tak (private housing) Sites 3E1&2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4A1, 4A2, 4E1 and 4E2	13.44	4.5 to 7	Private	7 259 (Additional flats after intensification under the Review Study Note 3)	Rezoning Completed
Total Estimated Flat Number from Rezoning					81 015	

Note

- ¹ The site area and estimated flat numbers are subject to technical and other assessments and changes.
- ² The plot ratio is the maximum plot ratio (including both domestic and non-domestic).
- ³ In light of the new planning circumstances and development opportunities, the Government commenced in 2013 a review on the planning for Kai Tak Development (KTD) and commissioned a technical study (“the Review Study”) to explore the feasibility of increasing the development intensity of KTD to meet the demand for housing and office land and to make enhancements to the land use proposals. To take forward the recommendations under the Review Study, proposed amendments to the draft Kai Tak OZP were made in January 2017 to increase the development intensity of KTD.

33 Private Housing Sites Successfully Tendered in 2017 and 2018

I. Government Land Sale						
Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres)^{Note 2}	Estimated Flat Number^{Note 3}
2017						
1	20 January 2017	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	1.1761	Residential	Not specified	1 416
2	10 February 2017	Kai Tak Area 1L Site 2, Kowloon (NKIL 6563)	0.9482	Residential	51 202	853
3	13 April 2017	Kai Tak Area 1K Site 1, Kowloon (NKIL 6567)	0.9721	Residential	52 492	874
4	19 May 2017	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	1.2205	Residential	43 938	732
5	16 June 2017	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	0.4620	Residential	11 088	185
6	14 July 2017	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	0.2480	Residential	992	14
7	11 August 2017	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	0.7660	Residential	5 450	77

Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User ^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres) ^{Note 2}	Estimated Flat Number ^{Note 3}
8	29 September 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	1.9348	Residential	91 770	1 260
9	24 November 2017	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	0.02007	Residential	Not specified	14
10	15 December 2017	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	1.1262	Residential	40 543	678
11	22 December 2017	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	0.5354	Residential	24 093	401
2018						
12	15 February 2018	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	0.13356	Residential	Not specified	130
13	29 March 2018	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	1.6556	Residential	99 027	1 470
14	15 June 2018	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	0.3680	Residential	27 600	500
15	21 September 2018	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	0.1748	Residential	943.9	18

Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User ^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres) ^{Note 2}	Estimated Flat Number ^{Note 3}
16	21 September 2018	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	0.9706	Residential	53 383	711
17	28 September 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	0.5503	Residential	2 201	31
18	28 September 2018	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	0.9708	Residential	53 394	711
19	2 November 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	0.2692	Residential	1 076	15
20	9 November 2018	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	0.9048	Residential	55 192	736
21	7 December 2018	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	1.0956	Residential	58 066	774
22	28 December 2018	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	3.2900	Residential	Not specified	1 109
Total Estimated Flat Number from Government Land Sale						12 709

II. Railway property development projects						
Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease (square metres) ^(Note 2)	Estimated number of flats ^(Note 3)
2017						
23	25 January 2017	Wong Chuk Hang Station – Package 1 (AIL 467)	1.07	Private residential purposes	53 600	800
24	26 April 2017	West Rail Kam Sheung Road Package 1 at Yuen Long, New Territories (Lot 1040 in DD 103)	4.1687	Non-industrial (excluding godown, hotel and petrol filling station) purposes	114 896	2 000
25	6 November 2017	Wong Chuk Hang Station – Package 2 (AIL 467)	0.92	Private residential purposes	45 800	600
2018						
26	6 April 2018	Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (NKIL 6602)	0.4030	Private residential purposes	30 225	500
27	29 June 2018	Wong Chuk Hang Station – Package 3 (AIL 467)	1.860	Non-industrial (excluding railway, godown, hotel and petrol filling station) purposes	92 900	1 200
28	21 September 2018	Ho Man Tin Station Package 2 (KIL 11264)	1.220	Residential	59 400	1 000
Total Estimated Flat Number from Railway property development projects						6 100

III. Projects of the Urban Renewal Authority						
Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease ^(Note 2) (square metres)	Estimated number of flats ^(Note 3)
2017						
29	18 January 2017	Peel Street/ Graham Street, Sheung Wan - Site A (IL 9064)	0.08925	Non- industrial (excluding godown, office, hotel and petrol filling station) purposes	7 828	116
30	25 April 2017	8 – 10 Fuk Chak Street/No. 7 – 9 Li Tak Street, Tai Kok Tsui (KIL 11259)	0.0768	Non- industrial (excluding godown, hotel and petrol filling station) purposes	5 103	96
31	2 November 2017	Reclamation Street/Shantung Street, Mong Kok (KIL 11254)	0.13899	Non- industrial (excluding godown, hotel and petrol filling station) purposes	10 424	187
2018						
32	3 May 2018	Tung Chau Street/Kweilin Street, Sham Shui Po (NKIL 6559)	0.1490	Non- industrial (excluding godown, office, hotel and petrol filling station) purposes	11 175	209

Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease (square metres) ^(Note 2)	Estimated number of flats ^(Note 3)
33	7 September 2018	Castle Peak Road/Un Chau Street, Sham Shui Po (NKIL 6585)	0.1649	Non-industrial (excluding godown, hotel and petrol filling station) purposes	12 367	261
Total Estimated Flat Number from projects of the Urban Renewal Authority						869

Note

- ¹ The users 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.
- ² Maximum residential GFA figures specified in the land lease.
- ³ The actual flat number and flat size will depend on the actual design of the proposed development.

CONTROLLING OFFICER'S REPLY

DEVB(PL)078

(Question Serial No. 0122)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Under the Matters Requiring Special Attention in 2019-2020, the Branch would 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. In this connection, will the Branch inform this Council:

- a. is there a timetable for the said study? If yes, of the completion date; if not, of the details.
- b. given that the current progress of tackling brownfield sites in Hong Kong is unacceptably sluggish and there is a significant period of time before the completion of the aforementioned study, what kind of measure and action will the Administration take in order to decrease the number of brownfield sites, particularly those not being used by recycling and logistic industry?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 4)

Reply:

- a. For the New Territories (NT) North involving 200 hectares of brownfields, Government will commence in the third quarter of 2019 the study on Phase One Development of NT North New Development Area (NDA) covering the San Tin/Lok Ma Chau area (with about 65 hectares of brownfields). For the remaining 760 hectares of brownfield sites that are not at the moment covered by any current or proposed NDAs, Planning Department will commence an in-house study in mid-2019 to assess their development potential and prioritise those sites identified with greater potential for follow-up study by departments.

- b. As we have pointed out in our response to the report of the Task Force on Land Supply, developing brownfield sites for land-efficient uses has all along been a key component of Government's multi-pronged land supply strategy. Government will continue to take forward development of about 340 hectares of brownfields through planned NDAs projects including Kwu Tung North/Fanling North NDA, Hung Shui Kiu NDA and Yuen Long South Development. Specifically, funding approval from the Legislative Council for the main works of Kwu Tung North/Fanling North and Hung Shui Kiu NDAs will be sought in the first and second half of 2019 respectively, while the statutory planning process for Yuen Long South Development is expected to commence later in the year.

We are also in the course of finalising two brownfield-related studies, one on distribution and profile of NT brownfield operations, and the other on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of consultants' recommendations, the Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to such MSBs for announcement within 2019, together with the release of the study reports.

Also, enforcement actions will continue to be taken robustly under the relevant regulatory regimes. Relevant departments are taking enforcement actions against illegal land uses on brownfield sites, including unauthorised structures in violation of lease conditions, unauthorised developments contravening the Town Planning Ordinance, illegal occupation of government land, and fly-tipping.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)079****(Question Serial No. 0142)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In paragraph 134 of the Budget Speech, the Financial Secretary has mentioned that "the 2019-20 Land Sale Programme comprises a total of 15 residential sites, including seven new sites, capable of providing 8 800 plus residential units in total. Together with railway property development projects, the URA's projects and private development/redevelopment projects, the potential land supply for the whole year is expected to have a capacity to provide about 15 500 units." In this connection, will the Administration inform this Council the number of units and the size of units that are expected to be produced for each of these 15 residential sites and the timetable for these units to be available for sale for each of these sites? Concerning the 15 500 units mentioned in the later part of this paragraph, what are the locations and other construction details for these projects and how many jobs will be created by these projects?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 25)

Reply:

The 2019-20 Land Sale Programme announced on 28 February 2019 comprises 15 residential sites with an estimated capacity to provide about 8 850 flats. The actual number of flats to be produced and the respective flat size are subject to actual design by future developers. The details of the sites (e.g. location, estimated time of site availability) in the 2019-20 Land Sale Programme are available on Lands Department's website (<http://www.landsd.gov.hk/>).

Apart from the 15 residential sites for sale, two railway property development projects at Wong Chuk Hang Station and LOHAS Park are planned to be tendered in 2019-20, capable of providing a total of some 2 650 flats. The Urban Renewal Authority (URA) also plans to tender a project at Fuk Wing Street/Tonkin Street, Sham Shui Po, which is estimated to produce about 180 flats.

The forecast of 1 770 units from private development/redevelopment projects subject to and 2 090 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 3 860 units) is based on the average of the past ten years from 2009 to 2018 exclusive of the two years with the highest and the lowest supply figures, i.e. taking the average of the remaining eight years.

Combining the supply from government land sale, railway property development projects, the URA's project and private development/redevelopment projects, the aggregate potential private housing land supply for 2019-20 has a capacity to provide about 15 500 units. The sizes of the units and other construction details as well as the number of jobs to be created from these projects will be subject to the actual development programme of future developers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)080

(Question Serial No. 2892)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Seven government sites have been reserved in the planning of the Hung Shui Kiu New Development Area. Has the Government earmarked any funding for the expenditures on the development of these reserved sites? If yes, please provide the amount of money involved.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 63)

Reply:

Of the 37 sites zoned "Government, Institution or Community" ("G/IC") on the Outline Zoning Plan and Outline Development Plan for the Hung Shui Kiu New Development Area (NDA), 30 have been reserved for various G/IC facilities, and the remaining seven designated as reserve sites to cater for unforeseen G/IC uses which may be identified in future. In terms of securing resources for the NDA implementation, our priority is site formation and engineering infrastructural works so that formed land fitted with infrastructure can be made available in time for building super-structures including the G/IC facilities thereon. To this end, we are planning to seek approval from the Finance Committee of Legislative Council in the second half of 2019 for implementing the first batch of site formation and engineering infrastructure works as well as conducting detailed design for part of the remaining works.

At this early stage, no resources have been reserved for construction of the G/IC facilities for the 37 sites. We will continue to keep the bureaux/departments responsible for the G/IC facilities informed of the overall development programme so that the Government will get financially prepared for timely implementation of those facilities as the NDA is taken forward.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)081

(Question Serial No. 2904)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government “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”. Will the Government inform this Committee of the following:

1. The ceiling of grant to each project applying under this scheme;
2. Whether there is any cap on the amount of the subsidy received by each non-governmental organisation (e.g. in cases where an organisation submits applications for more than one project);
3. The government department or the members of the committee responsible for processing the applications;
4. The criteria adopted by the vetting committee for the projects applying for the subsidy;
5. Whether the grant will be paid in a lump sum or by instalments;
6. The manpower reserved by the Government for processing the applications and the administrative expenditure.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 98)

Reply:

1. The funding subsidy for each approved project is capped at \$60 million.
2. Apart from the funding cap for each approved project as mentioned, we have not set a limit to the amount of the funding subsidy to be received by each non-government organisation planning more than one project on different vacant sites.

3. Development Bureau will chair an inter-departmental Assessment Committee to assess the applications received and oversee the implementation of the funding scheme. The Assessment Committee will draw upon representatives of relevant bureaux and departments as members.
4. As eligible applicants should have received Lands Department's in-principle approval for the proposed use of relevant vacant sites, the Assessment Committee will focus on the technical aspects of the proposed works to be subsidised by the government funding to ensure that the proposed works are within the scope and financial ceiling. In particular, the Assessment Committee will see to it that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The Assessment Committee will also look into the experience and capability of applicants, and the timeframe required by them in implementing the projects.
5. Each approved grant will be disbursed by installments, normally on a reimbursement basis, subject to the fulfillment of project milestones in the funding agreement for the project concerned and the verification of certified invoices or bills.
6. The implementation of the funding scheme is currently supervised by one Administrative Officer Staff Grade C as part of his duties, and he will be supported by four non-directorate officers whose time-limited civil service posts (namely, one Senior Engineer, one Quantity Surveyor, one Executive Officer I, and one Assistant Clerical Officer) will be created in 2019-20. Other administrative costs involved will be absorbed from within the existing resources.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)082****(Question Serial No. 2772)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the salaries, allowances, job-related allowances and other related expenses to be incurred by the office of the Secretary for Development in 2019-20, please tabulate the following information:

- (1) the (i) salaries, (ii) allowances, (iii) job-related allowances, (iv) Mandatory Provident Fund (MPF) contribution and (v) Civil Service Provident Fund (CSPF) contribution of (a) the Secretary for Development (SDEV), (b) the Under Secretary for Development (USDEV), and (c) the Political Assistant (PA) to SDEV in this financial year;

	(i) Salaries	(ii) Allowances	(iii) Job-related allowances	(iv) MPF contribution	(v) CSPF contribution
(a) SDEV					
(b) USDEV					
(c) PA to SDEV					

- (2) the estimated expenditures on allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following five categories of expenditures: (i) their medical and dental benefits, (ii) the medical and dental benefits of their spouses, (iii) their leave passage allowances, (iv) the leave passage allowances of their spouses and (v) cars and chauffeur services;

	(i) Medical and dental benefits	(ii) Medical and dental benefits of spouses	(iii) Leave passage allowances	(iv) Leave passage allowances of spouses	(v) Cars and chauffeur services
(a) SDEV					
(b) UDEV					
(c) PA to SDEV					

- (3) the estimated expenditures on job-related allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following three categories of expenditures: (i) official entertainment, (ii) passage for duty visits, and (iii) security arrangements.

	(i) Official entertainment	(ii) Passage for duty visits	(iii) Security arrangements
(a) SDEV			
(b) USDEV			
(c) PA to SDEV			

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 1)

Reply:

- (1) In the 2019-20 estimates, the provisions for the salary in respect of the positions of Secretary for Development (SDEV), Under Secretary for Development (USDEV) and Political Assistant (PA) to SDEV are \$4.08 million, \$3.06 million and \$1.43 million respectively. A sum of \$18,000 has been earmarked for the Mandatory Provident Fund contribution for each of the above-mentioned positions.
- (2) SDEV, USDEV and PA to SDEV and their families are entitled to the medical and dental benefits available to civil servants and their families. SDEV is provided with the free use at his discretion of a car and driver in Hong Kong, while the use of government car by USDEV and PA to SDEV is governed by rules and regulations applicable to civil servants at comparable levels.
- (3) The provisions in the 2019-20 estimates for official entertainment and for the passage for duty visits for the Development Bureau (Planning and Lands Branch) are \$0.32 million and \$0.33 million respectively. As the remuneration packages for SDEV, USDEV and PA to SDEV do not carry any entitlement to leave passage allowance, regularly-paid or job-related allowances and Civil Service Provident Fund contribution, the Development Bureau has not earmarked funding for such in 2019-20. Nor have we earmarked any funding catering to security arrangements for SDEV, USDEV and PA to SDEV.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)083

(Question Serial No. 2803)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (a) Please set out, in tabular form, the respective locations, project names, developer names, numbers of units, numbers of storeys, completion dates and market launch dates of all railway property development projects, Urban Renewal Authority (URA) development projects, private redevelopment projects and private development projects made available to the market over the past three years.
- (b) Please set out, in tabular form, the respective locations, project names, developer names, numbers of units, numbers of storeys, completion dates and market launch dates of all railway property development projects, URA development projects, private redevelopment projects and private development projects known to be made available to the market in the future.
- (c) Please set out, in tabular form, the respective locations, project names, developer names, numbers of units, numbers of storeys, completion dates and market launch dates of all office, commercial and industrial projects launched over the past three years and known to be made available to the market in the future.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 32)

Reply:

- (a) Information on residential development projects in the past three financial years (i.e. from 1 April 2016 up to 28 February 2019) is set out below:

Railway property development projects ^(Note 1)			
Project Name (Lot No.)	Developer	Estimated flat number	Building covenant expiry date ^(Note 2)
2016-17			
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	Gold Brilliant Investment Limited	1 000	31 December 2023
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	Ease Harvest Investments Limited	800	11 June 2024
2017-18			
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District No. 103)	Grand Ample Limited	2 000	30 September 2025
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	High Crown Holdings Limited	600	16 January 2025
2018-19 (up to end February 2019)			
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (New Kowloon Inland Lot No. 6602)	Top Oasis Limited	500	31 December 2026
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	Queen Investments Limited	1 200	30 June 2026
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	Grace Castle Corporation Limited	1 000	30 June 2024

Projects of the Urban Renewal Authority ^(Note 1)			
Project Name (Lot No.)	Developer	Estimated flat number	Building covenant expiry date ^(Note 2)
2016-17			
Pine Street / Oak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11251)	Rich Asia Management Ltd.	115	31 March 2021
1-3B Kowloon Road / No. 1-5 Kiu Yam Street, Sham Shui Po (New Kowloon Inland Lot No. 6558)	Elite Land Development Ltd.	80	30 September 2021
Peel Street / Graham Street, Sheung Wan - Site A (Inland Lot No. 9064)	Cheer View Holdings Ltd.	116	31 December 2023
2017-18			
8-10 Fuk Chak Street / No. 7-9 Li Tak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11259)	Chevalier Pacific Ltd.	96	31 March 2022
Reclamation Street / Shantung Street, Mong Kok (Kowloon Inland Lot No. 11254)	Top Harmony Development Ltd.	187	30 September 2023
2018-19 (up to end February 2019)			
Tung Chau Street / Kweilin Street, Sham Shui Po (New Kowloon Inland Lot No. 6559)	World Fame Shipping Limited	209	31 March 2024
Castle Peak Road / Un Chau Street, Sham Shui Po (New Kowloon Inland Lot No. 6585)	Avion Investment Limited	261	31 March 2025

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	Name of registered owner of the lot as at execution of the lease modification/ land exchange	Estimated flat number	Building covenant expiry date ^(Note 2)
2016-17			
Nos. 78-80 Maidstone Road, To Kwa Wan (Kowloon Inland Lot No. 9692)	Fame Top Investment Limited	115	31 December 2020
Tai Tong, Yuen Long (Yuen Long Town Lot No. 524)	Onfine Development Limited, Gainbo Limited, Waygent Investment Limited and Magic Sign Limited	504	31 December 2021
Ting Kau, Tsuen Wan (Tsuen Wan Town Lot No. 418)	Lam Wing Tak, Wong Bik Ha	1	31 December 2020
Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Cheung Sha Wan (New Kowloon Inland Lot No. 4178)	Twin City Holdings Limited	377	30 September 2022
55 – 55A La Salle Road, Kowloon Tong (New Kowloon Inland Lot No. 3849 Remaining Portion)	Max Time Enterprise Limited	1	Not specified
430 Castle Peak Road, Tuen Mun (Ping Shan Inland Lot No. 6)	Deltum Company Limited	1	Not specified

Location (Lot No.)	Name of registered owner of the lot as at execution of the lease modification/ land exchange	Estimated flat number	Building covenant expiry date ^(Note 2)
2017-18			
Area 85, Tseung Kwan O, Sai Kung (Tseung Kwan O Town Lot No. 121)	Li Profit Limited	1 518	31 December 2022
Siu Hong, Area 54, Tuen Mun (Tuen Mun Town Lot No. 483)	Pacific Good Investment Limited	4 540	31 December 2024
Hung Shui Kiu, Yuen Long (Lot No. 4328 in Demarcation District No. 124)	Art Rich Investment Limited	176	31 December 2022
Nos. 301, 301A-C Prince Edward Road West, Kowloon City (Kowloon Inland Lot No. 2320)	Gold Asset Investment Limited and Wise Think Global Limited	79	31 March 2021
No. 195 Prince Edward Road West, Kowloon City (Section E of Kowloon Inland Lot No. 2341)	Junie Limited	34	31 December 2022
No. 30A San Shek Wan, Lantau Island (Lot No. 687 in Demarcation District No. 329)	Cheer Asia Development Limited	3	Not specified
No. 13 and 15 Sze Shan Street, Yau Tong (Yau Tong Inland Lot No. 41)	Double Bright Limited	332	31 March 2023

Location (Lot No.)	Name of registered owner of the lot as at execution of the lease modification/ land exchange	Estimated flat number	Building covenant expiry date ^(Note 2)
Shap Pat Heung Road, Yuen Long (Lot No. 4056 in Demarcation District No. 120)	Magicome Developments Limited and Winpo Development Limited	266	31 March 2023
Fo Tan, Sha Tin (Sha Tin Town Lot No. 576)	Centralcon (Fo Tan) Company Limited	914	31 August 2024
Sai Sha, Shap Sze Heung, Tai Po (Tai Po Town Lot No. 157)	Light Time Investments Limited	4 776	30 September 2025
Ha Yeung, Clear Water Bay, Sai Kung (Lot No. 264 in Demarcation District No. 233)	Gold Plate Investments Limited	5	31 December 2021
Tong Yan San Tsuen, Yuen Long (Lot No. 2168 in Demarcation District No. 121)	Super Sky Development Limited	15	31 December 2021
Chau Tsai, Pak A Village, Sai Kung (Lot No. 339 in Demarcation District No. 362)	Manifine Development Limited	1	31 December 2021
Areas 24 and 25, Kwu Tung, Sheung Shui (Fanling Sheung Shui Town Lot No. 263)	Team Glory Development Limited	810	30 June 2025

Location (Lot No.)	Name of registered owner of the lot as at execution of the lease modification/ land exchange	Estimated flat number	Building covenant expiry date ^(Note 2)
Ping Shan, Yuen Long (Lot No. 2128 in Demarcation District No. 121)	Winful Far East Limited	18	31 December 2021
Ma Sik Road, Area 18, Fanling (Fanling Sheung Shui Town Lot No. 262)	Best Galaxy Limited	1 583	31 December 2023
139, 141, 143, 145 and 147 Argyle Street, Kowloon City (Kowloon Inland Lot No. 6005, Remaining Portion of Kowloon Inland Lot No. 6035, Remaining Portion of Kowloon Inland Lot No. 6036, Remaining Portion of Kowloon Inland Lot No. 6037 and Remaining Portion of Kowloon Inland Lot No. 6038)	CLP Property Investment Limited	172	30 September 2023: for Remaining Portion of Kowloon Inland Lot No. 6035, Remaining Portion of Kowloon Inland Lot No. 6036, Remaining Portion of Kowloon Inland Lot No. 6037 and Remaining Portion of Kowloon Inland Lot No. 6038 30 September 2023: for the Preserved Building at Kowloon Inland Lot No. 6005
48A and 50 La Salle Road, Kowloon Tong (Section D and Section E of New Kowloon Inland Lot No. 3851)	Welton Corporation Limited and Kind Loyal Limited	2	31 March 2022
2018-19 (up to end February 2019)			
Wai Yi Street, Tai Po (Tai Po Town Lot No. 233)	Prompt Rise International Development Limited	11	31 December 2022
Man Sau Sun Tsuen, Sai Kung (Lot No. 1179 in Demarcation District No. 215)	Kingview International Development Limited	1	30 June 2021

Location (Lot No.)	Name of registered owner of the lot as at execution of the lease modification/ land exchange	Estimated flat number	Building covenant expiry date ^(Note 2)
Mo Tat, Lamma Island (Lot No. 524 in Demarcation District No. 7, Lamma Island)	Lam Leung Seng Charlie	10	30 September 2023
233 and 235 Prince Edward Road West, Kowloon City (Kowloon Inland Lot No. 11230)	Leading Faith Group Limited and Noble Power Enterprises Limited	51	30 September 2022
14-20 Inverness Road, Kowloon City (New Kowloon Inland Lot No. 6573)	Total Expect Limited	60	31 December 2022
Kwu Tung South, Sheung Shui (Lot No. 2579 in Demarcation District No. 92)	Base One Limited	90	30 June 2024
Castle Peak Road – So Kwun Wat, Siu Sau, Tuen Mun (Tuen Mun Town Lot No. 463)	New Dragon Limited and Galaxy Power Investment Limited	573	30 June 2025
1 Wang Tak Street, Happy Valley (Inland Lot No. 9045)	Emperor Hotel (HK) Limited	159	30 September 2023
10-12A La Salle Road, 168-168C Boundary Street, Kowloon (Kowloon Inland Lot No. 3275 and Kowloon Inland Lot No. 3276)	Smart Value Investments Limited	73	Not specified
16 Bowen Road, Hong Kong (Inland Lot No. 2304 and the Extension)	Wealthy Trendy Limited	2	30 June 2023

Private redevelopment projects not subject to lease modification/land exchange ^(Note 4)

Location	Estimated flat number ^(Note 5)
2016-17	
1 Yuet Yuen Street	128
5 Henderson Road	1
145 Waterloo Road and 2 York Road	1
856 King's Road	464
1 Kai Yuen Street	611
3 Pun Shan Chau, Tai Po	1
138 Pok Fu Lam Road	3
18 Fei Ngo Shan Road, House No. 4, Custom Pass, Sai Kung	1
1-19 Nam Cheong Street	129
36 Severn Road	1
17 Yik Yam Street	68
6 Sha Tseng Road	1
115-125 Castle Peak Rd	123
180 Shau Kei Wan Road	57
18 and 20 Caine Road	292
49-55 Kai Tak Road	88
310-310C Un Chau Street	104
25 Wong Nai Chung Road	22
7 Headland Road	4
8, 8A, 10 and 10A Mosque Street	99
2 Beacon Hill Road	1
Cheung Chau (CCIL 11)	1
23 Po Shan Road	16
48-56 Ki Lung Street	138
3 Fei Ngo Shan Road	5
16 Perkins Road	1
23 Jupiter Street	216
2017-18	
3 Marble Road	281
Area 2a, Discovery Bay, Lantau Island	21
12-18 Tin Wan Street	142
146 Waterloo Road	2
8-12 Peak Road	1
30 Po Shan Road	1
342-356 Un Chau Street	200
4 Dorset Crescent	1

Location	Estimated flat number ^(Note 5)
12 Hereford Road	1
74 Repulse Bay Road	1
75 Peak Road (Site A)	14
75 Peak Road (Site B)	13
51-61 Tai Po Road	138
63 Ma Tau Wai Road	551
1-19 Chung Ching Street and 21 Ki Ling Lane	264
2018-19 (up to end February 2019)	
48 Lion Rock Road	53
2-16 Kok Cheung Street	489
33-47 Catchick Street	210
5-17 Western Street	104
165-167 Nam Cheong Street	5
411 Chatham Road North	54
58-68 Ma Tau Wai Road	132
22 Barker Road	1
2 Grampian Road	5
25-29 Kok Cheung Street	304
Lee Kung Street	309
228 Tai Nan Street	160
15-25 Yau Moon Street and 74, 74A, 74B & 74C Waterloo Road	240

Note 1: Based on the date of tender invitation by MTR Corporation Limited (MTRCL)/ Urban Renewal Authority (URA).

Note 2: Building covenant expiry date specified in the Conditions of Sale/Modification Letter/ Conditions of Exchange.

Note 3: Based on the date of execution of land document.

Note 4: Based on the date when commencement of project works was made known to the Transport and Housing Bureau.

Note 5: Based on the approved building plans approved by the Building Authority.

- (b) In 2019-20, two railway property development projects at Wong Chuk Hang Station and LOHAS Park are planned to be tendered, capable of providing a total of some 2 650 flats. The URA also plans to tender a project at Fuk Wong Street/Tonkin Street, Sham Shui Po, which is estimated to produce about 180 flats.

The forecast of about 1 770 units from private development/redevelopment projects subject to and 2 090 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 3 860 units) is based on the average of the past ten years from 2009 to 2018 exclusive of the two years with the highest and the lowest supply figures, i.e. taking the average of the remaining eight years.

- (c) As regards commercial/business/hotel/industrial sites under the Land Sale Programme sold in the past three financial years from 1 April 2016 to 28 February 2019, the information is set out in the table below:

Location (Lot No.)	Name of purchaser	Total Maximum gross floor area under Conditions of Sale (square metres)	Building covenant expiry date ^(Note 6)
2016-17			
Tai Lin Pai Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 517)	First Lands Development Company Limited	11 474	31 March 2022
Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 478)	Keen Realty Development Limited	35 216	31 December 2021
Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (Aberdeen Inland Lot No. 462)	Grand Apex Limited	26 472 (inclusive of arts and cultural centre and office premises)	31 December 2022: for whole lot 31 December 2022: for arts and cultural centre and office premises
Kai Tak Area 1E Site 2, Kowloon (New Kowloon Inland Lot No. 6557)	Leader Bright Limited	101 944 (inclusive of public vehicle park)	30 September 2022: for whole lot 30 September 2022: for public vehicle park
King Lam Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6505)	Super Record Limited	92 736	30 June 2024

Location (Lot No.)	Name of purchaser	Total Maximum gross floor area under Conditions of Sale (square metres)	Building covenant expiry date ^(Note 6)
Wing Kei Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 524)	Vision Land Limited	16 435	30 June 2022
Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6582)	Good Sense Development Limited	50 052 (inclusive of child care centre and neighbourhood elderly centre sub-base and public vehicle park)	31 December 2022: for whole lot 31 December 2022: for child care centre and neighbourhood elderly centre sub-base 30 June 2021: for public vehicle park
Murray Road, Central, Hong Kong (Inland Lot No. 9051)	Century Base Development Limited	43 200 (inclusive of public vehicle park)	30 September 2023: for whole lot 30 September 2023: for public vehicle park
Kai Tak Area 1F Site 2, Kowloon (New Kowloon Inland Lot No. 6556)	Rich Union Development Limited	177 670 (inclusive of Public Transport Interchange and underground shopping street)	30 September 2023: for whole lot 30 September 2023: for Public Transport Interchange 30 September 2023: for underground shopping street
2017-18			
Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6572)	Bonson Holdings Limited	34 476 (inclusive of refuse collection point)	31 December 2023: for whole lot 31 December 2023: for refuse collection point
Off Hing Wah Street West, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6550)	Fedder Limited	34 770	30 June 2024

Location (Lot No.)	Name of purchaser	Total Maximum gross floor area under Conditions of Sale (square metres)	Building covenant expiry date ^(Note 6)
Ma Kok Street, Tsuen Wan, New Territories (Tsuen Wan Town Lot No. 428)	Capital Way (H.K.) Limited	18 742	30 September 2023
2018-19 (up to end February 2019)			
On Chuen Street, On Lok Tsuen, Fanling, New Territories (Fanling Sheung Shui Town Lot No. 267)	Macro Topper Limited	18 825 (exclusive of public vehicle park)	31 March 2024: for whole lot 31 March 2024: for public vehicle park

Note 6: Building covenant expiry date specified in the Conditions of Sale.

A total of seven commercial/hotel sites capable of providing about 814 600 square metres of gross floor area have been included in the 2019-20 Land Sale Programme. Details are available on the website of Lands Department: https://www.landsd.gov.hk/en/landsale/programme_legalnotice_201920.htm

CONTROLLING OFFICER'S REPLY**DEVB(PL)084****(Question Serial No. 0458)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the formulation and implementation of harbourfront enhancement projects, the Bureau will earmark \$6 billion for developing nine harbourfront promenade and open space projects in the first phase. Will such projects be constructed by way of public works projects or minor works and handed over to the Leisure and Cultural Services Department for management, or developed through public-private partnership? What are the roles and duties of the existing Harbourfront Commission and the Harbour Office in the above-mentioned projects?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 18)

Reply:

The Government has earmarked in the 2019-20 Budget \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission (HC), the Government plans to take forward the following nine projects with the earmarked funding –

- (a) Celebration Precinct in Wan Chai North;
- (b) Pierside Precinct in Wan Chai North;
- (c) Water Sports and Recreation Precinct in Wan Chai North;
- (d) Revitalised Typhoon Shelter Precinct in Causeway Bay;
- (e) East Coast Park Precinct in Fortress Hill;
- (f) Boardwalk underneath the Island Eastern Corridor;
- (g) Tsuen Wan Waterfront Enhancement (Phase 2);
- (h) Kai Tak Metro Park; and
- (i) Cha Kwo Ling Waterfront.

Under HC's steer, the multi-disciplinary Harbour Office (HO) is responsible for overseeing implementation of the above projects, with the professional and technical support from relevant government bureaux and departments where appropriate.

Subject to further discussion with HC, we may adopt different approaches in taking forward the different projects, for diversity and for broadening experience. While most projects are expected to be implemented through the public works approach, we are considering some form of variations by, for example, organising design competition(s) for one or two projects given their prominent locations so as to tap into the innovation and expertise of the professional design community. In terms of management, in addition to the Leisure and Cultural Services Department, we are open to the idea of engaging outside parties as both venue and event managers to inject more flexibility and innovation into the management of our promenade. For example, we will explore the possibility of engaging outside parties including non-governmental organisations (NGOs) for managing water sports and recreation facilities in Wan Chai North, as well as the Boardwalk underneath the Island Eastern Corridor. This is actually one form of the public-private partnership (PPP) approach. We are also prepared to explore other PPP models that can allow business entities or NGOs alike to have greater participation in the planning, design, development and management of harbourfront areas.

When formulating alternative implementation and management models, we will work closely with HC and other stakeholders to ensure that the key social objective of public enjoyment of the harbourfront would continue to be achieved while capitalising on the creativity of the private or NGO sector to deliver innovative designs, responsive solutions and flexible management.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)085****(Question Serial No. 1201)**

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

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

According to "Programme (2) Buildings, Lands and Planning" of the Development Bureau (Planning and Lands Branch), provision for 2019-20 is \$412.6 million (70.3%) higher than the revised estimate for 2018-19. The Bureau explains that it is mainly due to the increased cash flow requirement for non-recurrent items and creation of 22 posts. Please set out the details of these non-recurrent items, including a breakdown of the expenditure for 2019-20, and the ranks, duties and expenditures regarding the created posts. Will these posts be filled by external recruitment or internal promotion?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 41)

Reply:

The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

The details of and provisions for the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20 (\$ million)</u>	<u>Duties</u>
Senior Administrative Officer *	1	1.446	Administrative support for streamlining development control
Senior Engineer *	1	1.446	Professional support for optimising the use of vacant government sites
Chief Management Services Officer *	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager *	1	1.446	Information technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner *	2	2.892	Professional support for implementing New Development Areas projects

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/ Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I *	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer *	1	0.610	Technical support for implementing harbourfront enhancement initiatives

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

The respective Heads of Grade will arrange to fill the posts either by deploying staff from other bureaux/departments or open recruitment. For filling of posts in the promotion rank marked with an asterisk (*) in the above table, promotion exercises will be conducted by the respective Heads of Grade.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)086

(Question Serial No. 1604)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. As mentioned by the Financial Secretary, \$22 billion has been set aside to take forward the first batch of projects under the “single site, multiple use” initiative to provide more “Government, Institution or Community” (G/IC) facilities. Please specify the first batch projects mentioned by the Secretary. Do such projects involve development sites in Kwun Tong and Wong Tai Sin?
2. It is learnt that the Government has the intention to demolish and re-provision for Garden Estate in Kwun Tong/Ngau Tau Kok, so as to redevelop the land into a G/IC zone. Is the Garden Estate redevelopment among the first batch of the \$22 billion projects?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 28)

Reply:

1. As mentioned in the 2019-20 Budget, the Government has set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative, which will include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre. We will continue to identify other development projects under the “single site, multiple use” initiative, including exploring suitable projects in the two districts of Kwun Tong and Wong Tai Sin.
2. According to the preliminary idea, the redevelopment of Kwun Tong Garden Estate by the Hong Kong Housing Society will provide predominately subsidised housing. Although provision of various G/IC facilities will be included in the redevelopment project, no proposed development of a government complex is involved. The proposed redevelopment is not a project among the first batch of projects under the “single site, multiple use” initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)087

(Question Serial No. 1616)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government proposes to take forward various projects under the “single site, multiple use” initiative with \$22 billion. In the light of the worsening shortage of parking space in the urban area, will parking lots be included in each of these projects to mitigate the problem of parking space shortage? If yes, what are the details?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 30)

Reply:

The main objective of the Government’s implementation of the “single site, multiple use” model in multi-storey development is to optimise the use of limited land resources to meet public demand for various community services through consolidation and provision of more “Government, Institution or Community” facilities.

Regarding the first batch of development projects identified under the “single site, multiple use” initiative, our preliminary idea is to provide basement parking spaces in the proposed ambulance depot project in Sheung Wan in response to the public aspiration for more public parking spaces. As for the other development projects, the Government Property Agency (GPA) is now consulting various bureaux/departments to gauge the needs of the local community concerned and the community facilities suitable to be provided on the site (including parking spaces), the floor areas of the facilities, as well as the operational requirements, etc. Having considered the compatibility of the facilities in terms of design and operation, the GPA will draw up the most appropriate development mix. Consideration will also be given to the views of the District Councils and the other stakeholders during the process.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)088

(Question Serial No. 1618)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It has been reported that the allocation of \$6 billion earmarked in the new financial year for harbourfront development covers a section of the Cha Kwo Ling waterfront. Will the Secretary inform this Committee of the following:

- 1) Will the Cha Kwo Ling harbourfront development be extended to link up with Lei Yue Mun, the proposed VTC harbourfront and the Kwun Tong harbourfront to form a promenade stretching along Kowloon East?
- 2) Will the Government revisit the issue of constructing a retractable floating bridge to link up the Kwun Tong harbourfront and the cruise terminal, and hence incorporate the cruise terminal harbourfront in the new harbourfront development plan, and improve the transport connectivity of the cruise terminal?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 56)

Reply:

- 1) The 2019-20 Budget has earmarked \$6 billion for implementing key harbourfront enhancement projects. With the support of the Harbourfront Commission, the Government plans to take forward nine projects with the earmarked funding, one of which is to enhance the Cha Kwo Ling (CKL) harbourfront with part of it fronting the proposed campus of the Vocational Training Council. Currently, preparation is underway to, among others, engage a design and construction consultant for the CKL promenade and adjoining open space. The current workplan is to commence construction of the promenade and open space in around 2024-25. Alongside other relevant developments, completion of the CKL promenade plays a crucial role in realising the vision of linking up all the 11 km promenades in Kai Tak.

To the further east is the Lei Yue Mun area, which is mainly covered by various private lots in Yau Tong Bay and Yau Tong Industrial Area intended for comprehensive development/redevelopment for residential and/or commercial use. The concerned outline zoning plan has required the provision of a public waterfront promenade of not less than 15 metres wide when these areas are re-developed. The Harbour Office under the Development Bureau will continue to provide the needed facilitation to the relevant lot owners for enabling the early implementation of the planned promenade as appropriate.

- 2) The Government is studying the feasibility of providing a link bridge across the Kwun Tong Typhoon Shelter to enhance the connectivity between the former runway in Kai Tak area and the Kwun Tong harbourfront area. We have studied different options of bridge structures. Based on the initial findings, we have reservation on the idea of an openable floating bridge form, because the presence of floating bridge would pose significant safety and operation concerns, particularly at times of inclement weather, for the typhoon shelter, including consumption of the limited berthing/mooring spaces, blockage to fairways, etc. Nevertheless, the Government will continue with the study to explore feasible forms of providing the link bridge and how the works could be justified vis-a-vis the requirements under the Protection of the Harbour Ordinance (Cap. 531).

The Tourism Commission will also continue to maintain close contact with relevant government departments to regularly review the transport arrangements of the Kai Tak Cruise Terminal (KTCT) for improvement and follow-up actions as appropriate, with a view to ensuring the provision of suitable and sufficient facilities for visitors and enhancing the accessibility of the KTCT.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 0856)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Land Sharing Pilot Scheme (LSPS) under this programme, please inform this Committee of the following:

1. It is stated in the Policy Address that the Land and Development Advisory Committee (LDAC) will be responsible for the LSPS. Are members of the LDAC required to declare interests at present? If yes, how many of them have connections with real estate developers? Has the Government considered that there may be risks of “transfer of benefits” for the LDAC to be responsible for the LSPS?
2. It is mentioned in the Policy Address that under the LSPS, applicants should comply with all applicable statutory procedures and land administration regimes, including submitting to the Town Planning Board rezoning or planning applications, which is similar to the procedures for developers to develop land on their own at present. Has the Development Bureau considered other means to resume land for development, such as invoking the Lands Resumption Ordinance (Cap. 124)?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 9)

Reply:

1. The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address which seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership that is based on fairness and high transparency. A set of transparent criteria and procedures would be put in place for processing applications and selecting suitable projects under LSPS. All projects under LSPS should comply with the applicable statutory procedures and requirements under the land administration regime.

As stated in the Government's response to the recommendations of the Task Force on Land Supply (TFLS) promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive in Council. When drawing up the implementation details, the Government will consider the arrangements to be put in place to ensure propriety of the vetting and approval mechanisms for applications to be received under the LSPS, including the role to be played by the Land and Development Advisory Committee (LDAC) as an advisory body on land and development matters.

Currently, LDAC comprises mostly non-official members from the professional and trade sectors involved in development matters as well as other fields such as social service and legal service. LDAC has an established system for declaration of interest, following similar arrangements normally applicable to other government advisory bodies. As an advisory body, LDAC does not have the authority to approve development projects.

2. The Government has been invoking the Land Resumption Ordinance (Cap. 124) (LRO) to resume private land for development after establishing the "public purpose" for which the land is required. Resumption of private land will continue to take place as the Government takes forward the planning of projects serving the "public purposes" for selected sites. For example, apart from resumption of land for different public housing projects, an estimated total of about 500 hectares of private land within the boundary of land development projects including Kwu Tung North and Fanling North New Development Area (NDA), Hung Shui Kiu NDA and Wang Chau Development Phase 1 are planned to be resumed under the LRO in the coming years. The LSPS is intended to complement, instead of replace, Government's efforts in pursuing development through land resumption. Specifically, it may unleash the potential of developing public and private housing on land for which the Government has not yet drawn up any development plan contributing to a public purpose.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)090****(Question Serial No. 0857)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 141 of the Budget speech that the Steering Committee on Land Supply chaired by the Financial Secretary will be re-structured “to strengthen the co-ordination of land supply. Priority will be accorded to a number of strategic issues. These include using a vision-driven and forward-looking approach in realising our vision, re-assessing our land demand and setting the target of land reserve”. In this connection, please inform this Committee of the following:

- 1) Will the various indicators of land requirements under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) be revised in response to the above-mentioned arrangement and the Government’s revision of the public/private split of the housing supply? If yes, what are the details?
- 2) What are the estimated manpower and expenditure required to follow up on the Hong Kong 2030+ for the coming year?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 10)

Reply:

- 1) Taking account of the recommendations tendered by the Task Force on Land Supply (TFLS) and to strengthen the Government’s high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition and terms of reference of the Steering Committee on Land Supply (SCLS) chaired by the Financial Secretary would be expanded with effect from April 2019 to include all the Directors of Bureaux requiring land to support their policy objectives and the Government Economist. Among other things, the SCLS upon reorganisation will adopt a vision-driven and forward-looking approach in reassessing our land demand

for housing, economic, community and recreational needs, not only to meet anticipated demand based on changes in population and committed standards in the provision of facilities, but also to take into account public aspirations for better housing and quality living environment, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population. The revised assessment, taking account of the latest planning information including the prevailing public/private housing split of 70:30 for the ten-year housing supply target as set out in the Long Term Housing Strategy Annual Progress Report 2018, will be incorporated into the final strategy for Hong Kong 2030+ to be released in the latter half of 2019.

- 2) 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 manpower resources and associated expenditure incurred solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 0858)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the New Territories Small House Policy, please inform this Committee of the following:

- 1) How many complaints of suspected “buying and selling of ding rights” (i.e. suspected cases in which indigenous villagers of the New Territories sell their small house rights) have been received by the Government over the past three years? How many of these cases have been transferred to the enforcement department for follow-up action?
- 2) What are the measures taken to combat “buying and selling of ding rights”?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 12)

Reply:

- 1) In the past three years (from 2016 to 2018), the Lands Department (LandsD) received 1 451 complaints about suspected cases of indigenous villagers selling their rights to apply for and build small houses. So far, 133 of these cases have been referred to law enforcement agencies for criminal investigation after the completion of initial examination by LandsD.
- 2) The existing small house policy allows indigenous villagers to apply for the construction of small houses on private agricultural land. Under the existing arrangement, when processing an application for building a small house on private agricultural land, LandsD will require the applicant to declare in his statutory declaration that he is the sole legal and registered owner of the subject lot. It is also required under a small house building licence that the licensee shall warrant that he has never entered into any arrangement or agreement with any person or persons to

transfer, alienate, dispose of or otherwise deal with the subject lot or any part thereof or any interest therein, or the applicant's rights in and over the subject lot, including but not limited to the right to develop the subject lot or any part thereof.

The act of "selling the rights of a 'ding'" involves a person who has fraudulently breached the above statutory declaration or warranty clause, with a view to deceiving LandsD into issuing a small house grant or a small house building licence. Such an act goes against the policy intent and contravenes the licence terms. LandsD will take lease enforcement actions against proven breaches of the licence terms such as revocation of the free building licence granted and re-entry of the lot as appropriate. In addition, it is against the law to obtain government approval by deception through false representation or fraud. Criminal prosecution can be initiated if the illegal acts are established by the law enforcement departments.

LandsD will, in accordance with the established practice, follow up seriously on suspected cases involving violation of small house grant conditions or building licence terms, including taking lease enforcement actions against cases proven to have breached the terms and conditions, and referring suspected cases to the law enforcement departments for criminal investigation and providing such departments with information relating to reports received by them.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)092****(Question Serial No. 0860)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned under this programme that provision for 2019-20 is \$412.6 million (70.3%) higher than the revised estimate for 2018-19. The Government indicates that this is mainly due to the increased cash flow requirement for non-recurrent items and creation of 22 posts. Will the Government inform this Committee of the following:

- 1) What is the use of the additional estimates of these non-recurrent items?
- 2) What are the post title, duty and annual salary expenditure for 2019-20 for each of these 22 posts?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 14)

Reply:

- 1) The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

2) The details of and provisions for the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20 (\$ million)</u>	<u>Duties</u>
Senior Administrative Officer	1	1.446	Administrative support for streamlining development control
Senior Engineer	1	1.446	Professional support for optimising the use of vacant government sites
Chief Management Services Officer	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager	1	1.446	Information technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner	2	2.892	Professional support for implementing New Development Areas projects

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	0.610	Technical support for implementing harbourfront enhancement initiatives

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)093****(Question Serial No. 0861)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the identification of sites with housing development potential in the short to medium term through land use reviews, the Government stated last year in its reply to this Committee that out of all the potential sites, 104 sites had already been rezoned. On 17 January 2019, the Secretary for Development told the Legislative Council that 146 sites had already been/were being rezoned. Please inform this Committee of the information on the additional 42 sites that have already been/are being rezoned, including 1) the district (by the 18 districts); ii) the location; iii) the housing type (public/private); iv) site area; v) estimated number of units; vi) current status (rezoning completed/underway) of the sites; and vii) the anticipated works commencement date.

i	ii	iii	iv	v	vi	vii

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 17)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, the Government has completed rezoning for 129 sites and initiated statutory rezoning procedures for 17 sites. Of these 146 sites, 104 sites were already rezoned or allocated for housing development at the time of reply to the Special Finance Committee last year (Reply Serial No. DEVB(PL)075), and another 42 sites with their statutory rezoning procedures initiated then. The latest information of these 42 sites, some of which have been rezoned within 2018-19, is at **Annex**.

The anticipated commencement and completion dates of site formation/building works for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant Government departments will closely monitor the progress of the above, with a view to securing completion of the site formation/building works as soon as practicable.

42 potential housing sites with rezoning completed or initiated

1) Sites completed with rezoning in 2018/19 (25 sites)

District	Location <small>(Note 1)</small>	Housing Type	Site Area <small>(ha)</small> <small>(Note 1)</small>	Estimated Flat Number <small>(Note 1)</small>	Progress of Site Formation/ Building Works (as at March 2019)
Southern	Wah Fu North, Pok Fu Lam	Public	2	1 890	To be commenced
	Wah King Street, Pok Fu Lam	Public	0.68	1 360	To be commenced
	Wah Lok Path, Pok Fu Lam	Public	0.36	360	To be commenced
	Kai Lung Wan, Pok Fu Lam	Public	5.54	5 310	To be commenced
		<i>Subtotal^(Note 2)</i> <i>(about): 4 sites</i>	8.58	8 920 <i>(Public: 8 920)</i>	
Kowloon City	Ko Shan Road, To Kwa Wan	Public	0.3	450	To be commenced
		<i>Subtotal^(Note 2)</i> <i>(about): 1 site</i>	0.3	450 <i>(Public: 450)</i>	
Kwun Tong	Ting On Street, Ngau Tau Kok	Public	0.22	378	To be commenced
		<i>Subtotal^(Note 2)</i> <i>(about): 1 site</i>	0.22	380 <i>(Public: 380)</i>	
Sai Kung	South of Chiu Shun Road, Tseung Kwan O	Public	0.46	560	To be commenced
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	2 900	To be commenced
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 600	To be commenced
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 500	To be commenced
		<i>Subtotal^(Note 2)</i> <i>(about): 4 sites</i>	7.26	7 560 <i>(Public: 7 560)</i>	
Sha Tin	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public	0.43	560	Commenced and in progress
		<i>Subtotal^(Note 2)</i> <i>(about): 1 site</i>	0.43	560 <i>(Public: 560)</i>	
Tai Po	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	3.81	1 150	To be commenced
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	2.28	1 210	To be commenced
		<i>Subtotal^(Note 2)</i> <i>(about): 2 sites</i>	6.09	2 360 <i>(Private: 2 360)</i>	

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
Tuen Mun	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Remaining portion), Area 39, Tuen Mun)	Public	0.67	1 020	To be commenced
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public	2.56	3 550	To be commenced
	Hang Fu Street, Area 16, Tuen Mun	Public	0.67	520	To be commenced
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	4.24	2 700	To be commenced
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	2.33	2 940	To be commenced
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940	To be commenced
	Subtotal (Note 2) (about): 6 sites			12.93	11 670 (Public: 10 730 Private: 940)
Yuen Long	Long Bin Interim Housing Phase 1, Yuen Long	Public	10	2 800	To be commenced
	Long Bin Interim Housing Phase 2, Yuen Long	Public		8 900	To be commenced
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	10.6	7 400	To be commenced
	Kam Sheung Road Site 1, Kam Tin South	Public	6.21	3 700	To be commenced
	Kam Sheung Road Site 4a, Kam Tin South	Public	7.06	3 750	To be commenced
	Kam Sheung Road Site 6, Kam Tin South	Public	2.76	1 550	To be commenced
	Subtotal (Note 2) (about): 6 sites			36.63	28 100 (Public: 28 100)
Total (Note 2) (about): 25 sites			72.44	60 000 (Public: 56 700; Private: 3 300)	

Notes:

- 1: The number of sites, estimated site area and flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.
- 2: The figures may not add up to the total due to rounding.

2) Sites with statutory rezoning procedures initiated (as at mid-March 2019)
(13 sites)

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	2.88	2 340	To be commenced
	Ka Wai Man Road Phase 2, Sai Wan	Public			To be commenced
	<i>Subtotal</i> ^(Note 2) <i>(about): 2 sites</i>		2.88	2 340 (Public: 2 340)	
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	293	To be commenced
	<i>Subtotal</i> ^(Note 2) <i>(about): 1 site</i>		0.25	290 (Private: 290)	
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	0.06	93	To be commenced
	322-324 Reclamation Street/445-447 Shanghai Street, Mong Kok	Private	0.03	37	To be commenced
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	0.23	180	To be commenced
	<i>Subtotal</i> ^(Note 2) <i>(about): 3 sites</i>		0.32	310 (Private: 310)	
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public	1.23	1 358	Completed
	Choi Wing Road, Ngau Tau Kok	Public	0.67	1 075	Commenced and in progress
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100	To be commenced
	<i>Subtotal</i> ^(Note 2) <i>(about): 3 sites</i>		4.58	6 530 (Public: 6 530)	
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	0.32	400	To be commenced
	Tai Wo Hau Road Phase 2, Kwai Chung	Public	0.31	400	To be commenced
	San Kwai Street, Kwai Chung	Public	0.55	650	To be commenced
	Lai Kong Street, Kwai Chung	Private	0.38	410	To be commenced
	<i>Subtotal</i> ^(Note 2) <i>(about): 4 sites</i>		1.56	1 860 (Public: 1 450; Private: 410)	
Total ^(Note 2) (about): 13 sites			9.59	11 300 (Public: 10 300; Private: 1 000)	

Notes :

- 1: The number of sites, estimated site area and flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.
- 2: The figures may not add up to the total due to rounding.

3) Sites with rezoning not agreed by the Town Planning Board (4 sites)

District	Location	Housing Type	Site Area (ha)	Estimated Flat Number Involved	Decision of Town Planning Board (TPB)
Tai Po	Near Fung Yuen, Ting Kok	Private	4.78	620	TPB decided on 13 February 2015 to revert the site to “GB” and “Government, Institution or Community” (“G/IC”) zones after hearing of representations/comments relating to amendments to the Tai Po Outline Zoning Plan (OZP)
	West of Nethersole Hospital, Tai Po	Private	0.57	680	TPB decided on 13 February 2015 to revert the site to “GB” zone after hearing of representations/comments relating to amendments to the Tai Po OZP
Southern	East of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	0.44	38	TPB decided on 27 February 2015 to retain the “Green Belt” (“GB”) zone of the site
Sai Kung	North of Tseung Kwan O Village, Tseung Kwan O	Public	3.94	3 700	TPB decided on 21 June 2018 to revert the site to “GB” zone after hearing of representations/comments relating to amendments to the Tseung Kwan O OZP
Total ^(Note 1) (about): 4 sites			9.73	5 040 (Public: 3 700; Private: 1 340)	

Notes:

- 1: Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten. The figures thus may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY**DEVB(PL)094****(Question Serial No. 0862)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the identification of sites with housing development potential in the short to medium term through land use reviews, please inform this Committee of the information on the remaining 70 sites which have not yet been rezoned, including i) the district (by the 18 districts); ii) the location; iii) the proposed housing type (public/private); iv) site area and v) estimated number of units of the sites; and vi) the anticipated date to commence rezoning.

i	ii	iii	iv	v	vi

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 20)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, the Government has completed rezoning for 129 sites and initiated statutory rezoning procedures for 17 sites. As for the remaining 70 sites for which rezoning procedures are yet to be initiated, the latest information is at **Annex**. Subject to completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals, setting out the relevant development details including land area and flat number, in accordance with the established procedures and prior to submitting the proposals for consideration by the Town Planning Board.

**Remaining 70 potential housing sites
with rezoning not yet initiated (as at mid-March 2019)**

District	Location	Housing Type (Note 1)	Year of Announcement
Eastern	Between Cheung Man Road and Chai Wan Park	Public	Note 2
	Behind Chai Wan Swimming Pool, Chai Wan	Public	Note 2
	Hau Yuen Path, Braemar Hill	Private	Note 2
	Braemar Hill Road	Private	Note 2
	Next to St. Joan of Arc Secondary School, Braemar Hill	Private	Note 2
	<i>Subtotal: 5 sites</i>		
Southern	Cape Road, Stanley (Previously known as Near Carmel Road (Cape Road, south to Ma Hang Estate), Stanley)	Private	Note 2
	Near Stanley Village Road (near Ma Hang Prison), Stanley	Private	Note 2
	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang	Private	Note 2
	Red Hill Peninsula, Tai Tam	Private	Note 2
	Site 1, Nam Fung Road, Shouson Hill	Private	Note 2
	Site 2, Nam Fung Road, Shouson Hill	Private	Note 2
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill	Private	Note 2
	<i>Subtotal: 7 sites</i>		
Kwun Tong	Po Lam Road (Near Po Tat Estate), Kwun Tong	Public	Note 2
	<i>Subtotal: 1 site</i>		
Wong Tai Sin	Fung Tak Road, Diamond Hill	Public	Note 2
	Fung Shing Street, Ngau Chi Wan	Public	Note 3
	Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom	Public	Note 3
	<i>Subtotal: 3 sites</i>		
Sham Shui Po	Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po	Public	Note 3
	<i>Subtotal: 1 site</i>		
Kwai Tsing	Container Port Road, Kwai Chung	Public	Note 2
	Wah King Hill Road, Kwai Chung (Previously known as Near Wonderland Villas, Kwai Chung	Private	Note 2

District	Location	Housing Type (Note 1)	Year of Announcement
	Near Mount Haven, Tsing Yi	Public	Note 2
	Site 1, Shek Pai Street, Kwai Chung	Public	Note 2
	Site 2, Shek Pai Street, Kwai Chung	Public	Note 2
	Site 3, Shek Pai Street, Kwai Chung	Public	Note 2
	Subtotal: 6 sites		
Tsuen Wan	Near Cheung Shan Estate, Tsuen Wan	Public	Note 2
	Po Fung Terrace, Tsuen Wan	Private	Note 2
	Castle Peak Road, Tsing Lung Tau	Private	Note 2
	Northern Site, Route Twisk, Tsuen Wan (previously known as Site 1, Route Twisk, Tsuen Wan)	Private	Note 2
	Southern Site, Route Twisk, Tsuen Wan (previously known as Site 2, Route Twisk, Tsuen Wan)	Private	Note 2
	East of the “V” zone, Lung Yue Road, Tsing Lung Tau	Private	Note 2
	South of Ma Wan	Private	Note 3
	Subtotal: 7 sites		
Sai Kung	West of Tsui Lam Estate, Tseung Kwan O	Public	Note 2
	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsung Kwan O	Public	Note 2
	South of Po Lam Road, Tseung Kwan O	Public	Note 2
	North of Po Lam Road South, Tseung Kwan O	Public	Note 2
	Near Ho Chung New Village, Ho Chung	Private	Note 2
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	Note 3
		Subtotal: 6 sites	
Sha Tin	Shek Mun “O” site near Shek Mun Business Area, Sha Tin (Phase 2)	Public	Note 2
	Lower part of Ma On Shan Tsuen Road, Ma On Shan	Public	Note 3
	Upper part of Ma On Shan Tsuen Road, Ma On Shan	Private	Note 3
		Subtotal: 3 sites	
Tai Po	To Yuen Tung at Ma Wo Road, Tai Po	Private	Note 2
	East of Cheung Muk Tau, Ma On Shan (Cheung Muk Tau Site 1)	Public	Note 2
	South of Symphony Bay, Ma On Shan (Cheung Muk Tau Site 2)	Public	Note 2

District	Location	Housing Type (Note 1)	Year of Announcement
	Nam Wa Po, Kau Lung Hang, Tai Po	Public	Note 3
	Tai Wo, Kau Lung Hang, Tai Po	Public	Note 3
	Subtotal: 5 sites		
North	Land at Former Fanling Magistracy, Fanling	Public	Note 2
	Fanling/Sheung Shui Area 30 near Po Shek Wu Road	Public	Note 2
	Ching Hiu Road, Sheung Shui	Public	Note 2
	Fan Garden Site A and its Adjoining Area, Fanling	Public	Note 3
	Fan Garden Site B1, Fanling	Private	Note 3
	Fan Garden Site B2, Fanling	Private	Note 3
	Po Shek Wu Road, Fanling	Public	Note 3
	Junction of Castle Peak Road - Kwu Tung and Fan Kam Road, Near Tai Tau Leng, Fanling	Public	Note 3
	Tong Hang, Fanling	Public	Note 3
	Subtotal: 9 sites		
Tuen Mun	Tak Bond Dangerous Godowns and Highways Department Maintenance Depot, Tai Lam Chung, Tuen Mun	Public	Note 2
	West of Lee Kam STFA Primary School, Tuen Mun	Public	Note 2
	Siu Sau (Northern Portion), So Kwun Wat, Tuen Mun	Public	Note 2
	San Hing Road, Tuen Mun (Phase 1) (previously known as San Hing Road Extension, Tuen Mun)	Public	Note 2
	San Hing Road, Tuen Mun (Phase 2)	Public	Note 2
	Hong Po Road, Tuen Mun	Public	Note 2
	Subtotal: 6 sites		
Yuen Long	Tin Wah Road Phase 1, Lau Fau Shan	Public	Note 2
	Tin Wah Road Phase 2, Lau Fau Shan	Public	Note 2
	Chung Yip Road, Nam Sang Wai, Yuen Long (previously known as Shan Pui Ho East Road (Next to Hong Kong School of Motoring), Yuen Long)	Private	Note 2
	Near Tan Kwai Tsuen (Northern Portion), Yuen Long	Public	Note 2

District	Location	Housing Type (Note 1)	Year of Announcement
	Kam Sheung Road Site 4b, Kam Tin South	Public	Note 2
	Kam Sheung Road Site 5a, Kam Tin South	Public	Note 2
	Near Junction of Castle Peak Road and Kam Tin Road, Au Tau, Yuen Long	Public	Note 3
	Wang Chau Phases 2 and 3, Yuen Long	Public	Note 3
	Tai Yuk Road, Area 13, Yuen Long	To be Confirmed	Note 3
	Tung Shing Lei, Yuen Long	Public	Note 3
	“REC” site, Ping Shan, Yuen Long	Public	Note 3
	<i>Subtotal: 11 sites</i>		
Total	70 sites		

Notes :

- 1: The housing type is for reference only, and may be subject to changes taking into account factors such as technical studies and public consultations.
- 2: Some 150 potential housing sites announced in the 2014 Policy Address
- 3: 26 potential housing sites announced in the 2017 Policy Address

CONTROLLING OFFICER'S REPLY**DEVB(PL)095****(Question Serial No. 0863)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the 104 sites with housing development potential in the short to medium term which were rezoned last year, please set out the information of these sites in the following table, including 1) the district (by the 18 districts); ii) the location; iii) the housing type (public/private); iv) site area; v) estimated number of units; vi) current status (site formation commenced/anticipated to commence) of the sites; and vii) the anticipated completion/commencement date of site formation.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 21)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, the Government completed rezoning for 129 sites and initiated statutory rezoning procedures for 17 sites. Of these 146 sites, 104 sites were already rezoned or allocated for housing development at the time of reply to the Special Finance Committee last year (Reply Serial No. DEVB(PL)075), and another 42 sites with their statutory rezoning procedures initiated then. The information of these 104 sites is set out at the **Annex**.

The anticipated commencement and completion dates of site formation/building works for individual sites are subject to a host of factors, including progress of feasibility studies, rezoning, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, etc. Relevant Government departments will closely monitor the progress of the above, with a view to securing completion of the site formation/building works as soon as practicable.

104 potential housing sites completed with rezoning /allocated for residential use

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800	Commenced and in progress
	Java Road, North Point	Public	0.12	240	To be commenced
	Subtotal ^(Note 2) (about): 2 sites		0.45	1 040 (Public: 1 040)	
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	1.27	32	Commenced and in progress
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	2.55	210	Commenced and in progress
	Lee Nam Road, Ap Lei Chau	Private	1.18	1 416	Commenced and in progress
	Subtotal ^(Note 2) (about): 3 sites		5	1 660 (Private: 1 660)	
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	0.91	910	Commenced and in progress
	Mok Cheong Street, Ma Tau Kok	Public	0.41	600	To be commenced
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	1.13	680	To be commenced
	Subtotal ^(Note 2) (about): 3 sites		2.45	2 190 (Public: 600 Private: 1 590)	
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660	To be commenced
	Lei Yue Mun Path, Lei Yue Mun	Private	0.32	375	Commenced and in progress
	Sau Ming Road, Kwun Tong	Public	0.28	325	Completed
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	1.06	730	Commenced and in progress
	Hui Ming Street/Hui Kwong Street, Kwun Tong	Public	1.13	1 080	Commenced and in progress
	Ko Chiu Road, Yau Tong	Private	0.37	500	To be commenced
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 000	To be commenced

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	Private	1.83	1 220	Commenced and in progress
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	Public	1.41	1 125	To be commenced
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be Confirmed	To be Confirmed	To be Confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	To be Confirmed	To be Confirmed	To be Confirmed	To be confirmed
	Subtotal ^(Note 2) (about): 11 sites			8.23	8 020 (Public: 5 190 Private: 2 830)
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street) Sham Shui Po	Private	0.31	475	Commenced and in progress
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public	0.62	800	Commenced and in progress
	North of Yin Ping Road, Tai Wo Ping	Private	2.04	980	Commenced and in progress
	Subtotal ^(Note 2) (about): 3 sites			2.97	2 260 (Public: 800 Private: 1 460)
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	Private	0.62	740	Commenced and in progress
	Near Cheung Wang Estate, Tsing Yi	Private	0.14	153	To be commenced
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B, Tsing Yi	Public	2.29	2 800	Commenced and in Progress
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be Confirmed	To be Confirmed	To be Confirmed	To be confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (Situated within Ching Hong Road North project Phase 3)	Public	1.17	1 680 (For the whole Ching Hong Road North Phase 3)	To be commenced
	Subtotal ^(Note 2) (about): 5 sites			4.22	5 370 (Public: 4 480 Private: 890)

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	0.49	175	Commenced and in progress
	Sha Tsui Road, Tsuen Wan	Public	1.02	970	Completed
	Four "CDA" sites between Sha Tsui Road and Yeung Uk Road, Tsuen Wan	Private	3.61	3 550	To be commenced
	Subtotal (Note 2) (about): 6 sites		5.12	4 700 (Public: 970 Private: 3 730)	
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16	Commenced and in progress
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500	Completed
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200	Commenced and in progress
	Subtotal (Note 2) (about): 3 sites		1.85	1 720 (Public: 1 700 Private: 20)	
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	0.13	4	Completed
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	0.35	61	Commenced and in progress
	Hong Tsuen Road, Sai Kung Tuk	Private	0.87	318	Completed
	Anderson Road Quarry (Site 1)(including Sites RS-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8)	Public	9.51	8 610	Commenced and in progress
	Anderson Road Quarry (Site 2)(including Sites R2-1, R2-9 and R2-10)	Private and Starter Homes	2.55	2 121	To be commenced
	Subtotal (Note 2) (about): 5 sites		13.41	11 110 (Public: 8 610 Private: 2 500)	
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29	270	Completed
	Mei Tin Estate, Area 4C, Shatin	Public	0.24	220	Completed
	Whitehead, Ma On Shan	Private	6.12	1 050	Commenced and in progress
	Shui Chuen O, Shatin	Public	12.45	11 123	Completed
	Hang Kwong Street, Ma On Shan	Private	0.35	178	Completed
	Ma Kam Street, Ma On Shan	Private	0.31	310	Completed

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)	
	Kwei Tei Street, Fo Tan	Public	4.09	4 850	Commenced and in Progress	
	Wo Sheung Tun Street, Fo Tan	Public	0.86	806	Commenced and in Progress	
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	0.83	422	Commenced and in progress	
	Au Pui Wan Street, Area 16B, Fo Tan	Public	0.7	810	Commenced and in Progress	
	North of Tai Po Road near Garden Villa, Tai Wai	Private	0.33	140	Commenced and in progress	
	North of To Shek Service Reservoir, Sha Tin	Private	1.13	680	Commenced and in progress	
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public	0.59	735	Commenced and in progress	
	Ma On Shan Road (Northern Portion)	Public	1.93	2 100	Commenced and in progress	
	Ma On Shan Road (Southern Portion)	Public				
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	0.67	400	Commenced and in progress	
	Whitehead, Ma On Shan	Private	0.46	180	Commenced and in progress	
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.9	1 900	To be commenced	
	Subtotal ^(Note 2) (about): 18 sites			33.25	26 170 (Public: 22 810 Private: 3 360)	
	Tai Po	Pak Shek Kok, Tai Po	Private	3.8	1 580	Commenced and in progress
Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po		Private	8	3 380	Commenced and in progress	
Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po		Private				
Site 1C, Chong San Road, Pak Shek Kok, Tai Po		Private				
Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po		Private				
Lo Fai Road (Eastern Portion)		Private	4.13	660	Commenced and in progress	

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
	Lo Fai Road (Western Portion)	Private			
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785	Commenced and in progress
	Chung Nga Road East, Tai Po	Public	7.77	6 850	Commenced and in Progress
	Area 9, Tai Po	Public			
	Chung Nga Road West, Tai Po	Public	1.78	950	To be commenced
	Near Cheung Shue Tan Road, Tai Po Kau	Private	1.08	150	To be commenced
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	2.09	280	To be commenced
	Subtotal ^(Note 2) <i>(about): 13 sites</i>		32.9	15 640 <i>(Public: 7 800 Private: 7 840)</i>	
North	Ex-Kin Tak Public School, Kwu Tung South	Private	0.64	43	Commenced and in progress
	Choi Yuen Road, Fanling Area 27	Public	1.24	1 160	Commenced and in Progress
	South of Yung Shing Court, Fanling Area 49	Public	0.82	780	Commenced and in Progress
	Queen's Hill (Site 1), Lung Yeuk Tau	Public	13.77	12 000	Commenced and in Progress
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	3.97	2 200	To be commenced
	Pak Wo Road, Fanling	Public	1.14	1 467	Commenced and in progress
	Area 48, Fanling/Sheung Shui	Public	4	4 000	To be commenced
	Subtotal ^(Note 2) <i>(about): 7 sites</i>		25.58	21 650 <i>(Public: 21 610 Private: 40)</i>	
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	0.22	140	Commenced and in progress
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	2.68	1 290	Commenced and in progress

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	0.75	390	Commenced and in progress
	Tsun Wen Road, Tuen Mun	Private	1.56	1 900	To be commenced
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	1.1	190	Commenced and in progress
	Tsing Ha Lane, Area 20, Tuen Mun	Private	0.61	370	Commenced and in progress
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	2.4	1 160	Commenced and in progress
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530	Commenced and in progress
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.48	380	To be commenced
	Area 29 West, Tuen Mun	Public	1.32	830	To be commenced
	Area 2, Tuen Mun	Public	0.25	290	Commenced and in progress
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	2.78	1 586	To be commenced
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	6.03	2 000	Commenced and in progress
	North of The Aegean, So Kwun Wat, Tuen Mun	Private			To be commenced
	North of Fiona Garden, So Kwun Wat, Tuen Mun	Private			To be commenced
	Area 54 Site 5, Tuen Mun	Public	0.77	700	To be commenced

District	Location (Note 1)	Housing Type	Site Area (ha) (Note 1)	Estimated Flat Number (Note 1)	Progress of Site Formation/ Building Works (as at March 2019)
	Kei Lun Wei, Area 54, Tuen Mun	Public	1	1 000	To be commenced
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	1.22	720	To be commenced
	Subtotal ^(Note 2) (about): 18 sites		24.05	13 480 (Public: 3 200 Private: 10 280)	
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240	Completed
	Tak Yip Street, Tung Tau, Yuen Long	Private	3.87	430	Completed
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public		230	Completed
	Two "R(E)1" sites at Wang Yip Street West, Yuen Long	Private		2 820	To be commenced
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private	3.22	551	Commenced and in progress
	Wang Chau Phase 1, Yuen Long	Public	5.67	4 000	To be commenced
	Subtotal ^(Note 2) (about): 7 sites		16.47	9 270 (Public: 5 470 Private: 3 800)	
Total ^(Note 2) (about): 104 sites			175.95	124 300 (Public: 84 300 Private: 40 000)	

Notes:

- 1: The number of sites, estimated site area and flat numbers are subject to technical and other assessments and changes. Site areas are rounded to the nearest two decimal places and flat numbers are rounded to the nearest ten or hundred.
- 2: The figures may not add up to the total due to rounding.

CONTROLLING OFFICER'S REPLY**DEVB(PL)096****(Question Serial No. 0864)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) Details of the railway property development projects over the past three financial years, including the project names, locations, estimated number of units, gross floor areas, developer names, and the building covenant period expiry dates;
- 2) Details of the railway property development projects of which the construction works will start within 24 months, including the project names, locations, estimated number of units, gross floor areas and the developer names.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 22)

Reply:

- 1) Information on railway property development projects in the past three financial years (i.e. from 1 April 2016 up to 28 February 2019) is set out below:

Railway property development projects ^(Note 1)				
Project Name (Lot No.)	Developer	Estimated flat number ^(Note 2)	Maximum Gross Floor Area (GFA) ^(Note 3)	Building covenant expiry date ^(Note 4)
2016-17				
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	Gold Brilliant Investment Limited	1 000	69 000	31 December 2023
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	Ease Harvest Investments Limited	800	53 600	11 June 2024

2017-18				
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District 103)	Grand Ample Limited	2 000	114 896	30 September 2025
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	High Crown Holdings Limited	600	45 800	16 January 2025
2018-19 (up to end February 2019)				
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (New Kowloon Inland Lot No. 6602)	Top Oasis Limited	500	30 225	31 December 2026
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	Grace Castle Corporation Limited	1 000	59 400	12 March 2025
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	Queen Investments Limited	1 200	92 900	23 September 2026

Note 1: Based on the date of tender invitation by MTR Corporation Limited (MTRCL).

Note 2: Actual flat number is subject to the actual design of the proposed development.

Note 3: Maximum GFA as specified in the Conditions of Grant/Modification Letter/Conditions of Exchange.

Note 4: Building covenant expiry date as specified in the Conditions of Grant/Modification Letter/Conditions of Exchange.

- 2) The Development Bureau does not have information on construction works programme of railway property development projects.

CONTROLLING OFFICER'S REPLY**DEVB(PL)097****(Question Serial No. 2704)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the work with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects and related matters, please advise this Committee on the following:

- Information on all the sites granted at nominal premium to the subsidiaries of the West Rail Property Development Limited by the Government since the rail merger in 2007, including i) the project name; ii) the site area; and iii) the number of flats can be produced or expected to be produced, with breakdown by project names in the table below:

i)	ii)	iii)

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 7)

Reply:

Information on sites granted at nominal premium to the subsidiaries of the West Rail Property Development Limited for railway property development since the rail merger in 2007 is set out below:

Location	Site Area (square metres)	Estimated Flat Number ^(Note)
Tsuen Wan West Station TW5 (Cityside)	13 350	953
Tsuen Wan West Station TW5 (Bayside)	42 870	2 406
Tsuen Wan West Station TW6	13 804	983
Nam Cheong Station	61 755	3 410
Long Ping Station (South)	8 398	720
Long Ping Station (North)	9 900	912
Yuen Long Station	39 100	1 970
Kam Sheung Road Station Package 1	41 687	2 000

Note: The estimated flat number for each site was based on the latest information including the approved building plans. The actual flat number is subject to the design eventually adopted by the developers.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)098****(Question Serial No. 2705)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Pilot Scheme for Arbitration on Land Premium, please inform this Committee of the following: How many applications have been received since the launch of the Pilot Scheme (including its extension in 2016)? Among these, how many cases have been completed? Please provide the processing expenditure and time involved for each of the cases. Will the Government consider further extending the coverage of the Pilot Scheme upon its completion?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 8)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 and was last extended in October 2018 for two years up to October 2020.

As at the end of February 2019, the Lands Department (LandsD) had extended a total of 33 invitations to the lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 33 invitations, one involving a net increase of about 30 flats proceeded to arbitration which was concluded in December 2015. For that particular case, it took about 11 weeks from the formation of the Arbitral Tribunal to the issue of final award and the Government incurred an expenditure of around \$1.3 million on professional expenses and its share of the arbitration fees (not counting the in-house manpower resources deployed). For the remaining invitations, the applicants chose to continue the premium negotiations with LandsD, including two lease modification/land exchange cases in which the applicants had once agreed in principle to proceed to arbitration, but later decided to accept the land premium proposed by LandsD without the need for arbitration.

Separately, LandsD declined one application for arbitration which did not meet the policy objective of increasing land supply that case was later settled through premium negotiation.

The Government is now exploring possible refinements to the detailed implementation arrangements of the Pilot Scheme, and will consult the relevant professionals and stakeholders when ready later in the year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 2706)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) was amended in 2010, 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 in the past five years, including the information on:

i) Lot number; ii) address of the property; iii) site area; iv) transaction price by auction (\$ million); v) number of residential units before redevelopment; vi) number of residential units after redevelopment; vii) details of the combination of sites.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 11)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council 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 development of the cases with compulsory sale orders granted in the past five years are at Annex.

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
					Number of residential flats	Number of residential flats	
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	2,139.649m ²	\$1 739	161	*	Building construction has not been completed
LDCS 3000/2014	Subsection 1 of Section J of Kowloon Inland Lot No. 1171 and the Remaining Portion of Section J of Kowloon Inland Lot No. 1171	Nos. 148-148A Austin Road, Kowloon, Hong Kong	531.632m ²	\$286.9	20 (Total no. of domestic flats of Nos. 148-150A Austin Road)	Not Applicable	The redevelopment site covers Nos.148-150A Austin Road and the development is a hotel. OP for the redevelopment has been issued
LDCS 7000/2014	Kwun Tong Inland Lot No.3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#	\$1 621.6	0	#	No approved redevelopment proposal
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 ²	\$750	97	*	Works not yet commenced
LDCS 9000/2014	Sub-section 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 ² (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, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon,)	\$473	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)	*	The redevelopment site covers Nos. 452-462 Sai Yeung Choi Street, which is <u>not</u> under compulsory sale application no. LDCS 9000/2014. Works not yet commenced

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
					Number of residential flats	Number of residential flats	
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 ² (Aggregate site area of Nos.13-23 Jupiter Street)	\$197	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	*	The redevelopment site covers Nos. 13-23 Jupiter Street Building construction has not been completed
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m ²	\$941	48	*	Building construction has not been completed
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 ²	\$267	24	*	Building construction has not been completed
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 ² (Aggregate site area of 99-103A Connaught Road West)	\$309	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	Not applicable	The approved proposal is a hotel or commercial development, which may be confirmed later by the lot owner. The redevelopment site covers Nos. 99-103A Connaught Road West Works not yet commenced
			1274.695m ² (Aggregate site area of 96-103A Connaught Road West & 91 Des Voeux Road West)			Not applicable	Another approved proposal is a hotel or commercial development, which may be confirmed later by the lot owner. The redevelopment site covers nos. 96-103A Connaught Road West and 91 Des Voeux Road West. Works not yet commenced.

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
					Number of residential flats	Number of residential flats	
LDCS 22000/2014	The Remaining Portion of Sub-section 3 of Section M of Kowloon Marine Lot No. 28	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	1,868.651m ²	\$1 698	238	*	Building construction has not been completed
LDCS 23000/2014	Section K, L, M and N of New Kowloon Inland Lot No. 3586	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	#	\$418	12	#	No approved development proposal
LDCS 24000/2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	#	\$106.4	12	#	No approved development proposal
LDCS 25000/2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon (The site is renamed as No. 10 La Salle Road, Ho Man Tin)	839.5m ²	\$128.1	32	*	Building construction has not been completed
LDCS 1000/2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1 756.705 m ²	\$2 055	60	*	Works not yet commenced

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
					Number of residential flats	Number of residential flats	
LDCS 3000/2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m ²	-- (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled.)	10	*	The redevelopment site covers Nos. 21-27 Ashley Road. Works not yet commenced.
LDCS 6000/2015	Sub-section 1 of Section B of Inland Lot No. 120 and Sub-section 1 of Section B of Inland Lot No. 122	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	629.989m ²	\$1 049.3	38	*	Works not yet commenced
LDCS 9000/2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m ²	\$1 620	81	*	The redevelopment site covers Nos. 222-228 Wan Chai Road Works not yet commenced
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	1,045.728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	\$413	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	*	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road Works not yet commenced
LDCS 17000/2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m ²	\$441	8	*	The redevelopment site covers Nos. 11-15 Matheson Street Works not yet commenced

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
					Number of residential flats	Number of residential flats	
LDCS 1000/2016	Section B of Shaui-wan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1,198.837m ²	\$1 401	135	*	Works not yet commenced
LDCS 4000/2016	The Remaining Portion of Section A and B, Sub-section 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	No. 61, 63, 65 and 67 Soy Street, Kowloon	328.317m ²	\$386.4	15	*	Works not yet commenced
LDCS 5000/2016	Section A-E and the Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No. 1, Kowloon	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	1223.997m ²	\$1 445	42	*	Works not yet commenced
LDCS 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	#	\$485	28	#	No approved redevelopment proposal
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	\$81.2	6	#	No approved redevelopment proposal
LDCS 3000/2018	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	#	(Auction yet to be conducted)	15	#	No approved redevelopment proposal

Legend :

Information is not available since a redevelopment proposal has yet to be submitted/approved

* According to established practice, information on the number of residential flats cannot be disclosed under the obligation of confidence. The information would be made available in the Occupation Permit after the redevelopment project is completed

CONTROLLING OFFICER'S REPLY

DEVB(PL)100

(Question Serial No. 2708)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget Speech that “over the past two years, we increased short-term land supply through land sale, rezoning, railway property development and projects of the URA, etc. 78 sites were identified”. Please provide the details of such sites in the following format, including i) the district (by the 18 districts); ii) the location; iii) the housing type (public/private); iv) site area and v) estimated number of units of the sites.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 16)

Reply:

In terms of rezoning efforts, statutory planning procedures for 54 public and private housing sites have been initiated over the past two years, with a total flat yield of about 81 000. Details are set out at **Annex A**. During the same period, a total of 33 private housing sites were successfully tendered through government land sale, as railway property development projects and as the Urban Renewal Authority's projects, which are capable of providing about 19 700 housing units in total. Details are set out at **Annex B**. The figure of 78 sites involving 93 000 units mentioned in paragraph 131 of the Budget Speech 2019-20 is the aggregate total of figures in the two Annexes, with adjustment to avoid double-counting of private housing sites that were both rezoned and sold.

As with the established practice, the respective District Councils, local community and relevant stakeholders will be consulted, as appropriate, on the rezoning proposals in the context of the statutory town planning process which involves also the submissions of public representations and comments to the Town Planning Board (TPB). The statutory rezoning process with community participation at different stages enables public views to be

aired and heard before TPB considers and submits the amended Outline Zoning Plan to the Chief Executive in Council for approval. TPB will ensure propriety and reasonableness in the town planning process in its discharge of statutory functions under the Town Planning Ordinance (Cap. 131).

54 Sites with Rezoning initiated over the past two years (2017 and 2018)

	Location	Site Area (hectares) (about) <small>Note 1</small>	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number <small>Note 1</small>	Rezoning Progress (as at March 2019)
1	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	1.13	3.6	Private	680	Rezoning Completed
2	Site near Shek Mun Business Area, Sha Tin (Phase 1)	0.43	6	Public	560	Rezoning Completed
3	Hang Tau Road, Kwu Tung South	1.872	0.4	Private	30	Rezoning Completed
4	Hang Tau Tai Po, Kwu Tung South	5.947	0.4	Private	114	Rezoning Completed
5	Wang Chiu Road, Kowloon Bay	2.68	7.5	Public	4 100	Rezoning in Progress
6	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	3.81	3.6	Private	1 150	Rezoning Completed
7	Ma Wo Road, Tai Po	2.28	4	Private	1 210	Rezoning Completed
8	Yau King Lane near Tsiu Hang, Area 39, Tai Po	3.641	1.2	Private	795	Rezoning Completed
9	South of Chiu Shun Road, Tseung Kwan O	0.46	6.5 <small>Note 2</small>	Public	560	Rezoning Completed
10	East of Movie City, Tseung Kwan O	2.26	6.5 <small>Note 2</small>	Public	2 900	Rezoning Completed
11	Northwest of Ying Yip Road, Tseung Kwan O	1.59	6.5 <small>Note 2</small>	Public	1 600	Rezoning Completed
12	West of Yau Yue Wan Village, Tseung Kwan O	2.95	6.5 <small>Note 2</small>	Public	2 500	Rezoning Completed
13	Wah Fu North, Pok Fu Lam	2	7	Public	1 890	Rezoning Completed
14	Wah King Street, Pok Fu Lam	0.68	7	Public	1 360	Rezoning Completed
15	Wah Lok Path, Pok Fu Lam	0.36	7	Public	360	Rezoning Completed
16	Kai Lung Wan, Pok Fu Lam	5.54	7	Public	5 310	Rezoning Completed

	Location	Site Area (hectares) (about) <small>Note 1</small>	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number <small>Note 1</small>	Rezoning Progress (as at March 2019)
17	Junction of Shek Pai Wan Road and Tin Wan Hill Road	0.78	9.8	Public	600	Rezoning Completed
18	Long Bin Interim Housing Phase 1, Yuen Long	10	6.5 <small>Note 2</small>	Public	2 800	Rezoning Completed
19	Long Bin Interim Housing Phase 2, Yuen Long			Public	8 900	Rezoning Completed
20	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	6.5 <small>Note 2</small>	Public	7 400	Rezoning Completed
21	South of Park Villa, Tong Yan San Tsuen, Yuen Long	0.078	1	Private	13	Rezoning Completed
22	Sha Tseng Road, Tong Yan San Tsuen, Yuen Long	0.063	1	Private	1	Rezoning Completed
23	Ting On Street, Ngau Tau Kok	0.2219	7.5	Public	378	Rezoning Completed
24	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2)	0.67	6.5 <small>Note 2</small>	Public	1 020	Rezoning Completed
25	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	2.78	4	Private	1 586	Rezoning Completed
26	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	2.56	6.5 <small>Note 2</small>	Public	3 550	Rezoning Completed
27	Tseng Tau Sheung Tsuen South, Tuen Mun	4.24	6.5 <small>Note 2</small>	Public	2 700	Rezoning Completed
28	Wu Shan Road, Tuen Mun	2.33	6.5 <small>Note 2</small>	Public	2 940	Rezoning Completed
29	Hang Fu Street, Area 16, Tuen Mun	0.67	6.5 <small>Note 2</small>	Public	520	Rezoning Completed
30	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	4	Private	940	Rezoning Completed

	Location	Site Area (hectares) (about) <small>Note 1</small>	Proposed Domestic Plot Ratio (PR)	Housing Type	Estimated Flat Number <small>Note 1</small>	Rezoning Progress (as at March 2019)
31	South of So Kwun Wat Road, Tuen Mun Area 56	2.752	2.6	Private	1 326	Rezoning Completed
32	Kam Sheung Road Site 1, Kam Tin South	6.21	3 <small>Note 2</small>	Public	3 700	Rezoning Completed
33	Kam Sheung Road Site 4a, Kam Tin South	7.06	3 <small>Note 2</small>	Public	3 750	Rezoning Completed
34	Kam Sheung Road Site 6, Kam Tin South	2.76	3 <small>Note 2</small>	Public	1 550	Rezoning Completed
35	San Kwai Street, Kwai Chung	0.55	6	Public	650	Rezoning in Progress
36	Ko Shan Road, To Kwa Wan	0.3	7.5	Public	500	Rezoning Completed
37- 42 (6 sites)	Kai Tak (public housing) Sites 2B1, 2B2, 2B3, 2B4, 2B5 & 2B6	7.41	6.5	Public	3 813 (Additional flats after intensification under the Review Study <small>Note 3</small>)	Rezoning Completed
43- 54 (12 sites)	Kai Tak (private housing) Sites 3E1&2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4A1, 4A2, 4E1 and 4E2	13.44	4.5 to 7	Private	7 259 (Additional flats after intensification under the Review Study <small>Note 3</small>)	Rezoning Completed
Total Estimated Flat Number from Rezoning					81 015	

Note

¹ The site area and estimated flat numbers are subject to technical and other assessments and changes.

² The plot ratio is the maximum plot ratio (including both domestic and non-domestic).

³ In light of the new planning circumstances and development opportunities, the Government commenced in 2013 a review on the planning for Kai Tak Development (KTD) and commissioned a technical study (“the Review Study”) to explore the feasibility of increasing the development intensity of KTD to meet the demand for housing and office land and to make enhancements to the land use proposals. To take forward the recommendations under the Review Study, proposed amendments to the draft Kai Tak OZP were made in January 2017 to increase the development intensity of KTD.

33 Private Housing Sites Successfully Tendered in 2017 and 2018

I. Government Land Sale						
Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User ^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres) ^{Note 2}	Estimated Flat Number ^{Note 3}
2017						
1	20 January 2017	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	1.1761	Residential	Not specified	1 416
2	10 February 2017	Kai Tak Area 1L Site 2, Kowloon (NKIL 6563)	0.9482	Residential	51 202	853
3	13 April 2017	Kai Tak Area 1K Site 1, Kowloon (NKIL 6567)	0.9721	Residential	52 492	874
4	19 May 2017	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	1.2205	Residential	43 938	732
5	16 June 2017	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	0.4620	Residential	11 088	185
6	14 July 2017	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	0.2480	Residential	992	14
7	11 August 2017	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	0.7660	Residential	5 450	77

Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User ^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres) ^{Note 2}	Estimated Flat Number ^{Note 3}
8	29 September 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	1.9348	Residential	91 770	1 260
9	24 November 2017	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	0.02007	Residential	Not specified	14
10	15 December 2017	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	1.1262	Residential	40 543	678
11	22 December 2017	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	0.5354	Residential	24 093	401
2018						
12	15 February 2018	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	0.13356	Residential	Not specified	130
13	29 March 2018	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	1.6556	Residential	99 027	1 470
14	15 June 2018	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	0.3680	Residential	27 600	500
15	21 September 2018	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	0.1748	Residential	943.9	18

Item	Tender Invitation Date	Location (Lot number)	Site Area (hectares) (about)	User ^{Note 1}	Maximum residential Gross Floor Area (GFA) under land lease (square metres) ^{Note 2}	Estimated Flat Number ^{Note 3}
16	21 September 2018	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	0.9706	Residential	53 383	711
17	28 September 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	0.5503	Residential	2 201	31
18	28 September 2018	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	0.9708	Residential	53 394	711
19	2 November 2018	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	0.2692	Residential	1 076	15
20	9 November 2018	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	0.9048	Residential	55 192	736
21	7 December 2018	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	1.0956	Residential	58 066	774
22	28 December 2018	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	3.2900	Residential	Not specified	1 109
Total Estimated Flat Number from Government Land Sale						12 709

II. Railway property development projects						
Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease (square metres) ^(Note 2)	Estimated number of flats ^(Note 3)
2017						
23	25 January 2017	Wong Chuk Hang Station – Package 1 (AIL 467)	1.07	Private residential purposes	53 600	800
24	26 April 2017	West Rail Kam Sheung Road Package 1 at Yuen Long, New Territories (Lot 1040 in DD 103)	4.1687	Non-industrial (excluding godown, hotel and petrol filling station) purposes	114 896	2 000
25	6 November 2017	Wong Chuk Hang Station – Package 2 (AIL 467)	0.92	Private residential purposes	45 800	600
2018						
26	6 April 2018	Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (NKIL 6602)	0.4030	Private residential purposes	30 225	500
27	29 June 2018	Wong Chuk Hang Station – Package 3 (AIL 467)	1.860	Non-industrial (excluding railway, godown, hotel and petrol filling station) purposes	92 900	1 200
28	21 September 2018	Ho Man Tin Station Package 2 (KIL 11264)	1.220	Residential	59 400	1 000
Total Estimated Flat Number from Railway property development projects						6 100

III. Projects of the Urban Renewal Authority						
Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease (square metres) ^(Note 2)	Estimated number of flats ^(Note 3)
2017						
29	18 January 2017	Peel Street/ Graham Street, Sheung Wan - Site A (IL 9064)	0.08925	Non-industrial (excluding godown, office, hotel and petrol filling station) purposes	7 828	116
30	25 April 2017	8 – 10 Fuk Chak Street/No. 7 – 9 Li Tak Street, Tai Kok Tsui (KIL 11259)	0.0768	Non-industrial (excluding godown, hotel and petrol filling station) purposes	5 103	96
31	2 November 2017	Reclamation Street/Shantung Street, Mong Kok (KIL 11254)	0.13899	Non-industrial (excluding godown, hotel and petrol filling station) purposes	10 424	187
2018						
32	3 May 2018	Tung Chau Street/Kweilin Street, Sham Shui Po (NKIL 6559)	0.1490	Non-industrial (excluding godown, office, hotel and petrol filling station) purposes	11 175	209

Item	Tender invitation date	Location (Lot number)	Site area (hectares) (about)	User ^(Note 1)	Maximum residential GFA under land lease (square metres) ^(Note 2)	Estimated number of flats ^(Note 3)
33	7 September 2018	Castle Peak Road/Un Chau Street, Sham Shui Po (NKIL 6585)	0.1649	Non-industrial (excluding godown, hotel and petrol filling station) purposes	12 367	261
Total Estimated Flat Number from projects of the Urban Renewal Authority						869

Note

⁴ The users 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.

⁵ Maximum residential GFA figures specified in the land lease.

⁶ The actual flat number and flat size will depend on the actual design of the proposed development.

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 2710)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) Regarding West Rail property development projects with which the MTR Corporation Limited (MTRCL) implements as the agent of the West Rail Property Development Limited, please provide information on the property development projects under development and planning, their respective expected completion dates, numbers of flats to be produced and the expected sales dates.
- 2) Regarding the MTRCL's own property development projects, please provide information on the property development projects under development and planning, their respective expected completion dates, numbers of flats to be produced and the expected sales dates.
- 3) Among the above-mentioned projects, how many of the units produced are estimated to be less than 20 square metres in area?
- 4) It is mentioned in the Policy Address that the MTRCL's site in Siu Ho Wan will be rezoned for public housing development. Has the Government any plan to re-allocate other West Rail or MTRCL projects yet to be launched for public housing (e.g. "Starter Homes" units)?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 25)

Reply:

- 1), 2) and 3) Information of West Rail property development projects (implemented by the MTR Corporation Limited (MTRCL) as agent of the West Rail Property Development Limited) and MTRCL's projects is set out in the table below. The size of the units and the expected sale date will be subject to the actual development programme of the developers.

West Rail property development projects		
Project	Expected Completion Year	Estimated Flat Number^(Note 1)
<u>Projects under development</u>		
Tsuen Wan West Station TW5 (Cityside)	2019	953
Tsuen Wan West Station TW5 (Bayside)	2019	2 406
Nam Cheong Station	2019	3 410
Long Ping Station (South)	2020	720
Yuen Long Station	2022	1 970
Kam Sheung Road Station Package 1	2022	2 000
<u>Project under planning</u>		
Kam Sheung Road Station Package 2	to be determined	1 040

MTRCL's projects		
Project	Expected Completion Year	Estimated Flat Number^(Note 1)
<u>Projects under development</u>		
Tseung Kwan O Area 86 Package 5	2019	1 600
Tseung Kwan O Area 86 Package 6	2020	2 392
Tseung Kwan O Area 86 Package 7	2022	1 120
Tseung Kwan O Area 86 Package 8	2021	1 422
Tseung Kwan O Area 86 Package 9	2022	1 653
Tseung Kwan O Area 86 Package 10	2022	893
Tai Wai Station	2021	3 090
Tin Wing Station	2021	1 976
Ho Man Tin Station Package 1	2021	930
Ho Man Tin Station Package 2	2023	1 000
Wong Chuk Hang Station Package 1	2021	800
Wong Chuk Hang Station Package 2	2022	600
Wong Chuk Hang Station Package 3	2023	1 200
Yau Tong Ventilation Building site	2023	500
<u>Projects under planning^(Note 2)</u>		
Tseung Kwan O Area 86 Remaining Packages	To be determined	6 230
Wong Chuk Hang Station Remaining Packages	To be determined	2 300
Siu Ho Wan depot	To be determined	14 000

Note 1: The actual flat numbers are subject to the design eventually adopted by the developers.

Note 2: Among the projects under planning, two projects at Wong Chuk Hang Station and Tseung Kwan O Area 86 (LOHAS Park) with a capacity to produce a total of some 2 650 flats are expected to be tendered by MTRCL in 2019-20.

- 4) According to the approved Siu Ho Wan Outline Zoning Plan, the Siu Ho Wan Depot Site is currently zoned “Other Specified Uses” annotated “Railway Depot and Public Transport Interchange with Commercial/Residential Development”. The Government hopes to develop the depot site into a Siu Ho Wan community with public and private housing as well as community facilities, with due regard to factors including planning, transport infrastructure capacity, development timeline, interface with the continuous operation of the depot facilities and MTRCL’s participation. A layout plan will be submitted to the Town Planning Board for obtaining planning permission for the commercial/residential development on the Site.

For sites where the relevant leases have already conferred the right to develop private housing to MTRCL, the Government will respect the relevant contractual provisions under lease. For other sites granted mainly for railway-related purposes, the Government will continue to explore with the MTRCL the possibility of pursuing topside developments for individual sites, with a view to making gainful use of the sites for residential and other developments serving the needs of the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 2407)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding control over brownfield sites, will the Government advise this Committee of the following:

1. The Task Force on Land Supply recommends in its report according priority to the development of brownfield sites in the New Territories. Such a policy may lead to unnecessary proliferation of agricultural land in the New Territories. Has the Government considered conducting a freezing survey on brownfield sites? If yes, what is the timetable, expenditure and manpower involved? If not, what are the reasons.
2. Please advise on the progress of “the Study on Existing Profile and Operations of Brownfield Sites in the New Territories” commissioned in 2017.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 27)

Reply:

1. If individual brownfield sites fall within the areas of public development projects requiring land resumption and clearance, Government will continue to carry out “freezing surveys” to capture information on the brownfield sites concerned in accordance with the established procedures, for assessing the eligibility for compensation and ex-gratia allowances.

Government has no intention to condone unauthorised brownfield developments, for which enforcement actions will continue to be taken under the relevant regulatory regimes. On the contrary, where the so-called brownfield operations do not involve unauthorised developments (i.e. the use concerned is permitted under the Outline Zoning Plans or approved by the Town Planning Board), Government does not think

it is appropriate to prevent such economically active operations across the board as they are an important component of our production chain. In the circumstances, Government has not considered the idea of conducting a “freezing survey” on brownfield sites for a regulatory purpose.

2. The Study on Existing Profile and Operations of Brownfield Sites in the New Territories will be completed shortly, with the surveys in different parts of the New Territories having been conducted and study reports being finalised. Once completed, Planning Department will promulgate the study findings.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)103****(Question Serial No. 2410)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In January 2019, the “Starter Homes” Pilot Project for Hong Kong Residents launched by the Urban Renewal Authority (URA) was over-subscribed by more than 45 times. In this connection, will the Government inform this Committee of the following:

1. Will there be any other “Starter Homes” project launched in the coming 24 months? If yes, what are the details? If not, what are the reasons?
2. Has the Government considered inviting the URA to set up an indicator for assigning a certain proportion of its urban renewal projects as “Starter Homes” projects?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 30)

Reply:

1. According to the Transport and Housing Bureau, to help the higher-income families who are not eligible for Home Ownership Scheme and yet cannot afford private housing to meet their home ownership aspirations in the face of hiking property prices, the Government announced in 2017 Policy Address its plan to introduce the “Starter Homes” (SH) Pilot Scheme for Hong Kong Residents. The Government initially proposed to use a residential site at Anderson Road on the Government’s 2018-19 Land Sale Programme to provide about 1 000 SH units. Since it would take several years before SH units at the Anderson Road site can be put up for pre-sale given the time required for disposal of the site and construction work, the Government announced on 29 June 2018 to test out the SH concept earlier by inviting the Urban Renewal Authority (URA) to assign its redevelopment project at Ma Tau Wai Road as an SH pilot project. The Ma Tau Wai Road project can provide 450 SH units with flat size between 24 m² (261 ft²) and 47 m² (507 ft²). The project was launched for pre-sale in late December 2018, with estimated intake in mid-2020. The Government will take into account the experience from the pilot project at Ma Tau Wai Road in considering the way forward of SH.

2. As a statutory body with the function of promoting urban renewal, URA has all along maintained an appropriate division of labour with the Hong Kong Housing Authority/Hong Kong Housing Society in terms of their roles and ambits, with the latter being responsible for providing public housing. Notwithstanding the above, URA has also contributed to the provision of subsidised sales flats under its Kai Tak “flat-for-flat” project and the aforesaid redevelopment project in Ma Tau Wai Road. The Government has also invited URA to identify one or two clusters of sites formerly developed under the Civil Servants’ Co-operative Building Society Scheme for redevelopment under URA’s programme, and consider earmarking some of the redevelopment area for public housing development.

As to the question of whether URA should be invited to assign, as a standard, certain proportion of its urban renewal projects for public housing or SH, the Government and URA have to carefully consider the impact of this fundamental change on the supply of private housing (including that replenishing the private housing affected by redevelopments) and the self-financing mode of URA’s operation.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)104****(Question Serial No. 1047)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding handling or relocating existing operations on brownfield sites, please advise this Committee of the timetables of the relevant policies, updates on the progress, and the estimated manpower and resources required.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 25)

Reply:

According to the standing policy of the Government, eligible operators of business undertakings (including brownfield operators) affected by government clearance programmes would receive ex-gratia allowances as monetary relief. Operators who are themselves owners of the private land concerned are also entitled to receive statutory compensation for the land to be resumed. The enhanced rehousing and compensation package endorsed by the Finance Committee in July 2018 has improved the compensation arrangement for business undertakings by, inter alia, extending ex-gratia payment to open air operations. While it is not the Government's policy to provide land for reprovisioning the affected business undertakings, we stand ready to offer assistance and facilitation on planning and land issues to affected operators who wish to relocate their business in other areas.

Most brownfield sites in Hong Kong are economically active and an important component of our production chain. Taking into account the larger spread of brownfield operations to be affected by the proposed Hung Shui Kiu New Development Area (HSK NDA) project and Yuen Long South (YLS) Development, land has been reserved within the two areas (about 61 hectares in HSK NDA and about 11 hectares in YLS Development) for industrial uses such as logistics, port back-up, and workshops. The Civil Engineering and Development Department has also commissioned a consultancy study on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of the consultant's recommendations, the Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to

such MSBs for announcement within 2019, together with the release of the study report. Furthermore, the Planning Department is finalising a study into the distribution and profile of brownfield operations in the New Territories and planning a further study to commence around mid-2019 to assess the development potential of some 760 hectares of brownfield sites not covered by any current or proposed NDAs.

Policy work concerning the handling of brownfield sites is mainly led by one Administrative Officer Staff Grade C in Development Bureau as subject officer, with the assistance of supporting staff in the bureau and relevant departments, as part of his duties. We are unable to provide a separate breakdown of manpower resources currently incurred for the policy work in relation to expediting brownfield development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)105

(Question Serial No. 1503)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is announced in the new Budget that seven commercial sites will be included in the 2019-20 Land Sale Programme, including the area of about 2 900 hotel rooms. Will the Government inform this Committee of the following:

1. The number of commercial sites suitable for hotel use made available by the Government over the past three years, the gross floor areas thereof and the number of hotel rooms provided;
2. Whether the Government has assessed the demand for hotels in the future; if so, of the details.

Asked by: Hon YIU Si-wing (LegCo internal reference no.: 4)

Reply:

1. While hotel use is generally permitted for commercial sites, the actual amount of floor areas devoted to hotel use and the number of hotel rooms provided, if any, in individual sites would be subject to the preferences of successful tenderers, the statutory planning control of the concerned sites and the development requirements in the Conditions of Sale.

In the past three financial years from 2016-17 to 2018-19, a total of six sites which are permitted for hotel use were sold under the Land Sale Programme with their details set out in the table below:

Item	Tender award date	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) permitted for hotel use under Conditions of Sale (square metres) (Note 1)
2016-17				
1.	13 July 2016	Tai Lin Pai Road, Kwai Chung, New Territories (KCTL 517)	0.12078	11 474
2.	23 November 2016	Kai Tak Area 1E Site 2, Kowloon (NKIL 6557)	1.4159	101 944
2017-18				
3.	10 May 2017	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (NKIL 6582)	0.4171	50 052
4.	16 May 2017	Murray Road, Central, Hong Kong (IL 9051)	0.2880	43 200
5.	31 May 2017	Kai Tak Area 1F Site 2, Kowloon (NKIL 6556)	1.9044	15 000
6.	30 October 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6550)	0.4880	34 770
2018-19				
7.	See Note 2	Kai Tak Area 4C Site 5, Kai Tak, Kowloon (NKIL 6547)	0.9480	28 440 (Note 3)
8.	See Note 4	Kai Tak Area 4C Site 4, Kai Tak, Kowloon (NKIL 6546)	1.0692	40 095 (Note 5)

Note 1: Only sites where hotel use is always permitted are included in the table. The actual GFA devoted for hotel use and the actual number of hotel rooms provided in each site is subject to the actual design by the developers.

Note 2: Lands Department on 30 January 2019 announced to reject all nine tenders received since the tendered premiums did not meet the Government's reserved price for the site.

Note 3: With a requirement of minimum GFA for hotel use of 17 064 square metres under the Conditions of Sale.

Note 4: Kai Tak Area 4C Site 4, Kowloon (NKIL 6546) is being tendered with tender closing on 10 May 2019.

Note 5: With a requirement of minimum GFA for hotel use of 24 057 square metres under the Conditions of Sale.

2. Based on the information from the Hong Kong Tourism Board, the total number of hotel rooms increased by some 49% over the past decade from 2009 to 2018. The total number of overnight arrivals grew by 69% cumulatively, thus keeping the average hotel room occupancy rate at a high level of around 88%. The visitor arrivals registered a solid growth in 2018 (increased by 11.4%) with a steady performance in overnight arrivals (increased by 4.9%). It is expected that the demand for hotel rooms would continue to grow in tandem with the overall tourism development. The Government will continue to closely monitor the supply and demand situation of the hotel market in Hong Kong and liaise closely with the hotel trade, with a view to ensuring a healthy development of the tourism industry.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)106

(Question Serial No. 2051)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government will lease out over 830 vacant government sites and school premises to non-governmental organisations through short-term tenancies, and plan to set aside \$1 billion to subsidise the costs of basic works and for coordination. In this connection, will the Government inform this Committee of the following:

- (1) In tabular form, the details regarding leasing out of vacant government sites and school premises to non-governmental organisations through short-term tenancies over the past year, including locations and total areas of these sites, names of tenant organisations/bodies, tenancy terms and the purposes;
- (2) The total number of applications received since the launch of the scheme, the estimated average processing time, the expected number of projects subsidised, as well as the specific implementation timetable.

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 28)

Reply:

- (1) In respect of vacant government sites (VGSs) and vacant school premises on government land (VSPs) managed by Lands Department (LandsD), two short-term tenancies (STTs) were approved by LandsD in 2018-19 (up to end of January 2019). Development Bureau does not have information on the tenancy of VSPs under the management of other bureaux/departments.

Details of the two STTs on VGSs approved by LandsD are as follows –

Location	Area (m²)	Name of Tenant	Tenancy Term	Permitted User
1. Greening site in Shui Chong Street	976	The Hong Kong Polytechnic University	Three years certain and thereafter quarterly	Road research laboratory and other ancillary purposes
2. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O	311	Direction Association For The Handicapped	One year certain and thereafter quarterly	Wheelchair maintenance and seminar venue for persons with disability or other ancillary purposes

- (2) Since we launched the funding scheme on 21 February 2019, Development Bureau has been approached by a number of non-government organisations which are interested in using VGSs or VSPs to pursue not-for-profit community purposes and are preparing applications. Once we receive the applications, we would examine the technical feasibility and budget of the proposed works as soon as possible. The implementation of the funding scheme and the total number of projects to be subsidised are essentially demand driven, depending on the actual number of applications received and approved.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)107****(Question Serial No. 2064)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that the Government will put in place a more proactive and co-ordinated approach to expedite multi-storey development of public facilities on government land, and set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative. Will the Government inform this Committee of the following:

- (1) The number of “Government, Institution and Communiy facilities” sites and public open spaces undergoing or to undergo preliminary site planning and study in line with multi-storey development under the “single site, multiple use” initiative; details of these sites, including the locations, existing uses, proposed planning (if any) and the estimates of expenditure involved;
- (2) Whether the Government will conduct extensive public consultation on “single site, multiple use” projects to collect public views in planning community facilities.

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 41)

Reply:

Given the scarcity of land resources in Hong Kong, the Government is committed to the principle of “single site, multiple use” and “optimisation of land resources”, and proposes, where appropriate and practicable, the provision of various compatible facilities and services through multi-storey development within a development project to achieve optimal land use and for convenience of the public in using different public facilities. It is mentioned in the 2018 Policy Agenda that to pursue more vigorously the “single site, multiple use” model in multi-storey development on government land, the Government Property Agency (GPA) will steer and take forward multi-storey development projects with cross-bureau facilities to strengthen internal co-ordination in areas such as design, development programme and funding arrangements, with a view to expediting the delivery of these facilities.

The 2019-20 Budget has set aside about \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative to be planned under the above-mentioned mechanism of strengthened co-ordination. These projects include the redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several government sites in Tsuen Wan town centre. According to the preliminary ideas, the first-batch development projects include the following sites:

Project	Existing use of the site	Area of land involved
Redevelopment of Tuen Mun Clinic	Student health services centre, general out-patient clinic, etc.	about 4 000 m ²
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus parking spaces	about 3 000 m ²
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and the former Tsuen Wan Magistrates' Courts	about 14 000 m ²
	Luen Yan Street Cooked Food Hawker Bazaar	about 2 000 m ²
	Lady Trench General Out-patient Clinic	about 3 000 m ²
	Princess Alexandra Community Centre	about 3 000 m ²

GPA is now co-ordinating among the departments involved under the first batch of “single site, multiple use” development projects with a view to financing the development mix. Preliminary views from the community are welcome during the process. For example, GPA together with the Planning Department attended meetings of the Central and Western District Council (DC) and the Tuen Mun DC in March and April respectively to exchange views with DC Members on the development projects. We will in a timely manner consult the DCs and the other stakeholders when concrete proposals are available, and will submit funding application to the Legislative Council according to the established procedures upon completion of the project’s planning, technical feasibility study, detailed design, costs estimation and local consultation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)108

(Question Serial No. 0376)

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 following questions are raised regarding the handling of loan applications under the Comprehensive Building Safety Improvement Loan Scheme for fire safety improvement works :

1. What is the number of such applications and the amount of fund involved in the past three years?
2. How many of the above applications have been processed, and what are the details of the building types and the geographical distribution of the buildings involved? Besides, how many of these applications are yet to be processed, and what is the expected time for completion and the amount of fund involved?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 29)

Reply:

1. & 2. Administered and vetted by the Buildings Department (BD), the Comprehensive Building Safety Improvement Loan Scheme (the Scheme) 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, including fire safety improvement works.

In the past three years (viz. 2016 to 2018), 2 237 applications were received. Among them, 1 514 applications involving 564 buildings were approved. The total amount of loan approved was around \$118 million. The geographical distribution of these buildings is tabulated below –

District	Number of buildings
Central & Western	62
Eastern	65
Islands	1
Kowloon City	71
Kwai Tsing	10
Kwun Tong	30
North	6
Sai Kung	9
Shatin	25
Sham Shui Po	45
Southern	12
Tai Po	12
Tsuen Wan	8
Tuen Mun	15
Wan Chai	57
Wong Tai Sin	26
Yau Tsim Mong	82
Yuen Long	28
Total	564

BD does not compile separate statistics on the number of applications for fire safety improvement works and the types of buildings with application approved under the Scheme.

Among the 2 237 applications received in the past three years, about 17% of the cases are pending the submission of required information from the applicants. Upon receipt of the outstanding information, BD will inform the applicants of the results of applications within three weeks. BD does not compile statistics on the amount of loan fund involved in the cases being processed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)109

(Question Serial No. 0103)

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 Programme that the Buildings Department (BD) continued the large scale operation on inspection of unauthorised sub-divided flats (SDFs) in target buildings. In this connection, would the Government inform this Committee of the following:

1. list in table form the districts, type of buildings, total number of flats and number of unauthorised SDFs identified of the buildings in Kowloon West among those inspected by BD in 2018-19, as well as the repair orders issued;
2. the details of structural surveys carried out for buildings with repair orders issued among the inspections by BD in 2018-19; list in table form the location and number of existing SDFs of the buildings involved; and
3. the expected establishment of staff involved for the planned inspection of 100 target buildings in 2019-20 by BD, and the details of the expected additional staff and the expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 4)

Reply:

- 1.&2. The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying building irregularities associated with sub-divided flats (SDFs) since 2011. The commonly found building irregularities associated with SDFs are formation of unauthorised door openings that contravene the fire-resisting construction requirements of fire escape routes, 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. For these building irregularities, BD will issue removal orders to the owners concerned requiring rectification of the irregularities.

Under the LSOs on SDFs for domestic/composite and industrial buildings in Kowloon West, the numbers of SDFs inspected, SDFs with irregularities identified, removal orders issued in 2018 are tabulated below –

District	Number of SDFs inspected	Number of SDFs with irregularities identified ⁽¹⁾	Number of removal orders issued ⁽¹⁾
Sham Shui Po	55	147	173
Yau Tsim Mong	58	82	85
Kowloon City	97	22	22
Total	210	251	280

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

BD does not compile statistics on the repair orders issued for SDFs and the number of existing SDFs.

3. Same as 2018-19, inspections of target buildings against building irregularities associated with SDFs in 2019-20 will continue to be carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the manpower and expenditure involved solely for such inspections.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)110****(Question Serial No. 2919)**

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 its work in relation to the Code on Access to Information, will the Administration advise this Committee on the following:

- 1) concerning the requests for information under the Code on Access to Information received by the Buildings Department (BD) for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) How the requests were eventually handled

- 2) concerning the requests for information under the Code on Access to Information received by BD for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) how the requests were eventually handled.

Year

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) How the requests were eventually handled

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 9)

Reply:

- 1) For the requests for information under the Code on Access to Information (the Code) received by the Buildings Department (BD) for which only some of the required information was provided, from January to September 2018, the requisite information is tabulated as follows –

Content of the requests for which only some of the required information was provided by BD ⁽¹⁾	Reasons for providing some of the information only ⁽²⁾	How the requests were eventually handled
Full list of target buildings under Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) (One request)	Paragraph 2.9 of the Code	Information provided in part
Record of BD's consent for a development under construction (One request)	Paragraph 2.14 of the Code	Information provided in part
Correspondence between BD and third parties (One request)	Paragraph 2.14 of the Code	Information provided in part
Minutes of the Building Committee meetings (One request)	Paragraph 2.10 of the Code	Information provided in part
All letters issued by BD regarding a target building under MBIS and MWIS (One request)	Paragraph 2.9 of the Code	Information provided in part
Particulars of a complainant (One request)	Paragraphs 2.14 and 2.15 of the Code	Information provided in part
Personal data shown in specified forms and letter issued by BD (Six requests)	Paragraph 2.15 of the Code	Information provided in part

Note ⁽¹⁾: The content of these requests was extensive, and hence only the information that was refused is detailed in the table.

Note ⁽²⁾: Exemption provisions in Part 2 of the Code cited:
 Paragraph 2.6 Law enforcement, legal proceedings and public safety
 Paragraph 2.9 Management and operation of the public service
 Paragraph 2.10 Internal discussion and advice
 Paragraph 2.14 Third party information
 Paragraph 2.15 Privacy of an individual

2) For the requests for information under the Code received by BD for which the required information was not provided, from January to September 2018, the requisite information is tabulated as follows –

Content of the requests refused by BD	Reasons for refusal ⁽²⁾	How the requests were eventually handled
Approved plans for developments under construction (Five requests)	Paragraph 2.14 of the Code	Refused in entirety
Plans, reports and documentary records for a development under construction (One request)	Paragraph 2.14 of the Code	Refused in entirety
Water seepage investigation report (One request)	Paragraph 2.15 of the Code	Refused in entirety
Copy of all correspondence sent to a person who is under complaint (One request)	Paragraph 2.14 of the Code	Refused in entirety
Name of target buildings under MBIS in 2018 (Two requests)	Paragraph 2.9 of the Code	Refused in entirety
Name of target buildings under MWIS in 2018 (One request)	Paragraph 2.9 of the Code	Refused in entirety
Name of target buildings under MBIS and MWIS in 2018 (Three requests)	Paragraph 2.9 of the Code	Refused in entirety

Content of the requests refused by BD	Reasons for refusal ⁽²⁾	How the requests were eventually handled
Name of target buildings under MWIS in 2017 (One request)	Paragraph 2.9 of the Code	Refused in entirety
Internal discussion of the Structural Engineering Committee (One request)	Paragraph 2.10 of the Code	Refused in entirety
Internal file records of a water seepage case (One request)	Paragraph 2.10 of the Code	Refused in entirety
Particulars of alterations and additions works in all private buildings (One request)	Paragraph 2.9 of the Code	Refused in entirety
Record of a private development project (One request)	Paragraph 2.6 of the Code	Refused in entirety
Minutes of the Building Committee meetings (One request)	Paragraphs 2.10 and 2.14 of the Code	Refused in entirety

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)111****(Question Serial No. 3067)**

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 prosecutions instigated against non-compliance with removal orders for unauthorised building works (UBWs) in existing buildings:

- (a) how many cases were under investigation in each of the past five years?
- (b) how many prosecutions were instigated in each of the five years?
- (c) what is the expected number of prosecutions to be instigated this year?
- (d) does the estimated expenditure include the provision for the case of UBWs involving Otto Poon Lok-to? If yes, what is the estimated expenditure for the prosecution concerned in Hong Kong dollars?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1039)

Reply:

- (a) The Buildings Department (BD) has not compiled statistics on cases under investigation in respect of non-compliance with removal orders for unauthorised buildings works (UBWs).
- (b) The number of prosecutions instigated by BD against failure to comply with removal orders for UBWs in the past five years is tabulated below –

Year	2014	2015	2016	2017	2018
Number of prosecutions	2 532	3 030	3 362	3 369	3 360

- (c) The estimated number of prosecutions against failure to comply with removal orders for UBWs in 2019 is 3 300.

- (d) Prosecutions against contraventions of the Buildings Ordinance are handled by the Prosecution Units of the Legal Services Section of BD as part of their overall duties to instigate prosecutions and disciplinary actions. BD is unable to provide the estimated expenditure for prosecution action with regard to a specific case.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)112

(Question Serial No. 3079)

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:

As regards new buildings, the Buildings Department (BD) scrutinises and approves building plans, carries out audit checks on construction works and site safety, and issues occupation permits upon completion of new buildings:

- (a) What is the estimated expenditure for non-private new buildings (including new buildings of public sectors subject to the Buildings Ordinance) each year?
- (b) Regarding the Hung Hom Station works under the Shatin to Central Link (SCL) project, what is the expenditure incurred by BD under the project management plan in each of the past five years?
- (c) Regarding the Hung Hom Station works under the SCL project, what are the numbers of site audits, numbers and ranks of staff involved and departmental expenditure in each of the past five years?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1053)

Reply:

- (a) Work in relation to the regulation of new buildings subject to the control of the Buildings Ordinance (BO) (including private buildings and public sector buildings subject to the control of the BO) is carried out by the two New Buildings Divisions of the Buildings Department (BD). BD is unable to provide a breakdown of the expenditure involved specifically for public sector buildings subject to the control of the BO.

(b) & (c) The Highways Department (HyD) oversees the implementation of the Shatin to Central Link (SCL) Project. Specifically, HyD is involved in planning, monitoring and coordinating various activities associated with the implementation of the SCL Project. BD has seconded a BO Team to the HyD to handle matters related to the building safety standards, practices and procedures of BD for the SCL Project and the Express Rail Link Project. HyD has employed a Monitoring and Verification Consultant (M&V Consultant) to support HyD in monitoring the works of MTRCL and assist the BO Team in respect of the compliance with the BO and other relevant requirements.

According to the information provided by HyD, as at 31 March 2019, the BO Team consisted of one Senior Structural Engineer, one Senior Building Surveyor, two Structural Engineers and two Building Surveyors, with a total staff cost of about \$6 million in 2018-19. Besides, the total number of regular site visits conducted by M&V Consultant under Contract No. 1112 “Hung Hom Station and Stabling Sidings” up to March 2019 is 29. HyD and its M&V Consultant also conducted ad-hoc site visits when necessary but HyD does not have statistics on ad-hoc site visits.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)113

(Question Serial No. 3095)

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:

- (1) Please state Buildings Department's (BD) criteria for selecting target buildings for inspection and setting the number of target buildings for large scale operations (LSOs).
- (2) Regarding domestic buildings/composite buildings and industrial buildings, please list the respective number of target buildings and buildings inspected for the LSOs since 2012.

	Domestic buildings/composite buildings		Industrial buildings	
District	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected

- (3) Please list the numbers of unauthorised building works (UBWs) on rooftops, flat roofs, yards, lanes, sub-divided flats and large unauthorised signboards identified in domestic buildings/composite buildings since 2012, and provide statistics on related enforcement actions and the details of the enforcement of closure orders/orders.
- (4) Please list the numbers of UBWs on rooftops, flat roofs, yards, lanes, sub-divided flats and large unauthorised signboards identified in industrial buildings since 2012, and provide statistics on related enforcement actions and the details of the enforcement of closure orders/orders.
- (5) Please provide the numbers of households and people affected by BD's enforcement actions respectively and the details of the rehousing arrangements.

- (6) Please list the relevant figures of the “Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of BD’s Enforcement Action” by the Community Care Fund by year:

Year	Number of applications received	Number of applications approved	Number of beneficiaries	Amount involved

- (7) Please state the section responsible for carrying out LSOs in BD and its staff establishment, total working hours and expenditure involved.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1049)

Reply:

- (1) The Buildings Department (BD) has been conducting large scale operations (LSOs) against target buildings for removing unauthorised building works (UBWs) (including but not limited to those UBWs on rooftops, flat roofs, yards and lanes), rectifying building irregularities in sub-divided flats (SDFs) and repairing building defects. BD adopts a risk-based approach in selecting target buildings for LSOs, taking into account a number of factors including public reports received. Taking into account the recommendations in Director of Audit’s Report No. 64, the numbers of target buildings for these LSOs were adjusted in 2015 so as to redeploy resources to complete outstanding LSOs and clear backlog of outstanding removal orders.
- (2) As at end of 2018, the numbers of domestic/composite buildings and industrial buildings selected and inspected under the LSOs mentioned in Part (1) since 2012 are tabulated below –

District	Domestic/composite buildings		Industrial buildings	
	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected
Central and Western	199	189	1	1
Wan Chai	166	163	0	0
Eastern	241	232	5	4
Southern	54	53	6	6

District	Domestic/composite buildings		Industrial buildings	
	Number of target buildings	Number of buildings inspected	Number of target buildings	Number of buildings inspected
Islands	6	6	0	0
Wong Tai Sin	60	59	14	14
Kwun Tong	144	139	35	31
Yau Tsim Mong	539	522	31	28
Sham Shui Po	388	378	17	17
Kowloon City	374	365	21	20
North	64	60	0	0
Sha Tin	39	39	7	6
Tai Po	85	82	0	0
Sai Kung	6	6	0	0
Tsuen Wan	58	53	20	18
Tuen Mun	44	43	23	22
Yuen Long	110	106	2	2
Kwai Tsing	53	52	32	25
Total	2 630	2 547	214	194

Remark: As the inspections for some buildings that were chosen in 2018 have not completed, the number of buildings inspected is relatively smaller than the number of target buildings.

- (3)&(4) From 2012 to 2018, the numbers of removal orders issued for UBWs, unauthorised structures removed and irregularities rectified, SDFs inspected, SDFs rectified of irregularities and removal orders issued for large unauthorised signboards in domestic/composite buildings are 62 440, 109 898, 12 768, 1 467 and 756 respectively. The numbers of removal orders issued for UBWs, unauthorised structures removed and irregularities rectified, SDFs inspected, SDFs rectified of irregularities and removal orders issued for large unauthorised signboards in industrial buildings are 19 047, 38 496, 2 664, 56 and 21 respectively.

From 2012⁽¹⁾ to 2018, the number of unauthorised signboards removed or validated is 6 271.

BD does not compile separate statistics on the numbers of such UBWs in domestic/composite buildings and industrial buildings.

Note⁽¹⁾: Since the Signboard Validation Scheme (SVS) was commenced in 2013, the figure for 2012 includes only the unauthorised signboard removed and those figures from 2013 to 2018 include the unauthorised signboard removed or validated under the SVS.

- (5) BD does not compile statistics on the number of households and people affected by BD's enforcement actions and the subsequent rehousing arrangement.
- (6) The statistics for the Community Care Fund Assistance Programme on "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of the Buildings Department's Enforcement Action" are tabulated below –

Year	Number of applications received	Number of applications approved⁽²⁾	Number of beneficiaries^{(2),(3),(4)}	Amount involved (HK\$)^{(2),(4)}
2011	37	33	34	71 800
2012	120	107	170	310 700
2013	0	0	0	0
2014	1	1	1	0
2015	0	0	0	0
2016	11	9	10	41 400
2017	18	11	32	48 200
2018	10	8	21	58 142
Total	197	169	268	530 242

Note⁽²⁾: The figures do not necessarily correspond to the applications received in the same year.

Note⁽³⁾: An approved application could benefit more than one individual.

Note⁽⁴⁾: Some beneficiaries did not collect the allowance after the applications were approved.

- (7) LSOs are carried out by 434 professional and technical staff of the two Existing Buildings Divisions as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. BD is not able to provide a breakdown of the manpower and expenditure involved solely for actions under the LSOs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)114

(Question Serial No. 2545)

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 large scale operation on inspection of sub-divided flats (SDFs) in 2018, please inform this Committee of A.) Buildings Department's definition of SDFs and B.) the detailed results of the operation, including 1.) the details of target buildings, 2.) the number of SDFs identified, 3.) the number of SDFs with irregularities identified, and 4.) the number of SDFs rectified.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 10)

Reply:

- A.) "Sub-divided flats" (SDFs) are not defined under the Buildings Ordinance (Cap. 123). The term generally refers to cases where a unit is subdivided into two or more smaller self-contained domestic units. Each of these smaller units usually has its own toilet. Pursuant to the prevailing enforcement policy, the Buildings Department (BD) takes enforcement actions against building irregularities associated with SDFs.
- B.) BD has been conducting large scale operations (LSOs) for rectifying building irregularities associated with SDFs. In 2018, BD continued the LSOs on SDFs in 100 target buildings, comprising 80 domestic/composite buildings and 20 industrial buildings. The numbers of SDFs inspected, SDFs with irregularities identified and SDFs rectified of irregularities under these LSOs in 2018 are 419, 500 and 213 respectively. The latter two figures do not necessarily correspond to the SDFs inspected in 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)115

(Question Serial No. 2546)

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 Window Inspection Scheme (MWIS), please inform this Committee:

- 1.) of the number of notices issued in the past three years but not yet discharged;
- 2.) of the number of notices issued to commercial buildings and hotels in the past three years;
- 3.) of the number of fixed penalty notices issued or prosecution instigated against non-compliance with an MWIS notice in the past three years;
- 4.) of the staff establishment for MWIS.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 13)

Reply:

- 1.) As at 31 December 2018, 27 649 of the 136 684 statutory notices issued under the Mandatory Window Inspection Scheme (MWIS) in the past three years had not been discharged, including 11 076 statutory notices whereby the compliance periods had yet to expire.
- 2.) In the past three years, 5 423 and 5 MWIS statutory notices were issued to commercial buildings and hotels respectively.
- 3.) In the past three years, while no prosecution was instigated against non-compliance with MWIS statutory notices, the Buildings Department (BD) issued 2 917 fixed penalty notices against owners who failed to comply with MWIS statutory notices.

- 4.) MWIS is implemented by 160 professional and technical staff of the Mandatory Building Inspection Sections of BD as part of their overall duties. BD is unable to provide a breakdown of the staff establishment solely for MWIS.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)116****(Question Serial No. 2547)**

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 handling water seepage problem in buildings, please inform this Committee of the following:

- a) the staff establishment of the Buildings Department (BD) for handling water seepage cases in buildings in the last three years;
- b) the numbers of water seepage cases in buildings handled by BD in the last three years;
- c) whether BD has instigated prosecution against water seepage cases in buildings in the last three years; if so, what are the numbers concerned?

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 39)

Reply:

- a) Reports on water seepage in buildings are handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD). The staff establishment of the BD in connection with the JO operation in the past three years are as follows –

	2016-17	2017-18	2018-19
Number of professional and technical staff	64	64	76

- b) Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcements such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required. BD staff will monitor the work of the consultants and co-ordinate the investigation. The numbers of water seepage cases requiring professional investigation by BD staff in the last three years are tabulated below –

	2016	2017	2018
Number of cases handled by BD staff of JO for professional investigation	10 451	11 190	9 716

Statistics on prosecutions instigated by JO in the last three years are tabulated below –

	2016	2017	2018
Number of prosecutions instigated	95	114	82

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)117

(Question Serial No. 0905)

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 performance measures (Targets and Indicators) in respect of buildings with sub-divided flats (SDFs) of the Buildings Department, would the authorities inform this Committee of the following:

- (1) how the target buildings in need of rectification of irregularities associated with SDFs are selected by the Department;
- (2) the expenditure and manpower, or expenditure and manpower estimates, involved in the identification, inspections and rectifications of SDFs with irregularities in the last two years and 2018-19; and
- (3) tabulate the (1) districts; (2) time taken to rectify the irregularities; and (3) details/types of the irregularities in respect of SDFs with irregularities rectified by the Department in the last two years.

Asked by: Hon IP LAU Suk-ye, Regina (LegCo internal reference no.: 12)

Reply:

- (1) The Buildings Department (BD) has been conducting large scale operations (LSOs) for rectifying building irregularities associated with sub-divided flats (SDFs). BD adopts a risk-based approach in selecting target buildings for such LSOs taking into account a number of factors including public reports received.
- (2) Enforcement action against building irregularities associated with SDFs is carried out by the professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. The numbers of professional and technical staff in these two divisions in 2016-17, 2017-18 and 2018-19 are 414, 434 and 434 respectively. BD is not able to provide a breakdown of the expenditure and manpower involved solely for enforcement action against building irregularities associated with SDFs.

- (3) 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 serious water seepage, and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

The geographical distribution of SDFs rectified of irregularities in 2017 and 2018 is tabulated as follows –

District	No. of SDFs rectified of irregularities in 2017 and 2018
Central and Western	20
Wan Chai	17
Eastern	28
Southern	3
Islands	0
Wong Tai Sin	4
Kwun Tong	11
Yau Tsim Mong	124
Sham Shui Po	139
Kowloon City	91
North	8
Sha Tin	4
Tai Po	3
Sai Kung	0
Tsuen Wan	19
Tuen Mun	1
Yuen Long	20
Kwai Tsing	10
Total	502

BD does not compile statistics on the time taken to rectify building irregularities associated with SDFs and the details/types of such irregularities.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)118****(Question Serial No. 2613)**

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:

For each Government recognised village, please list the numbers of removal orders issued against unauthorised building works by the Buildings Department and cases with orders complied with in the past five years by district, and provide the required manpower and expenditure.

District village		2014	2015	2016	2017	2018
	No. of removal orders issued					
	No. of removal orders complied with					

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 25)

Reply:

As regards the enforcement action against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs), the numbers of removal orders issued and complied with in the past five years by districts are tabulated below –

District	2014		2015		2016		2017		2018	
	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾
Islands	15	6	16	8	28	12	20	10	21	16
Kwai Tsing	4	7	1	2	2	1	1	0	0	1
North	33	33	41	16	51	43	73	47	72	70
Sai Kung	50	67	43	53	76	43	78	34	65	38
Sha Tin	52	30	21	24	26	19	28	25	39	17
Tai Po	79	22	75	43	115	64	191	83	124	112
Tsuen Wan	24	9	25	13	18	16	8	18	17	3
Tuen Mun	70	28	74	34	49	42	46	31	48	16
Yuen Long	127	32	119	43	164	75	127	83	187	48
Total	454	234	415	236	529	315	572	331	573	321

(A): Number of removal orders issued

(B): Number of removal orders complied with

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Enforcement action against UBWs in NTEHs is carried out by 37 professional and technical staff of the Village Houses Section of the Buildings Department (BD) as part of their overall duties in implementing the enhanced enforcement strategy against UBWs in NTEHs. BD is unable to provide a breakdown of the manpower and expenditure incurred solely for this task.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)119****(Question Serial No. 2614)**

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 in village houses as identified First Round Targets, please list the numbers of removal orders issued by the Buildings Department and cases with orders complied with in the past five years by village districts and provide the manpower and expenditure required.

District village		2014	2015	2016	2017	2018
	No. of removal orders issued					
	No. of removal orders complied with					

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 26)

Reply:

In line with the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs), the Buildings Department (BD) has been conducting village by village surveys of NTEHs to identify UBWs that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action. The numbers of removal orders issued against First Round Targets and removal orders complied with in the past five years by districts are tabulated below –

District	2014		2015		2016		2017		2018	
	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾	(A)	(B) ⁽¹⁾
Islands	6	1	9	2	1	5	0	3	0	2
Kwai Tsing	2	4	0	1	0	0	0	0	0	0
North	15	19	22	8	16	17	6	10	24	9
Sai Kung	20	30	8	12	19	12	15	7	16	8
Sha Tin	40	19	7	15	13	9	2	8	10	3
Tai Po	56	15	37	23	14	16	6	23	15	10
Tsuen Wan	20	4	17	12	2	9	2	5	2	0
Tuen Mun	59	16	64	26	6	26	4	17	19	7
Yuen Long	103	22	55	20	38	30	31	32	60	18
Total	321	130	219	119	109	124	66	105	146	57

(A): Number of removal orders issued

(B): Number of removal orders complied with

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Enforcement action against First Round Targets in NTEHs is carried out by 37 professional and technical staff of the Village Houses Section of BD as part of their overall duties in implementing the enhanced enforcement strategy against UBWs in NTEHs. BD is unable to provide a breakdown of the manpower and expenditure incurred solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)120

(Question Serial No. 2615)

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 respect of the expenditure reduction in “removal orders issued for unauthorised building works (UBWs) in New Territories exempted houses (NTEHs)” in this year’s Estimates, please inform the following in table form:

1. whether there is manpower reduction; if so, please state the reasons for the reduction and the types of work involved of the reduced manpower;
2. whether the reduction in expenditure means that the enforcement actions against and removals of UBWs in most NTEHs have been completed;
3. a breakdown of the remaining numbers of buildings with UBWs in each recognised village by district;
4. a breakdown of the numbers of buildings with removal orders issued and complied with in each recognised village by district;
5. a breakdown of the numbers of buildings with removal orders issued but not yet complied with in each recognised village by district.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 27)

Reply:

Since 1 April 2012, the Buildings Department (BD) has been implementing the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs). The enhanced enforcement strategy includes large scale operations (LSOs) for removal of existing UBWs in NTEHs that constitute serious contravention of the law and pose higher potential risks to building safety (known as First Round Targets), a Reporting Scheme for existing UBWs in NTEHs that constitute less serious contravention of the law and pose lower potential risks to building safety, and immediate enforcement actions against other UBWs in NTEHs which constitute imminent

danger or newly erected or found under constructions. Our reply to the questions is set out below –

1. & 2. In 2019-20, the implementation of the enhanced enforcement strategy will be carried out by 39 professional and technical staff of the Village Houses Section (VHS) of BD and the estimated expenditure to be incurred by VHS is \$41.7 million. There is no reduction in manpower and expenditure as compared with the provision for 2018-19. The targets on enforcement actions against UBWs in NTEHs (e.g. number of NTEHs surveyed to identify First Round Targets and number of removal orders issued) remain unchanged in 2019 as compared with the targets for 2018-19.
3. – 5. In line with the enhanced enforcement strategy, BD has been conducting village by village surveys of NTEHs to identify First Round Targets for priority enforcement action. A breakdown of the number of removal orders issued and complied with in the past five years by districts is set out below –

District	Number of removal orders issued	Number of removal orders complied with ⁽¹⁾
Islands	100	52
Kwai Tsing	8	11
North	270	209
Sai Kung	312	235
Sha Tin	166	115
Tai Po	584	324
Tsuen Wan	92	59
Tuen Mun	287	151
Yuen Long	724	281
Total	2 543	1 437

Note ⁽¹⁾: The figures do not necessarily correspond to the number of removal orders issued in the same year.

As of end 2018, the number of non-compliant removal orders for UBWs in NTEHs by districts is tabulated below –

District	Number of non-compliant removal orders
Islands	63
Kwai Tsing	1
North	99
Sai Kung	145
Sha Tin	54
Tai Po	310
Tsuen Wan	51
Tuen Mun	172
Yuen Long	457
Total	1 352

BD does not have an estimate on the total number of NTEHs with UBWs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)121****(Question Serial No. 2445)**

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 inform this Committee of the following:

- (i) Regarding unauthorised building works (UBWs) in various types of buildings in the urban area, what were the numbers of removal orders issued and prosecutions instigated in the past three years? What was the total amount of fine imposed for such UBWs in each year?
- (ii) Regarding UBWs in New Territories village houses, what were the numbers of removal orders issued and prosecutions instigated in the past three years? What was the total amount of fine imposed for such UBWs in each year?
- (iii) For prosecution cases against UBWs on rooftops, flat roofs, yards and lanes, what was the distribution by type in the past three years?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 44)

Reply:

- (i) As regards the enforcement actions against unauthorised building works (UBWs) in buildings other than New Territories Exempted Houses (NTEHs), the numbers of removal orders issued and prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past three years are tabulated as follows –

Year	No. of removal orders issued ⁽¹⁾	No. of prosecutions ⁽¹⁾	Total amount of fines ⁽¹⁾ (\$ million)
2016	12 372	3 161	11.07
2017	12 610	3 139	12.53
2018	12 246	3 207	15.71

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

- (ii) Regarding the enforcement actions against UBWs in NTEHs, the numbers of removal orders issued and prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past three years are tabulated as follows –

Year	No. of removal orders issued ⁽²⁾	No. of prosecutions ⁽²⁾	Total amount of fines ⁽²⁾ (\$ million)
2016	529	201	1.17
2017	572	230	1.44
2018	573	153	1.24

Note ⁽²⁾: The figures do not necessarily correspond to those in other columns.

- (iii) The numbers of prosecutions instigated against non-compliance with removal orders for rooftop, flat roof, yard and lane UBWs in the past three years are tabulated as follows –

Year	No. of prosecutions		
	Rooftop UBWs	Flat roof UBWs	Yard/lane UBWs
2016	623	720	221
2017	649	807	218
2018	636	867	203

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)122

(Question Serial No. 1436)

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 respect of processing building plans and occupation permits (OPs) of new buildings:

- 1) regarding the sections responsible for these two duties, what are their staff establishment, including ranks (and Pay Scale), manpower and professional qualifications?
- 2) regarding the Targets of “processing building plans within 60 days for new submissions”, “processing building plans within 30 days for re-submissions” and “processing within 14 days applications for occupation permits”, how are these working days calculated? Is it calculated from the first submissions by developers, followed by the completion within the timeframes examination of all the plans, verification of their compliance with existing legislation and relevant practice notes, and site inspection by the responsible sections of the Department?
- 3) what are the manpower and staff responsible for site inspection? How many staff is present for each inspection and in what ways are the inspections being recorded, such as photo taking and video recording? What are the follow-up actions if discrepancies with plans or irregularities are found?
- 4) Industry practitioners have reflected that it takes up to months for the Department to process OPs, while the Target states that 100% of the OP applications are processed within 14 days. Before developers submit formal OP applications, what are their preparatory work with the Department for the applications? Are there information kept about the first preparatory work and site inspections?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 58)

Reply:

- 1) Plan submissions and applications for occupation permits (OPs) are processed by 153 professional staff⁽¹⁾, comprising nine Chief Building Surveyors (CBS)/Chief Structural Engineers (CSE), 36 Senior Building Surveyors (SBS)/Senior Structural Engineers (SSE), and 108 Building Surveyors (BS)/Structural Engineers (SE), and 73 technical staff⁽²⁾, including 12 Senior Survey Officers (SSO)/ Senior Technical Officers (STO), 61 Survey Officers (SO)/Technical Officer (TO), in the New Building Divisions of the Buildings Department (BD). Their pay scale and professional qualifications are tabulated below –

Grade	Pay Scale	Professional Qualification
Professional Officers	CBS/CSE: Directorate Pay Scale: D1 SBS/SSE: Master Pay Scale (MPS): 45-49 BS: MPS 30-44 SE: MPS 32-44	Building Surveyor grade officers: (i) Corporate Members of the Hong Kong Institute of Surveyors (Building Surveying Division) or equivalent, plus one year's appropriate post-qualification experience; or (ii) Members of the Hong Kong Institute of Architects or equivalent. Structural Engineer grade officers: (i) Corporate Members of the Hong Kong Institution of Engineers (Structural or Civil Discipline), elected after 5 December 1975; or (ii) Possessing qualification recognised by the Hong Kong Institution of Engineers or equivalent.
Technical Officers	SSO/STO: MPS 23-29 SO/TO: MPS: 9-22	Not applicable.

Note⁽¹⁾: Including two non-civil service contract (NCSC) building surveyors.

Note⁽²⁾: Including three NCSC survey officers.

- 2) The time limits for processing applications for OPs and newly submitted and re-submitted plans are prescribed in the Buildings Ordinance (BO) (Cap. 123) and Building (Administration) Regulations (Cap. 123A) respectively. If BD does not refuse or approve the applications by giving notice in writing within these time limits, the appropriate approval or permit is deemed to have been given. Calculation of these statutory time limits is based on calendar days and counts from the day after an application has been received in BD in accordance with the Interpretation and General Clauses Ordinance (Cap. 1).
- 3) Depending on the type and circumstances of each application, staff of BD may carry out site inspections or random on-site audit checks. Site inspections will generally be carried out by the 108 basic professional staff (i.e. BS and SE) and 73 technical staff in paragraph 1 above. Each site inspection is normally carried out by one professional officer and one technical officer and their findings including site photographs will be recorded on file. When irregularities are identified during site inspections, the appointed registered building professionals and registered contractors will be requested to rectify the irregularities to ensure building safety. Depending on the circumstances and the nature and seriousness of the contraventions, BD may carry out investigations and instigate prosecution or disciplinary actions under the BO.
- 4) Under the BO, BD is required to process an OP application within 14 days. If an application is refused, the applicant has to rectify the outstanding issues before making another application for OP. Hence, it may take more than 14 days to successfully obtain an OP counting from the date of the first application. According to BD's record, all OP applications in 2018 have been processed (i.e. either an OP was granted or the application was refused) within the 14-day time limit.

Throughout the entire development process, BD provides enquiry service regarding compliance with or interpretation of building regulations and codes of practice to assist registered building professionals in ensuring that the proposed building and building works comply with BD's requirements.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)123****(Question Serial No. 1355)**

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 (LegCo internal reference no.: 8)

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^{Note}	Total amount of financial assistance approved^{Note} (\$million)	Number of buildings benefited^{Note}
2016	998	1 016	71.1	266
2017	725	578	41.3	223
2018	514	460	38	201

Note: Figures do not necessarily correspond to the applications received in the same year.

Approved loans will be released to the applicants based on the progress of works and submission of corresponding certification. In 2016, 2017 and 2018, the average duration between submission of application and release of loan were about eight months, ten months and seven months respectively.

In 2016, 2017 and 2018, the numbers of applications rejected were eight, 29 and 121 respectively. The major reason for rejecting applications was that the applicants did not provide the required information. In 2018, the Buildings Department took the initiative to clear backlog cases where applicants had failed to provide information in support of their applications for an extended period of time, which explains the higher number of rejected applications in 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)124

(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:

The application for Category 1 target buildings of the Operation Building Bright 2.0 (OBB 2.0) was closed on 31 October 2018. Please inform this Committee of the number of applications received (broken down by Category 1 and Category 2 target buildings and the age of buildings), the total amount of subsidies granted, the average amount of subsidy granted for each approved application, the expenditure and manpower involved in OBB 2.0, as well as the estimated expenditure and manpower for the coming year.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 19)

Reply:

To protect public safety, the Government has earmarked \$3 billion to launch Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

There are two categories of buildings under OBB 2.0, namely Category 1 and Category 2 buildings. Category 1 buildings are those whose owners are prepared to organise the inspection and repair works for their buildings under MBIS themselves. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works themselves due to, e.g. lack of an owners' corporation. The Buildings Department (BD) selects Category 2 buildings on risk basis for carrying out the requisite works in default of owners by exercising its statutory power, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. 479 eligible buildings have submitted application for the first round of OBB 2.0 before the end of the application period on 31 October 2018. As at 28 February 2019, BD had selected 124 Category 2 buildings for carrying out the requisite works in default of owners. The age distribution of these target buildings (under both Category 1 and 2) is tabulated below –

Building Age (years)	Number of buildings which made applications under Category 1	Number of Category 2 buildings selected by BD
50 – 59	426	47
60 and above	53	77
Total	479	124

No subsidy has yet been granted under OBB 2.0 as it would take time to organise and carry out building maintenance works. The estimated cash flow requirement in 2019-20 is \$530 million.

As the Government's partner in implementing OBB 2.0, the Urban Renewal Authority (URA) will be responsible for administering the scheme. URA bears the associated costs of staffing, office accommodation and outsourced independent consultancy service fees from its own resources.

The work performed by BD under OBB 2.0 is to be carried out by 160 professional and technical staff of the Mandatory Building Inspection Sections of BD as part of their overall duties. BD is unable to provide a breakdown of the expenditure and manpower incurred solely for this task.

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of OBB 2.0 as part of its overall portfolio. DEVB is unable to provide a breakdown of the manpower resources deployed solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)125

(Question Serial No. 1715)

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 Controlling Officer's Report that it "completed the consultancy study on the latest technological methods in identifying sources of water seepage in buildings". In this connection, please answer the following questions:

1. What latest technological methods in identifying sources of water seepage in buildings are proposed in the consultancy study?
2. In some cases of dispute over water seepage, the real cause of water seepage can be the flat a few floors above the affected flat. How accurate and reliable are the new technological methods compared with conventional testing methods? How effective in proving the case have they proven to be?
3. Is the Department preparing or starting to try out in pilot districts the new technological methods for investigation proposed in the consultancy study? If so, please provide the progress or timetable for formulating detailed technical guidelines; if not, what are the reasons?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 1)

Reply:

1. The consultancy study commissioned by the Buildings Department (BD) recommended that the following five new testing methods may be applied for Stage III investigation:
 - (a) Infrared thermographic test (IT);
 - (b) Microwave concrete sub-layer moisture content test (MT);
 - (c) Radar scanning survey;

- (d) Static pressure test; and
- (e) Material analysis by microspectroscopy inspection.

2.&3. The consultant had conducted an in-depth study on the above testing methods including carrying out field tests to assess the methods and considered that the tests are technically feasible to assist the identification of the source of water seepage in buildings. The new testing methods have their respective strengths and limitations. For example, while MT and IT could be effective in investigating seepage through concrete slabs, they could not be effectively applied under some circumstances such as cases involving ceilings with concrete spalling, ceilings with tile finishes and blockage by pipes/building services. Where the new testing technologies could not be effectively applied, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD has to resort to conventional testing methods.

Since the second half of June 2018, JO has applied new testing technologies such as IT and MT in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western). With the experience and data obtained through the pilot application of new testing methods, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 1916)

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) problem, would the authorities inform this Committee:

- a). whether the Buildings Department has compiled statistics on SDFs, including the number of SDFs and rent level; if yes, what are the details?
- b). of the current percentage and number of SDFs not complying with the requirements on structural safety and fire safety.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 36)

Reply:

- a). The Buildings Department (BD) does not compile statistics on the number and rent level of sub-divided flats (SDFs).
- b). In 2018, 604 SDFs were identified with building irregularities. 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.

As BD does not compile statistics on the number of SDFs, we are unable to provide the percentage of SDFs identified with building irregularities out of the total number of SDFs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)127

(Question Serial No. 1917)

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 will be an estimated 1 924 non-directorate posts as at 31 March 2019, rising by 72 posts to 1 996 posts as at 31 March 2020. In this connection, please inform this Committee of the following:

- a) the main scope of work to be undertaken by the newly created posts;
- b) the staff establishment for the inspection of sub-divided flats in the past three years.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 37)

Reply:

- a) Among the 72 posts to be created in 2019-20 in the Buildings Department (BD), 30 posts will be engaged in coping with the increasing workload arising from the processing of building plan submissions including projects adopting Modular Integrated Construction and transitional housing projects; 18 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the administration of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme; seven posts will be engaged in implementing the Electronic Submission Hub project; six posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; five posts will be engaged in enhancing the fire safety of old industrial buildings; two posts will be engaged in enhancing the use of information technology to strengthen public education and publicity efforts; two posts will be engaged in coping with the additional workload arising from the regulation of private columbaria; and the remaining two posts will be engaged in supporting the Government's efforts in promoting wider use of renewable energy.
- b) Enforcement action against irregularities associated with sub-divided flats (SDFs) is carried out by the professional and technical staff of the two Existing Buildings Divisions (EBDs) of BD as part of their overall duties to implement BD's building

safety and maintenance enforcement programmes. The number of professional and technical staff in EBDs in 2016-17, 2017-18 and 2018-19 are 414, 434 and 434 respectively. We are not able to provide a breakdown of the manpower involved solely for inspections of SDFs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)128****(Question Serial No. 3266)**

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 have inspected 2 230 and 1 798 sub-divided flats (SDFs) respectively in the past two years. Would the authorities inform this Committee of the following in the past three years: 1.) the number of reports received; 2.) the number of SDFs inspected; 3.) the number of SDFs with irregularities identified; 4.) the number of SDFs rectified of irregularities; and 5.) the cumulative number of SDFs with irregularities that have not yet been rectified.

Year	Number of reports received	Number of SDFs inspected	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities	Cumulative number of SDFs with irregularities that have not yet been rectified
2016					
2017					
2018					

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 8)

Reply:

The required information is tabulated below –

Year	Number of Sub-divided flats (SDFs) reports received⁽¹⁾	Number of SDFs inspected⁽¹⁾	Number of SDFs with irregularities identified⁽¹⁾	Number of SDFs rectified of irregularities⁽¹⁾	Cumulative number of SDFs with irregularities issued with removal orders that have yet been rectified^{(1)&(2)}
2016	4 169	3 045	262	254	1 204
2017	3 647	2 230	266	253	1 205
2018	3 046	1 798	604	249	1 511

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

Note ⁽²⁾: The figures also contain those issued removal orders that the prescribed compliance dates have yet to expire.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)129

(Question Serial No. 0932)

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 to take enforcement action against unauthorised building works (UBWs) and to require building owners to carry out necessary repairs to dilapidated 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 (LegCo internal reference no.: 28)

Reply:

In 2016, 2017 and 2018, 26 430, 27 683 and 27 534 unauthorised building works (UBWs) were removed respectively.

In 2019-20, enforcement action against UBWs is carried out by 695 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) as part of their overall duties to implement 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.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)130

(Question Serial No. 2207)

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 inspection of sub-divided flats (SDFs) by the Buildings Department (BD), would the Government inform this Committee of the following:

- (a) the numbers of SDFs with irregularities identified in 2017 and 2018 respectively;
- (b) the percentages of SDFs rectified of irregularities against the total SDFs in 2017 and 2018 respectively, and the reasons if 100% could not be achieved; and
- (c) the measures of BD to improve the percentage.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 46)

Reply:

- (a) The numbers of sub-divided flats (SDFs) with building irregularities identified in 2017 and 2018 are 266 and 604 respectively.
- (b)&(c) The Buildings Department (BD) does not compile statistics on the total number of SDFs. The numbers of SDFs rectified of building irregularities in 2017 and 2018 are 253 and 249 respectively; these figures do not correspond to the figures in (a) above.

Where actionable building irregularities associated with SDFs are identified, BD will issue removal orders against the owners concerned. The number of removal orders issued in 2017 and 2018 in relation to building irregularities associated with SDFs which were outstanding as at end 2018 were 189 and 487 respectively. The BD would continue to follow up the outstanding removal orders, including instigating prosecution against owners who fail to comply with the orders.

As regards SDFs used for domestic purpose in industrial buildings, BD will also issue discontinuation orders against the owners requiring the cessation of the domestic use. In case of non-compliance, BD will instigate 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.

In addition to taking enforcement action against building irregularities of SDFs in response to public reports and through large scale operations, 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)131****(Question Serial No. 2218)**

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 Programme that the Government will 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. In this connection, would the Government provide:

- (1) the numbers of complaints received and summonses in respect of building safety in the past two years; and
- (2) the expenditure involved in the support and assistance for owners as well as publicity and public education in respect of building safety in the past two years.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 35)

Reply:

- (1) In the past two years, the numbers of reports received and summonses served for offences under the Buildings Ordinance in respect of building safety including non-compliance with statutory orders/notices issued are tabulated below –

Year	Number of reports received ⁽¹⁾	Number of summonses served
2017	47 444	3 542
2018	49 346	3 572

Note ⁽¹⁾: Reports received from the public on dangerous buildings, hillsides, advertising signs, unauthorised building works and defective drains.

- (2) There are a number of schemes providing financial and technical assistance to owners of buildings in conducting maintenance and repair of their buildings. Specifically, the Buildings Department (BD) is responsible for implementing the Building Safety Loan Scheme (BSLS), which provides low interest loans to individual owners of private buildings for carrying out works related to the improvement of building safety and hygiene or for compliance with statutory orders. The amounts of loan approved under BSLS in 2017 and 2018 are as follows –

Year	Amount of loan approved (\$ million)
2017	41.3
2018	38.0

Apart from BSLS, other assistance schemes funded by the Government include Operation Building Bright (which is administered by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) and funded by an approved commitment of \$3.2 billion by the Government), Operation Building Bright 2.0 (which is administered by URA and funded by an approved commitment of \$3 billion by the Government), the Building Maintenance Grant Scheme for Elderly Owners (which is administered by HKHS and funded by an approved commitment of \$1 billion by the Government), and a scheme to allow property owners to participate in “Smart Tender” Building Rehabilitation Facilitating Services Scheme at a concessionary rate (which is administered by URA and funded by an approved commitment of \$300 million by the Government).

The expenditure involved in publicity and public education by BD for printing of publicity materials, producing and broadcasting Announcements of Public Interest, and employing outsourced contractors and service providers for 2017-18 and 2018-19 were about \$10.9 million and \$17.1 million (estimated) respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)132

(Question Serial No. 0137)

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 respect of processing building plans for new buildings, would the authorities inform this Committee:

- 1 as the performance targets in 2019 for processing building plans within 60 days for new submissions, processing building plans within 30 days for re-submissions and processing within 28 days applications for consent to commence building works are lower than the actual performance in 2017 and 2018, of the reasons for setting targets lower than the actual performance;
- 2 whether the Department has any measures to improve the services in the past three years; if so, of the details; if not, of the reasons; and
- 3 whether the Department has exchanged views with clients on services such as plan processing; if so, of the details; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 20)

Reply:

- 1 The Buildings Department (BD) has all along adopted measures to facilitate applicants in obtaining approval of building plans and consent to commence building works. Specifically, if an application can be approved subject to minor amendments or furnishing of further particulars, BD will allow the applicant to make such amendments or furnish such required particulars after the stipulated target date for processing the applications. 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 will cost the applicants extra time and efforts to restart the entire vetting process. Having regard to the industry's trend in adopting the aforesaid approach, the target performance targets for processing building plans and consent applications for 2019-20 are set at 90%.

2 & 3 To facilitate the approval process under the Buildings Ordinance (BO), BD has been working in partnership with registered building professionals to improve its services and to provide as far as practicable facilitation in the building plan approval process. For example, BD regularly reviews and issues practice notes and circular letters as guidance to practitioners and has set up various communication platforms with industry stakeholders, such as the Building Sub-committee under the Land and Development Advisory Committee, the Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee (APSEC) and APSEC discussion forum, as well as Technical Committees on various codes of practice. From 2016 to 2018, BD issued a number of new and revised practice notes and codes of practice, covering topics ranging from modular integrated construction, foundation design, structural use of concrete, glass and steel, to guidelines on the documentary proofs of site parameters when submitting building proposal and essential information in plan submissions, etc.

In addition, to facilitate the industry in ensuring their design details will comply with the requirements under the BO, BD provides enquiry service regarding compliance or interpretation of building regulations and codes of practice throughout the entire development process. BD has also put in a place a pre-submission enquiry mechanism to facilitate registered building professionals in confirming the design principles of his or her projects at an early stage so that they may avoid abortive preparation work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)133

(Question Serial No. 0138)

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 “continuing the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards”, would the authorities inform this Committee:

1. whether there are specific indicators for performance evaluation? If yes, what are the details? If no, what are the reasons?
2. whether there is any progress for this item in the past three years? If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 21)

Reply:

1. The Buildings Department (BD) reviews the various building regulations, standards and codes of practice from time to time with a view to keeping abreast of latest international building technological advancements and enhancing the standards of building construction. The reviews may involve commissioning of consultancy studies, stakeholders' consultation and seeking comments from technical committees set up for the review of various codes of practice. As the reviews differ in scope and complexity, it is difficult to set specific performance indicators and target completion timeframes on the reviews.
2. From 2016 to 2018, BD issued several new and revised codes of practice, covering adaptive re-use of and alteration and addition works to heritage buildings, barrier free access, precast concrete construction, dead and imposed loads, demolition of buildings, foundations, as well as the structural use of concrete, glass and steel.

On the review of extant regulations, BD has completed the reviews on the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R). To provide further facilitation to the industry and keep in pace with the latest technological advancements and societal needs, it is proposed to revamp the

B(C)R to change the current prescriptive provisions to performance-based ones as far as practicable, and to enhance standards on the design and construction of buildings, streets, building works and street works. It is also proposed to amend the B(MW)R to include more works items under the prevailing Minor Works Control System to facilitate the public to carry out such works lawfully. We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019, and aim to finalise the amendments to the extant regulations with a view to tabling them in the LegCo in the near future.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)134

(Question Serial No. 0139)

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 Window Inspection Scheme (MWIS), would the authorities inform this Committee:

whether the Department has reviewed the implementation of the MWIS after a tourist was killed by a window falling from a hotel in Tsim Sha Tsui; if so, what are the details? If not, what are the reasons?

whether the Department has conducted site inspection to examine the implementation of the MWIS; if so, what are the details of the inspection in the past three years? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 22)

Reply:

Since the implementation of MWIS in 2012, the Buildings Department (BD) has been reviewing from time to time the progress and implementation of the scheme in the light of the operational experience, market condition, feedback from stakeholders and the community, etc. BD has all along adopted a risk-based approach in selecting target buildings annually for issuing statutory notices under MWIS. In the light of the window falling incident in Tsim Sha Tsui, BD is now conducting a review on the selection criteria for MWIS target buildings with a view to including more buildings in areas with high pedestrian flow as target buildings. In addition, BD will continue to enhance its efficiency in implementing MWIS through simplifying procedures and application of information technologies with a view to utilising resources in a more effective manner (e.g. allowing the electronic submission of specified forms under MWIS).

To regulate the service providers, BD will conduct on-site audit checks to ascertain that the inspections and repairs have been carried out in accordance with the regulations and the guidelines issued by BD. If irregularities of the service providers are found, BD will consider instigating prosecution or disciplinary action against them. The numbers of on-site audit checks conducted in the past three years are tabulated below –

Year	Number of on-site audit checks conducted
2016	2 476
2017	1 336
2018	949

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)135

(Question Serial No. 1198)

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 Buildings Department estimates that there will be a net creation of 72 posts in 2019-20 to cope with the workload arising from processing new building plans and to step up enforcement action to enhance building safety. Please list the ranks, scope of work and expenditure involved of these posts, as well as the expected performance or targets achievable after the creation.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 36)

Reply:

The net increase of 72 posts to be created in 2019-20 in the Buildings Department (BD) comprise 20 professional posts (Building Surveyor/Structural Engineer), 38 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)), 11 clerical posts and three posts of other grades.

Among the 72 posts, 30 posts will be engaged in coping with the increasing workload arising from the processing of building plan submissions including projects adopting Modular Integrated Construction and transitional housing projects; 18 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the administration of the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme; seven posts will be engaged in implementing the Electronic Submission Hub project; six posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; five posts will be engaged in enhancing the fire safety of old industrial buildings; two posts will be engaged in enhancing the use of information technology to strengthen public education and publicity efforts; two posts will be engaged in coping with the additional workload arising from the regulation of private columbaria; and the remaining two posts will be engaged in supporting the Government's efforts in promoting wider use of renewable energy. It is expected that the proposed increase in manpower resources would strengthen the BD's work efficiency in general.

- 2 -

The total notional annual mid-point salary value for the net increase of 72 posts in BD in 2019-20 is \$33,849,420.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)136****(Question Serial No. 1629)**

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please inform this Committee of the following:

- (1) the operational expenses of JO in 2019-20; and the percentage changes as compared with last year;
- (2) the manpower engaged in the investigation of water seepage in Kwun Tong and Wong Tai Sin districts under the existing establishment.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 60)

Reply:

- (1) The changes in expenditure of the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) in connection with the operation of Joint Office (JO) in 2018-19 and 2019-20 are tabulated below –

BD	2018-19 (a)	2019-20 (b)	Percentage change <u>(b) – (a)</u> (a)
Staff cost and departmental expenses (\$ million)	42.2 (estimated)	50.8 (estimated)	+20%
Expenditure for engaging outsourced consultants (\$ million)	36.0 (estimated)	52.8 (estimated)	+47%

FEHD	2018-19 (a)	2019-20 (b)	Percentage change <u>(b) – (a)</u> (a)
Staff cost and departmental expenses (\$ million)	109.2 (estimated)	130.6 (estimated)	+20%

- (2) There are a total of nine BD staff and 27 FEHD staff handling water seepage reports of Kwun Tong and Wong Tai Sin districts in JO. The nine BD staff also handle water seepage reports of two other districts.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)137****(Question Serial No. 1633)**

Head: (82) Buildings Department

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

Programme: (1) Buildings and Buildings Works

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

Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please inform this Committee of the following:

- (1) the number of requests for assistance received by JO in 2018-19; among these cases, the number of cases where the source of water seepage could be identified, where the investigation is undergoing and where the source could not be identified;
- (2) the number of cases where JO adopted the colour dye testing method, infrared ray testing method and other testing methods in 2018-19; the estimated percentage change of the number of cases adopting the above testing methods in 2019-20.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 63)

Reply:

- (1) Statistics on handling of water seepage reports by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department in 2018 are tabulated below –

Number of Cases	2018
Reports received	36 684
Reports handled ⁽¹⁾	28 221
• Cases screened out ⁽²⁾	14 571
• Cases with investigation concluded	13 650

Number of Cases	2018
- Cases with seepage ceased during investigation	4 757
- Cases with source of water seepage identified	5 729
- Cases with source of water seepage not identified and investigation terminated	3 164
Reports undergoing investigation ⁽¹⁾	11 070

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

Note ⁽²⁾: These include unjustified cases and withdrawn cases where no investigation was conducted by JO.

- (2) Generally speaking, JO staff are responsible for carrying out initial investigation of the source of seepage, such as colour water test for drainage pipes. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required. In 2018, 13 650 cases with the conventional tests including colour water tests for drainage pipes were conducted, 9 716 of which required professional investigation. Among these 9 716 cases, 92 cases had adopted new testing technologies (i.e. infrared thermography (IT) and microwave tomography (MT)) in the investigation.

Since the second half of June 2018, JO has applied these new testing technologies to water seepage investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) where applicable. Specifically, if these new testing technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage, blockage of pipes and other facilities, JO has to resort to the conventional tests.

With the experience and data obtained through the pilot adoption of the new testing technologies as mentioned above, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of IT and MT to water seepage investigation in other pilot districts in the third quarter of 2019. JO is unable to predict the percentage change in the number of cases of water seepage to be investigated by different testing methods in 2019, which depends on the number of reports received in the pilot districts and the site circumstances concerned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)138

(Question Serial No. 1634)

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please advise this Committee:

of the number of cases adopting testing methods such as infrared thermography and microwave tomography, the proportion accounted for and the percentage changes, upon the completion of the study on the latest technological methods in identifying the sources of water seepage; as well as the changes in costs and effectiveness of such testing methods.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 64)

Reply:

Reports on water seepage in buildings are handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department. Generally speaking, JO staff are responsible for carrying out initial investigation of the source of seepage. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required. In 2018, among the 9 716 cases with professional investigation completed, 92 cases had adopted new testing technologies (i.e. infrared thermography (IT) and microwave tomography (MT)) in the investigation.

Since the second half of June 2018, JO has applied new testing technologies such as IT and MT to water seepage investigation in three pilot districts (i.e. Central and Western, Wan Chai and Kowloon City). In 2018, investigation in respect of 56 cases involving the use of IT and MT in the pilot districts were completed. Among these cases, there were nine cases where the source of seepage could not be identified by IT and MT. With the experience and data obtained through the pilot application of these new testing methods, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of these testing methods. JO will progressively extend the use of IT and MT to other pilot districts in the third quarter of 2019.

Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to conduct conventional tests is estimated to be around \$3,500 per case while the cost for adopting IT and MT is estimated to be around \$9,000. The estimates do not include the overall staffing and operating expenditure of JO.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)139

(Question Serial No. 1635)

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please inform this Committee of the following:

- (1) the number and percentage of cases outsourced by JO to private investigation companies using infrared thermography or microwave tomography in 2018-19 out of the number of requests for assistance received, and the total costs of such outsourcing;
- (2) the estimates for outsourcing investigation work in 2019-20.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 65)

Reply:

- (1) Investigation of water seepage cases is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) in three stages. Generally speaking, JO staff would carry out initial investigation of the source of seepage, including coloured water test for drainage pipes. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required.

Since the second half of June 2018, new testing technologies (i.e. infrared thermography and microwave tomography) have been adopted by outsourced consultants when conducting professional investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) as far as practicable. However, in cases whereby these new testing technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage, blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests.

In 2018, conventional tests including colour water tests for drainage pipes were conducted for 13 650 cases, of which 9 716 cases required professional investigation. Among these 9 716 cases, 92 cases had adopted new testing technologies in the investigation. In 2018-19, the estimated expenditure for engaging outsourced consultants for professional investigation is around \$36 million. BD does not compile statistics on the total cost of water seepage investigation using new technologies alone.

- (2) In 2019-20, the estimated expenditure for engaging outsourced consultants for professional investigation is around \$52.8 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)140

(Question Serial No. 1637)

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please inform this Committee:

At the meeting of the Tuen Mun District Council in early March this year, JO stated that the cost of using infrared thermography and microwave tomography in investigation is about \$10,000 per case. Does it refer to the cost of outsourced private companies or that of JO staff?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 66)

Reply:

Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to adopt infrared thermography and microwave tomography technologies in carrying out Stage III investigation of a water seepage report is estimated to be around \$9,000. The estimate does not include the overall staffing and operating expenditure of the Joint Office.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)141

(Question Serial No. 1638)

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please advise this Committee:

In view of the better performance of infrared thermography in identifying the sources of water seepage, whether members of the public seeking assistance could take the initiative to request JO or outsourced private companies to directly adopt infrared thermography or microwave tomography to identify the sources of water seepage; if so, of the procedures; if not, of the reasons.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 67)

Reply:

Reports on water seepage in buildings are handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department. Generally speaking, JO staff are responsible for carrying out initial investigation of the source of seepage. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required.

Professional investigation to be conducted by outsourced consultants includes conventional tests, namely colour water test for drainage pipes, ponding test for floor slabs, water spray test for walls and reversible pressure test for water supply pipes. Since the second half of June 2018, outsourced consultants have applied new testing technologies such as infrared thermography (IT) and microwave tomography (MT) in the water seepage investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) where applicable. Specifically, if these new testing technologies cannot be effectively applied due to, for example, spalling of concrete ceilings at the locations of water seepage, blockage of pipes and other facilities, the outsourced consultants have to resort to the conventional tests.

With the experience and data obtained through the pilot adoption of the new testing technologies as mentioned above, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of IT and MT to other pilot districts in the third quarter of 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)142****(Question Serial No. 1639)**

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 Joint Office for Investigation of Water Seepage Complaints (JO) under the Buildings Department and the Food and Environmental Hygiene Department, please inform this Committee:

Does the JO know the number of complaint cases received by the Office of The Ombudsman on JO in this financial year? What are the percentage changes as compared with the previous three financial years?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 68)

Reply:

The statistics on the number of complaints referred by the Office of The Ombudsman to the Buildings Department (BD) and/or the Food and Environmental Hygiene Department (FEHD) regarding the handling of reports of water seepage in buildings by the Joint Office in 2015-16, 2016-17, 2017-18 and 2018-19 are tabulated below –

	2015-16 (a)	2016-17 (b)	2017-18 (c)	2018-19 (as at 1 March 2019) (d)	Percentage change of complaints received in 2018-19 (as at 1 March 2019) as compared with		
					2015/16 (d)/(a)	2016-17 (d)/(b)	2017/18 (d)/(c)
BD	59	72	49	74	+25%	+3%	+51%
FEHD	87	86	81	95	+9%	+10%	+17%

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)143

(Question Serial No. 2411)

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 Operation Building Bright 2.0 (OBB 2.0), please inform this Committee:

- 1) of the details, lot number and age of the 70 buildings targeted for inspection and repair as default works under OBB 2.0 in 2018, broken down by district;
- 2) of the estimated number of target buildings which require inspection and repair in 2019-20 and the expenditure involved.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 31)

Reply:

- 1) To protect public safety, the Government has earmarked \$3 billion to launch Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

There are two categories of buildings under OBB 2.0, namely Category 1 and Category 2 buildings. Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. 3-nil buildings). The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repairs works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

The geographical and age distribution of the 70 Category 2 buildings selected in 2018 are tabulated below –

Districts	Number of Buildings		
	50 to 59 years	60 years or above	Total
Central & Western	1	4	5
Eastern	1	4	5
Southern	0	1	1
Wan Chai	1	0	1
Sham Shui Po	9	14	23
Yau Tsim Mong	10	4	14
Kowloon City	3	14	17
Tsuen Wan	4	0	4
Total	29	41	70

- 2) The Government expects that the funding under OBB 2.0 would be able to support the commissioning of inspection and repair works of 2 500 buildings (under both Category 1 and 2) over the five-year period beginning 2018-19. Based on current projections, the estimated cash flow requirement in 2019-20 is \$530 million, covering around 500 buildings.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)144****(Question Serial No. 2412)**

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 Programme that the Buildings Department continued the Large Scale Operation on inspection of sub-divided flats (SDFs) in 100 target buildings, comprising 80 domestic/composite buildings and 20 industrial buildings, and rectification of irregularities of building works associated with the SDFs in 2018. Please advise this Committee:

- 1) In the table below, please provide information on the 80 domestic/composite target buildings, including i) the names of buildings (or street names, whichever is available); ii) the number of SDFs involved; iii) the number of occupants who have to move out owing to the rectification of unauthorised building works (UBWs); iv) whether the rectification has been completed as at March 2019.

i	ii	iii	iv

- 2) In the table below, please provide information on the 20 industrial target buildings, including i) the names of buildings (or street names, whichever is available); ii) the number of SDFs involved; iii) the number of occupants who have to move out owing to the rectification of UBWs; iv) whether the rectification has been completed as at March 2019.

i	ii	iii	iv

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 32)

Reply:

1&2) The Buildings Department (BD) continued the large scale operations (LSOs) on inspection of sub-divided flats (SDFs) in 100 target buildings, comprising 80 domestic/composite buildings and 20 industrial buildings in 2018. Disclosure of the list of target buildings may affect the enforcement action that will be taken by BD. It is therefore inappropriate to disclose the names of the target buildings involved.

The numbers of SDFs with irregularities identified in 2018 and SDFs rectified of irregularities in 2018 under LSOs (as at 31 December 2018) are tabulated below –

	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities (as of 31 December 2018) ⁽¹⁾
Target domestic/composite buildings	479	207
Target industrial buildings	21	6

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs with irregularities identified in the same period.

BD does not compile statistics on the number of SDF occupants who have to move out owing to the rectification of unauthorised building works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)145

(Question Serial No. 2413)

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:

Since last year, there have been repeated occurrences of alterations to the building plans of the Shatin to Central Link ("SCL") construction project by the MTR Corporation Limited (MTRCL). In addition, some of the works by MTRCL are exempted from the Buildings Ordinance. In this connection, would the Government inform this Committee of the following:

- 1) Regarding the SCL construction project, whether the Buildings Department (BD) has instigated prosecution against MTRCL or its contractors for the irregularities involved; if so, the details of each prosecution; if not, BD's follow-up actions against the known irregularities;
- 2) Whether BD has instigated prosecution against MTRCL or its contractors for irregularities associated with any works carried out by MTRCL in the past five years; if so, the details of each prosecution.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 33)

Reply:

- 1) The Buildings Department (BD) has initiated investigation under the Buildings Ordinance (BO) in respect of the recent incident relating to the construction of the platform slabs of Hung Hom Station Extension Works under the Shatin to Central Link Project. Upon completion of the investigation, BD will seek legal advice from the Department of Justice as to whether prosecution action should be taken under the BO.
- 2) In the past five years, there is no prosecution against MTR Corporation Limited (MTRCL) or its contractors for contravention of the BO in any works carried out by MTRCL or its contractors.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)146****(Question Serial No. 2414)**

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 respect of processing building plans of domestic buildings by the Buildings Department (BD), please inform this Committee of the following:

- 1) the numbers of flats of less than 20 square metres (m²) among the approved plans in each of the past five years;
- 2) if the figures required in 1) are not available, whether BD will be required to compile such statistics in view of the increasing number of “nano flats” (less than 20m²) in the market in recent years.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 34)

Reply:

The Buildings Department (BD) does not compile statistics on the number and size of flats after a building plan submission is approved, but has been publishing through BD's Monthly Digest the number and usable floor area (not covering kitchens and lavatories) of flats for which consent to commence works is given. In the past five years, the number of flats with usable floor area less than 20 square metres (m²) for which consent to commence work is given are tabulated below –

Year	Number of flats with usable floor area less than 20 m² for which consent to commence works was given
2014	2 451
2015	2 885
2016	6 315
2017	9 235
2018	3 562

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)147

(Question Serial No. 2049)

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 stated that the consultancy study on identifying the source of water seepage in buildings has been completed in 2018, and in June last year the new technological methods for investigation have been tried out in three pilot districts, namely Kowloon City, Wan Chai and Central and Western districts. In this connection, would the Government inform this Committee of the following:

- (1) Since June last year, what is the number of water seepage complaints investigated with the use of new technological methods by the Joint Office for Investigation of Water Seepage Complaints, and the average time taken and cost for each case; among such cases, what is the number of cases where the source of water seepage could not be identified;
- (2) Would the Department consider extending the new testing methods to cover the whole territory? If so, will there be a specific timetable and estimated expenditure?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 26)

Reply:

- (1) Investigation of water seepage cases is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department in three stages. Generally speaking, JO staff would carry out initial investigation of the source of seepage, including coloured water test for drainage pipes. In case the initial investigation cannot identify the source of seepage, professional investigation by outsourced consultants is required.

Since the second half of June 2018, new testing technologies (i.e. infrared thermography (IT) and microwave tomography (MT)) have been adopted by outsourced consultants when conducting professional investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) as far as practicable. However, in cases whereby these new testing technologies cannot be effectively

applied due to, for example, spalling of concrete ceilings at the locations of water seepage, blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests.

In 2018, conventional tests including colour water tests for drainage pipes were conducted for 13 650 cases, of which 9 716 cases required professional investigation. Among these 9 716 cases, 92 cases had adopted new testing technologies in the investigation. Of these 92 cases, 56 of them were pilot district cases. Source of seepage in nine of the 56 cases could not be identified by the new testing technologies. While JO does not compile statistics on the cost for investigation of these water seepage cases, taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for adopting IT and MT for investigation is generally around \$9,000, excluding the staff cost and operating expenditure of JO. JO does not compile statistics on the time taken for carrying out the IT and MT for seepage cases.

- (2) With the experience gained and data obtained through the pilot adoption of the new testing technologies as mentioned above, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of these testing methods. JO will progressively extend the use of IT and MT to other pilot districts in the third quarter of 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)148****(Question Serial No. 1361)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the measures implemented to revitalise industrial buildings as mentioned under the Programme, please list the number of applications received, their floor areas and converted uses involved, as well as the number of applications approved and their floor areas involved, in the past three years.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 4)

Reply:

The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings to provide 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. Throughout these six years, the Lands Department (LandsD) received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the applications for redevelopment had been approved. The approved applications would provide a total of about 2.17 million square metres^{Note 1} of converted or new gross floor area after completion of works.

A summary of the major uses of the approved wholesale conversion and redevelopment cases is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 2}	134

(b) Redevelopment

Uses ^{Note 3}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 1: Exclude subsequently withdrawn / terminated cases.

Note 2: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, office, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover more than one category of uses and only their respective primary proposed uses are stated.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)149

(Question Serial No. 3177)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please provide the details including the brief description, estimated expenditure, objective and timetable in respect of each of the projects under the new round of revitalisation scheme for industrial buildings in 2019-20.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 27)

Reply:

The new round of Industrial Buildings (IBs) Revitalisation Scheme includes the following six measures:

Wholesale Conversion

- (1) Offer a three-year time-limited exemption of waiver fees for applications made to the Lands Department (LandsD) for wholesale conversion of existing IBs aged 15 years or above in "Commercial" ("C"), "Other Specified Uses (Business)" ("OU(B)") and "Industrial" ("I") zones for uses permitted under the relevant Outline Zoning Plans (OZPs), with an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by Government.

Redevelopment

- (2) As a policy direction, but subject to approval of the Town Planning Board on a case-by-case basis and the maximum non-domestic plot ratio (PR) allowed under the Buildings (Planning) Regulations, allow increasing the maximum permissible non-domestic PR by up to 20% to incentivise redevelopment of IBs constructed before 1987 (pre-1987 IBs) for sites located outside "Residential" ("R") zones in Main Urban Areas and New Towns.

Facilitate Transitional Housing in Wholesale-converted IBs without Industrial Uses

- (3) Facilitate proposals from the community for providing transitional housing in portions or entire blocks of IBs (without any age limit) located in “C”, “Comprehensive Development Area” (CDA), “OU(B)” and “R” zones which have already undergone or will pursue wholesale conversion into non-industrial uses, by exercising flexibility in the application of planning, land lease, and building design requirements, including not charging a waiver fee for this specific use of transitional housing.

Other Measures Permitting Non-industrial Uses in Existing IBs

- (4) For individual units in existing IBs, relax the waiver application policy on a time-limited basis, initially five years, to permit certain uses for the arts and cultural sectors, creative industries, and innovation and technology sectors in an orderly manner (without the need for owners making separate waiver applications and paying waiver fees), provided that such uses are permitted under the planning regime in the first place.
- (5) Broaden the permissible use of buffer floors, with due regard to public safety, to cover (among other permitted uses at present) “telecommunications exchange centres” and “computer/data processing centres”, to facilitate partial conversion of lower floors of IBs into non-industrial uses.
- (6) Promulgate a broader definition for “godown” use under lease provisions, covering (among other permitted uses at present) “cargo handling and forwarding operation” and “recyclable collection centre” uses.

Regarding the expenditure in 2019-20, LandsD estimates that there will be 17 posts to handle directly the processing of applications submitted in connection with the above revitalisation measures. The estimated annual staff cost is about \$8.6 million. Some of the related land administration work would also be undertaken and absorbed by existing staff resources of LandsD for which no separate breakdown is available.

The timetable and details of the new revitalisation measures introduced under the Scheme are as follows:

Revitalisation measure	Timetable
(i) Wholesale conversion	Application should be submitted to LandsD on or before 31 March 2022. Conversion works should be completed within three years after execution of land document. Details are specified in Lands Department LAO Practice Note No. 6/2019.

Revitalisation measure	Timetable
(ii) Redevelopment	Application should be submitted to Town Planning Board on or before 9 October 2021. If approved, the land document should be executed within three years after planning approval. Redevelopment should be completed within five years after execution of land document. Details are specified in Lands Department LAO Practice Note No. 2/2019.
(iii) Transitional housing in converted industrial buildings	No application deadline. Details will be specified in Lands Department LAO Practice Note to be issued.
(iv) Relaxation of waiver application policy	Put into force from 1 February 2019 to 31 January 2024. The Government would review the policy and the need for extension towards the end of the five-year period. Details are specified in Development Bureau's announcement on 1 February 2019.
(v) Broadening the permissible uses of buffer floors	No application deadline. Details are specified in Lands Department LAO Practice Note No. 3/2019.
(vi) Broader definition for "Godown" use under lease provisions	Details are specified in Lands Department LAO Practice Note No. 1/2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)150

(Question Serial No. 2911)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. In a paper submitted to the Legislative Council earlier, the Government set out the details of the North East New Territories Development Project in such respects as the private land required to be resumed, the government land required to be cleared and the relevant expenditure incurred by land resumption. Has the Government provided additional manpower for undertaking the land resumption work of the Project? If yes, please provide a breakdown by division/section and post.
2. Please provide the estimated expenditure, area of land to be resumed and number of households involved in the following four stages of project implementation, with a breakdown by category as listed below:

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(1) The Development of Kwu Tung North New Development Area and Fanling North New Development Area – Advance Stage and First Stage			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(2) Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns ("Kam Taps") and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(3) First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(4) Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)			
Private agricultural land			
Private building land			
Private properties			
Crops (on private land)			
Crops (on government land)			

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Compensation for squatter structures (on private land)			
Compensation for squatter structures (on government land)			
Urns (“Kam Taps”) and graves			
Business undertakings (on private land)			
Business undertakings (on government land)			
Removal allowance (involving private land)			
Removal allowance (involving government land)			
Others and contingency provision			

3. Please advise on the levels of land compensation values (Hong Kong Dollars per square feet) in respect of the private agricultural land and private building land to be resumed in the above development projects.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 1)

Reply:

- For the implementation of the Kwu Tong North/Fanling North New Development Area (KTN/FLN NDA) in the North East New Territories, 81 staff will be deployed in 2019-20 for preparatory work on land resumption and clearance, comprising nine professional posts and 72 technical posts.
- The details of estimated expenditure, area of land to be resumed and number of households involved in the above projects are as follows:

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(1) The Development of KTN/FLN NDA – Advance Stage and First Stage			
Private agricultural land	7,536.61	519 108.6	Not Applicable (N.A.)
Private building land	1,301.93	11 119.07	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Private properties	N.A.	N.A.	N.A.
Crops	75.48	N.A.	N.A.
Compensation for squatter structures	89.67	N.A.	238
Urns (“Kam Taps”) and graves	4.89	N.A.	13
Business undertakings	20.51	N.A.	N.A.
Removal allowance	12.5	N.A.	289
Others and contingency provision	1,396.01	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(2) Advance Site Formation and Engineering Infrastructure Works at KTN/FLN NDA (Road Works)			
Private agricultural land	1,991.96	137 508.30	N.A.
Private building land	284.79	2 492.60	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	21.86	N.A.	N.A.
Compensation for squatter structures	47.2	N.A.	123
Urns (“Kam Taps”) and graves	1.34	N.A.	7
Business undertakings	27.72	N.A.	N.A.
Removal allowance	6.7	N.A.	154
Others and contingency provision	384.36	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(3) First Stage of Site Formation and Engineering Infrastructure at KTN/FLN NDA (Road Works)			
Private agricultural land	60.04	4 135.60	N.A.
Private building land	N.A.	N.A.	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	0.17	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
Compensation for squatter structures	N.A.	N.A.	N.A.
Urns (“Kam Taps”) and graves	N.A.	N.A.	N.A.
Business undertakings	0.35	N.A.	N.A.
Removal allowance	0.04	N.A.	2
Others and contingency provision	9.17	N.A.	N.A.

	Estimated expenditure (\$ million)	Area of land to be resumed (square metre)	Number of households involved (about)
(4) Advance Site Formation and Engineering Infrastructure Works at KTN/FLN NDA (Sewerage Works)			
Private agricultural land	52.41	3 609.80	N.A.
Private building land	N.A.	N.A.	N.A.
Private properties	N.A.	N.A.	N.A.
Crops	0.76	N.A.	N.A.
Compensation for squatter structures	N.A.	N.A.	N.A.
Urns (“Kam Taps”) and graves	N.A.	N.A.	N.A.
Business undertakings	N.A.	N.A.	N.A.
Removal allowance	N.A.	N.A.	N.A.
Others and contingency provision	8.07	N.A.	N.A.

3. Zonal A ex-gratia compensation that prevails at time of resumption will be offered to the land owners for private land to be resumed for the KTN/FLN NDA in accordance with the established practice. The existing ex-gratia compensation rates (as at March 2019) of the New Territories (Zone A) for agricultural and building land resumed/acquired are \$1,348.8/ft² and \$2,676/ft² respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)151

(Question Serial No. 2916)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding its work in relation to the Code on Access to Information, will the Administration advise this Committee on the following:

- concerning the requests for information under the Code on Access to Information received by the Lands Department and its District Lands Offices for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) How the requests were eventually handled

- concerning the requests for information under the Code on Access to Information received by the Lands Department and its District Lands Offices for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) How the requests were eventually handled

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 6)

Reply:

- 1) For the requests for information under the Code on Access to Information (the Code) received by the Lands Department (LandsD) from January to September 2018, for which only some of the requested information was provided, the requisite information are tabulated as follows:

Content of the requests for which only some of the required information was provided by LandsD⁽¹⁾	Reasons for providing some of the information only⁽²⁾	How the requests were eventually handled
Copy of a No Objection Letter (One request)	Paragraphs 2.14 and 2.16 of the Code	Information provided in part
Deed of variation of crown leases of two lots (One request)	Paragraphs 2.10 and 2.15 of the Code	Information provided in part
Full set of file concerning a lot (One request)	Paragraph 2.14 of the Code	Information provided in part
Record of land modification/land premium applications in the past five years (One request)	Paragraph 2.9 of the Code	Information provided in part
Correspondence between LandsD and a large number of third parties (One request)	Paragraphs 2.9 and 2.14 of the Code	Information provided in part
Personal data of the staff of a contractor (Five requests)	Paragraphs 2.14 and 2.15 of the Code	Information provided in part
Information of a request made under the Code (One request)	Paragraph 2.15 of the Code	Information provided in part
Certified true copy of a Letter of Compliance (One request)	Paragraph 2.15 of the Code	Information provided in part
Correspondence between LandsD, other government departments and a third party (One request)	Paragraphs 2.10, 2.14 and 2.15 of the Code	Information provided in part
Documents in relation to a small house application (One request)	Paragraphs 2.14 and 2.15 of the Code	Information provided in part

- 2) For the requests for information under the Code received by LandsD from January to September 2018, for which the requested information was not provided, the requisite information are tabulated as follows:

Content of the requests refused by LandsD	Reasons for refusal⁽²⁾	How the requests were eventually handled
Statistics of valid Short Term Waivers (One request)	Paragraph 2.9 of the Code	Refused
Information in relation to a short-term tenancy (One request)	Paragraph 2.14 of the Code	Refused
Documents in relation to a small house application (One request)	Paragraph 2.9 and 2.10 of the Code	Refused

Note ⁽¹⁾:

Only the information that was partially refused is detailed in the table.

Note ⁽²⁾:

Exemption provisions in the Code cited:

- Paragraph 2.9 Management and operation of the public service
- Paragraph 2.10 Internal discussion and advice
- Paragraph 2.14 Third party information
- Paragraph 2.15 Privacy of an individual
- Paragraph 2.16 Business Affairs

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)152****(Question Serial No. 2925)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

There are a total of 27 sites currently held by private sports clubs under the Private Recreational Lease ("PRL") policy. In this connection, please inform this Committee of the following in table form:

Name of lease holder		
Location/Lot		
Number of club members		
Date on which the PRL was first granted		
Date of previous renewal		
Site area		
Expiry date of existing PRL/"holding over" letter		

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 15)

Reply:

As at end-December 2018, there were a total of 27 Private Recreational Leases (PRLs) held by private sports clubs. Of these, 19 PRLs have been renewed since 2011 or 2012, two PRLs (with lease terms having expired) were being held over as a transitional arrangement to cover the period from the lease expiry to the completion of renewal procedures (if so renewed), and the remaining six PRLs have not reached their lease expiry dates. The Lands Department (LandsD) does not have information on the number of club members as such information is maintained by other bureaux or departments. The details of the 27 PRLs are listed as follows:

I. PRLs renewed since 2011 or 2012					
No.	Name of PRL holder	Lot no. and location	Approximate site area (square metres)	Commencement date of current lease term (Date On which the PRL was first granted)	Expiry date of lease
1	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500	26.12.2011 (9.4.1952)	25.12.2026
2	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537	26.12.2011 (26.12.1972)	25.12.2026
3	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490	26.12.2011 (26.12.1971)	25.12.2026
4	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203	26.12.2011 (26.12.1951)	25.12.2026
5	Jardine's Lookout Residents' Association	IL 9030 No. 2 Creasy Road, Jardine's Lookout	12 406	26.12.2011 (26.12.1971)	25.12.2026
6	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	26.12.2011 (26.12.1961)	25.12.2026
7	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	26.12.2011 (11.7.1959)	25.12.2026
8	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886	25.12.2011 (14.11.1931)	24.12.2026
9	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	26.12.2011 (26.12.1981)	25.12.2026
10	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656	26.12.2011 (26.12.1951)	25.12.2026
11	The Filipino Club	KIL 11222 Wylie Road	2 819	26.12.2011 (26.12.1951)	25.12.2026
12	Club De Recreio	KIL 11221 Wylie Road	23 095	26.12.2011 (26.12.1951)	25.12.2026
13	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	26.12.2011 (26.12.1981)	25.12.2026
14	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	26.12.2011 (25.12.1961)	25.12.2026
15	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	26.12.2011 (4.8.1987)	25.12.2026

No.	Name of PRL holder	Lot no. and location	Approximate site area (square metres)	Commencement date of current lease term (Date On which the PRL was first granted)	Expiry date of lease
16	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	4.4.2012 (4.4.1961)	3.4.2027
17	Hong Kong Gun Club	TWTL 419, Chuen Lung, Tsuen Wan	64 900	1.7.2012 (26.12.1961)	30.6.2027
18	The Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	1.7.2012 (1.7.1898)	30.6.2027
19	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	1.7.2012 (1.7.1898)	30.6.2027

II. PRLs that have expired and are being held over

No.	Name of PRL holder	Lot no. and location	Approximate site area (square metres)	Commencement date of last lease term (Date On which the PRL was first granted)	Expiry date of holding-over letter
20	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100	26.12.1961 (26.12.1961)	31.8.2019
21	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	11 820	9.10.1993 (9.10.1993)	8.9.2019

III. PRLs that have yet to expire

No.	Name of PRL holder	Lot no. and location	Approximate site area (square metres)	Commencement date of current lease term (Date On which the PRL was first granted)	Expiry date of lease
22	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1 706 106	1.9.1999 (26.12.1930)	31.8.2020
23	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940	25.5.2006 (25.5.1985)	24.5.2021
24	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277	26.12.2006 (26.12.1970)	25.12.2021
25	The Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448	1.7.2008 (1.7.1972)	30.6.2023

No.	Name of PRL holder	Lot no. and location	Approximate site area (square metres)	Commencement date of current lease term (Date On which the PRL was first granted)	Expiry date of lease
26	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955	4.11.2003 (4.11.2003)	3.11.2024
27	The Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738	20.2.1906 (20.2.1906)	19.2.2056

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)153

(Question Serial No. 0534)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding villagers who have been residing in such areas as Kwu Tung North and Long Valley that are to be developed into New Development Areas, what are the Government's staff establishment and estimates involved in compiling statistics on the village households and conducting freezing surveys in these areas? What will be the improvement initiatives in this regard this year?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 11)

Reply:

The staff establishment and expenditure on salaries of staff involved in undertaking clearance and related works for major land development projects including Kwu Tung North/Fanling North New Development Area (NDA) and Hung Shui Kiu NDA in 2019-20 are estimated to be 74 officers and about \$40 million respectively. No separate breakdown of staff and expenditure involved for individual tasks is available. We will continue to make efficient use of existing resources through flexible redeployment and consider engaging additional manpower resources, if required, in accordance with the established resource allocation mechanism.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)154

(Question Serial No. 3089)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please provide the following in table form:

1. Names of works projects carried out on land acquired within village environs (VEs) not zoned for "Village Type Development", areas of land acquired within VEs for respective works projects, amounts of compensation payment and details of other measures (if any) in the past ten years.
2. Names of works projects carried out on land acquired within VEs, areas of land acquired within VEs for respective works projects, amounts of compensation payment and details of other measures (if any) in the past ten years.
3. Names of villages in the New Territories with modified VEs, resultant increase and decrease in area and the reasons for that in the past ten years.
4. Names of works projects to be carried out on land acquired within VEs not zoned for "Village Type Development", areas of land to be acquired within VEs for respective works projects, amounts of compensation to be paid and details of other measures (if any) in the coming five years.
5. Names of works projects to be carried out on land acquired within VEs, areas of land to be acquired within VEs for respective works projects, amounts of compensation to be paid and details of other measures (if any) in the coming five years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1063)

Reply:

- 1, 2, 4 & 5 The Lands Department (LandsD) does not have statistics on the land use zoning for private land acquired for public works project and whether the acquired land falls within village environs (VEs).
3. According to LandsD's existing records, among the recognised villages with VEs drawn up, no VE boundaries were modified in the past ten years (2009 to 2018).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 3090)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please set out the following:

1. The number of applications for agricultural resite, the number of successful applications, the area of land involved, and the amount of rehabilitation allowance payable to farmers arising from land acquisition for each and every public works project (including but not confined to Express Rail Link, Liantang Boundary Control Point, etc.) in the past ten years;
2. The number of farms and farmers affected, the area of agricultural land and active agricultural land involved, and the amount of crop compensation arising from land acquisition for each and every public works project (including but not confined to Express Rail Link, Liantang Boundary Control Point, etc.) and large-scale development projects (including but not confined to North East New Territories, Yuen Long South, Kam Tin South, New Territories North, Hung Shui Kiu), and 2030+, etc. in the past ten years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1064)

Reply:

1. The number of applications for short term waiver (STW) for agricultural resite, the number of successful applications and the area of land involved arising from land acquisition for public works projects in the past ten years are listed in the table below:

	Project	No. of applications for STW received *	No. of applications approved	Approximate area of private land involved for the approved applications (m ²)
1	Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link	60	55	2 100
2	Liantang/Heung Yuen Wai Boundary Control Point and Associated Works	8	5	200

* Applications were submitted by affected genuine farmers with farming re-establishment proposals for consideration by the Agriculture, Fisheries and Conservation Department.

In the past ten years, there was no application for rehabilitation allowance.

- The Lands Department does not have statistics on the number of affected farms and farmers, the area of agricultural land and active agricultural land affected by public works projects in the past ten years. The area of private agricultural land resumed and the amount of crop compensation paid out in respect of public works projects in the past ten years are listed in the table below:

Financial Year	Amount of crop compensation paid out (\$ million (about))	Approximate area of private agricultural land resumed (hectare)
2009-10	1.35	5.23
2010-11	17.41	28.48
2011-12	0.19	3.78
2012-13	3.19	50.33
2013-14	32.11	3.48
2014-15	4.12	11.01
2015-16	4.30	4.01
2016-17	1.32	0.52
2017-18	0.59	4.11
2018-19 (up to end of February 2019)	0.57	0.16

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)156

(Question Serial No. 3093)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on the supply of recycling sites, relocation of recycling workshops, etc., would the Government please advise on the following:

1. Please provide in table form the total number of recyclers affected by various development schemes (including but not limited to the North East New Territories, Hung Shui Kiu, Yuen Long South and the New Territories North), the numbers of recyclers handling different materials (including but not limited to waste paper, plastic, metal, electronic waste and glass) and the respective areas of their recycling workshops.
2. Please provide the number and areas of recycling workshops that had to be relocated because of the implementation of various public works in the past ten years, and explain how the Government has assisted the recycling industry in re-establishing its business.
3. Please provide in table form the areas, locations, current tenants, types of designated materials to be recycled and terms of tenancies for the sites leased to recyclers.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1067)

Reply:

1. & 2. The Lands Department does not have readily available information on the number and areas of recycling business affected by various development schemes.
3. As at December 2018, there are 21 short-term tenancies (STTs) granted for Waste Recovery/Recycling/Reprocessing Operation. The respective location, area, term, permitted use and name of the current tenant of these 21 STTs are listed as follows:

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
1	STT2886	Government land at Lam Kam Road, Pat Heung, Yuen Long	4 140	Commencing on 25 April 2017 and expiring on 30 June 2023 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, plastics, tyres, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.	City Mining International Limited
2	STT1745	Dai Kwai Street, Tai Po Industrial Estate, Tai Po, New Territories	5 070	60 months certain from 21 March 2017	Operation of a business in recovery and recycling or in connection with reprocessing of plastics found in and recovered from municipal solid waste.	Lau Choi Kee Papers Company Limited
3	CX2590	Government land at Pai Chong Road, Cheung Chau, New Territories	337	84 months certain from 9 September 2015 and thereafter quarterly	Recovery and recycling of household waste and trade waste excluding chemical waste.	Wing Fung Trading Development Co. Ltd.
4	STT3808	Kwai Tak Street, Kwai Chung	523	60 months certain from 30 August 2013 and thereafter quarterly	Operation of a business in connection with the recovery and recycling of paper, plastics, glass, electrical and electronic appliances, wood or furniture or any combination of the above found in municipal solid waste.	Shuen Woo Waste Paper Co.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
5	CX2735	Government land at Peng Lai Road, Peng Chau, New Territories	69	57 months certain from 3 March 2018 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile, old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.	Individual
6	CX2751	Government land at Cheung Chau Sai Tai Road, Cheung Chau, N.T.	1 000	36 months certain from 2 May 2018 and thereafter quarterly but not exceeding 60 months	For operation of a business in the recovery and recycling or in connection with the reprocessing of metals, paper, plastic, tyres, electronic appliances, glass, textile, old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.	Cheung Chun Kee

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
7	STT1638	Government land at Chi Wa Lane, Fanling, N.T.	4 730	60 months certain from 13 December 2012 ^(Note1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.	Success Yield (HK) Ltd.
8	STT1596	Government land at Chi Wa Lane, Fanling, N.T.	1 990	60 months certain from 13 September 2012 ^(Note1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.	Confidential Materials Destruction Service Ltd.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
9	STT3749	Nos. 16-18 Wing Lap Street, Kwai Chung, New Territories	652	60 months certain from 8 March 2011 and thereafter quarterly	Recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood, furniture, organic waste (excluding chemical waste and animal waste) or any combination of the above materials found in and recovered from municipal solid waste.	Man Wah Import and Export Co.
10	STT1685	Ming Yin Road, Area 48C, Wo Hop Shek, Fanling, New Territories	2 160	60 months certain from 28 September 2018 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.	Jumbo City International Limited

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
11	KX2671	Ngong Shung Road, Stonecutters Island	588	36 months certain from 22 November 2010 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, paper, plastic, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.	IWS Waste Management Company Limited
12	KX2675	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.	Wang Lee Building Materials Trading Ltd.
13	KX2676	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.	Ga Shing Transport Co.
14	KX2677	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 480	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.	Chuen Kee Metal Trading Co. Ltd.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
15	KX2678	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 400	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.	Kin Xun Environment Recycle Ltd.
16	STT1449	Government land adj. Dai Kwai Street, Tai Po	5 300	60 months certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.	Canny Star Environmental Protection Ltd.
17	STT1450	Government land adj. Dai Kwai Street, Tai Po	4 300	60 months certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.	C & H Import and Export Co.
18	STT1475	Government land at Po Wan Road, Sheung Shui, New Territories in D.D. 52	4 400	60 months certain from 27 May 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture or any combination of the above found in municipal solid waste.	Lau Choi Kee Papers Co. Ltd.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use	Name of current Tenant
19	EHX263	Chong Fu Road, Chai Wan, Hong Kong	2 530	12 months certain from 22 May 2000 and thereafter quarterly	Operation of a business in the recovery and/or recycling of paper and plastics waste materials found in municipal solid waste.	International Paper Manufacturing and Distribution Limited
20	KX1573	Cha Kwo Ling Village, Kowloon	731	3 months certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop	Individual
21	KX1574	Cha Kwo Ling Village, Kowloon	242	3 months certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop	Individual

Note (1): The STT is under holdover arrangement (on monthly basis).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)157

(Question Serial No. 3096)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

- (1) Please provide the number and details of the cases in which the Lands Department (LandsD) invoked the Lands Resumption Ordinance as well as the expenditure involved in each of the past five years.
- (2) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Public Works Programme projects in the past five years.
- (3) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for railway development projects in the past five years.
- (4) Please provide the respective project names, site areas, original land uses and original numbers of land/property interests arising from land resumption under the item of land acquisition for urban renewal projects in the past five years.
- (5) Please provide the respective project names, site areas, original land uses, original numbers of land/property interests, as well as amounts of compensation and costs of clearance arising from land resumption under the item of land acquisition for Rural Planning and Improvement Strategy/Village Improvement in the past five years.
- (6) Please state which section of LandsD is responsible for carrying out the land acquisition work mentioned above. What are the staff establishment, total working hours and expenditure involved in this respect?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1051)

Reply:

- (1) In the past five years, the Government invoked the Lands Resumption Ordinance (Cap. 124) to resume private land for seven public projects. The details are tabulated below:

Financial year	The nature of project requiring resumption and clearance of land (Number of Projects)	Expenditure arising from the projects for the year (\$ million) (about)
2014-15	Public housing (2)	105.1
2015-16	Public housing (1)	13.8
2016-17	Residential care homes for the elderly (1)	26.1
2017-18	Public housing (1)	28.3
2018-19	Public housing (1) and School (1)	1.8

Note: In the same period, the Government also invoked the Lands Resumption Ordinance to resume private land for 12 projects of the Urban Renewal Authority (URA). The expenditure involved is charged to the URA and does not form part of the Appropriation Bill.

- (2) There were a total of 37 land acquisition cases for Public Works Programme projects (excluding railway development projects) in the past five financial years with land resumed under the Lands Resumption Ordinance (Cap. 124) and other ordinances. The cases are mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below:

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2014-15	Public Housing near Po Tong Ha in Area 54, Tuen Mun	2.08	Agricultural land [35 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Remaining Part of Road L54D	0.34	Agricultural land [2 private lots]
	Public Housing and Community Facilities near Siu Hang Tsuen in Area 54, Tuen Mun	3.51	Agricultural land [82 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Part of Road L54D and Widening of Hing Fu Street and Formation, Roads and Drains in Area 54, Tuen Mun – Construction of Road L54A, Reprovision of Tong Hang Road and Widening of Tsz Tin Road	3.2	Agricultural land [106 private lots]
	Formation, Roads and Drains in Area 54, Tuen Mun - Sewerage Works at Part of Road L54D, Hing Fu Street and Hing Kwai Street and Formation, Roads and Drains in Area 54, Tuen Mun – Sewerage Works at Road L54A	0.08	Agricultural land [7 private lots]
	Lam Tsuen Valley Sewerage – Village Sewerage at She Shan (Remaining Part), San Tong, Wo Liu, Chai Kek and Ng Tung Chai, Tai Po	0.41	Agricultural land and Building land [112 private lots]
	Construction of Access Roads, Maintenance Access and Car Parks at She Shan, Ha Tin Liu Ha and Sheung Tin Liu Ha, Tai Po	0.71	Agricultural land [29 private lots]
	Tolo Harbour Sewerage of Unsewered Areas Stage 1 Phase IIC Minor Village Sewerage at Lung Mei, Tai Po	0.005	Agricultural land [4 private lots]
	North District Sewerage, Stage 2 Phase 1 – Village Sewerage in Kau Lung Hang San Wai and Kau Lung Hang LO Wai, Tai Po	0.68	Agricultural land and Building land [140 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2015-16	Universal Accessibility Programme Retrofitting of Lifts to Footbridge No. KF57 Across Lung Cheung Road Near Tin Ma Court In Wong Tai Sin District	0.003	Building land [1 private lot]
	Tuen Mun Sewerage, Stage 1 – Village Sewerage Works at Lam Tei, Tuen Mun	0.022	Agricultural land and Building land [3 private lots]
	Yuen Long and Kam Tin Sewerage Stage 3 – Village Sewerage at Tsoi Uk Tsuen and Wong Uk Tsuen, Yuen Long	0.024	Agricultural land and Building land [17 private lots]
	Tuen Mun Sewerage, Stage 1 Village Sewerage Works at Yeung Siu Hang, Tuen Mun	0.029	Agricultural land [5 private lots]
	North District Sewerage Stage 2 Part 2A (Part) – Village Sewerage in Nga Yiu Tau, Sha Tau Kok, New Territories	0.02	Agricultural land and Building land [7 private lots]
	Yuen Long and Kam Tin Sewerage Treatment Upgrade – Upgrading of San Wai Sewage Treatment Works	2.27	Agricultural land [20 private Lots]
	Dualling of Hiram’s Highway Between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung	0.97	Agricultural land [73 private lots]
	North District Sewerage, Stage 2 Phase 1 Village Sewerage in Nam Wa Po and Wai Tau Tsuen, Tai Po	0.47	Agricultural land and Building land [92 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2016-17	Footbridge Link at Sau Ming Road, Kwun Tong	0.007	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 – Village Sewerage Works at Tsing Shan Tsuen (Remaining), Tuen Mun	0.004	Agricultural land [1 private lot]
	Cycle Tracks Connecting North West New Territories with North East New Territories - Section from Tuen Mun to Sheung Shui	0.192	Agricultural land [9 private lots]
	Cycle Tracks Connecting North West New Territories with North East New Territories - Section from Tuen Mun to Sheung Shui	0.058	Agricultural land [3 private lots]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fuk Hang Tsuen (Upper), Tuen Mun	0.047	Agricultural land [5 private lots]
	Purpose-Built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area	1.50	Agricultural land and Building land [2 private lots]
	Kai Tak Development – Infrastructure at North Apron Area of Kai Tak Airport Subway Connecting Choi Hung Estate and Kai Tak Development	0.021	Building land [1 private lot]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2017-18	Central–Wan Chai Bypass and Island Eastern Corridor Link	0.21	Building land [1 private lot]
	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Footbridge No. HF81 near the University of Hong Kong in Central and Western District	0.018	Building land [1 private lot]
	Upgrading of Tuen Mun Sewerage, Phase 1 Village Sewerage Works at Fu Tei Ha Tsuen, Tuen Mun	0.07	Agricultural land [22 private lots]
	Development at Wang Chau, Yuen Long	2.37	Agricultural land [62 private lots]
	Road Works -- Site Formation and Infrastructure Works for Development at Wang Chau, Yuen Long	1.09	Agricultural land [29 private lots]
	Universal Accessibility Programme-Provision of Lifts at Footbridge No. KF56 across New Clear Water Bay Road near Choi Wan Commercial Complex Phase II in Kwun Tong District and Wong Tai Sin District	0.008	Building land [1 private lot]
	Site Formation and Associated Infrastructural Works for Development of Columbarium, Crematorium and Related Facilities at Sandy Ridge Cemetery – Widening of Sha Ling Road and Construction of Roads B and C	0.13	Agricultural land [2 private lots]

Financial year	Project Title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
2018-19	Universal Accessibility Programme – Provision of Barrier-Free Access Facilities at Subway No. KS7 near MTR Choi Hung Station in Wong Tai Sin District	0.001	Building land [1 private lot]
	Universal Accessibility Programme – Provision of Barrier-free Access Facilities at Subway No. KS27 near San Lee Street and Shun Lee Estate in Kwun Tong District	0.007	Building land [1 private lot]
	Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long - Advance Works	0.095	Building land [7 private lots]
	Village Sewerage Improvement Works For Pak Ngan Heung In Mui Wo, Lantau Island	0.009	Agricultural land [1 private lot]
	Lift and Pedestrian Walkway System Between Castle Peak Road and Kung Yip Street, Kwai Chung	0.13	Building land [1 private lot]
	Construction of Two Primary Schools at Queen’s Hill, Fanling	0.054	Agricultural land [2 private lots]

The compensation payments for projects in the Public Works Programme (excluding railway development projects) in the past five financial years were about \$576 million in 2014-15, \$557 million in 2015-16, \$518 million in 2016-17 and \$438 million in 2017-18 and \$510 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (3) In the past five years from 2014-15, the only case with land resumed under the Railways Ordinance (Cap. 519) for railway development project is the Shatin to Central Link. The land resumption for this project took place in stages, as detailed below:

Financial Year	Project Title	Area of private land involved (hectares)	Original Land Use [number of private lots resumed]
2014-15	Nil		
2015-16	Shatin to Central Link	0.08 (Note: Only the underground land stratum is resumed)	Varied users from virtually unrestricted lease, to electricity sub-station [14 private lots]
2016-17	Shatin to Central Link	0.57 (Note: Only the underground land stratum is resumed)	Varied users from virtually unrestricted lease to private residential, electricity sub-stations, and accommodation for the British Consulate-General and British Council[9 private lots]
2017-18	Shatin to Central Link	0.01 (Note: Only the underground land stratum is resumed)	A public fee-paying underground carpark, and the Hong Kong Academy for Performing Arts [2 private lots]
2018-19	Nil		

The compensation payments for railway development projects in the past five financial years were about \$23 million in 2014-15, \$88 million in 2015-16, \$45 million in 2016-17 and \$24 million in 2017-18 and \$29 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (4) The details of the cases in which LandsD invoked the Lands Resumption Ordinance for urban renewal projects in the past five financial years are as follows:

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
2014-15	KC-007	Kowloon City Road/Sheung Heung Road, Ma Tau Kok, Kowloon	1 384m ²	Virtually unrestricted	118

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
	DL-2:SSP	Hai Tan Street, Sham Shui Po, Kowloon	422.71m ²	Virtually unrestricted	71
	DL-3:YTM	Pine Street/Oak Street, Tai Kok Tsui, Kowloon	753.25m ²	Virtually unrestricted	97
	DL-4:SSP	Kowloon Road/Kiu Yam Street, Sham Shui Po, Kowloon	542.7m ²	Virtually unrestricted	79
	DL-5:SSP	Tung Chau Street/Kweilin Street, Sham Shui Po, Kowloon	1,489.98m ²	Virtually unrestricted	171
	DL-8:KC	Kai Ming Street, To Kwa Wan, Kowloon	505.3m ²	Virtually unrestricted	49
2015-16	DL-6:YTM	Fuk Chak Street/Li Tak Street, Tai Kok Tsui, Kowloon	775.21m ²	Virtually unrestricted	54
	YTM-010	Reclamation Street/Shantung Street, Mongkok, Kowloon	1 389.91m ²	Non-industrial and no factory building	173
	SSP-016	Castle Peak Road/Un Chau Street, Sham Shui Po, Kowloon	1 642.24m ²	Virtually unrestricted	101

Financial Year	Project Names	Location	Area of private land involved	Original Land Use (under Lease)	Original Numbers of Property Interests
2016-17	DL-10:KT	Hang On Street, Kwun Tong, Kowloon	789.7m ²	Residential and G/F for residential/commercial	90
	DL-11:YTM	Ash Street, Tai Kok Tsui, Kowloon	417.5m ²	Non-industrial	78
2017-18	Nil				
2018-19	SSP-015	Tonkin Street/Fuk Wing Street, Sham Shui Po, Kowloon	1 056.87m ²	Virtually unrestricted	81

The expenditure involved for resumption of private land for the above projects is charged to the URA and does not form part of the Appropriation Bill.

- (5) The projects involving land resumption by LandsD under the Rural Planning and Improvement Strategy/Village Improvement schemes (of which LandsD is not responsible for actual implementation) in the past five financial years were as follows:

Financial Year	Details of the works involved	Area of private land involved (hectares)
2014-15	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.	0.71
2015-16	-	
2016-17	-	
2017-18	-	
2018-19	-	

The compensation payments for Rural Planning and Improvement Strategy/Village Improvement schemes in the past five financial years were about \$7.3 million in 2014-15, \$4.3 million in 2015-16, \$0.2 million in 2016-17 and \$1.3 million in 2017-18 and \$18.5 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

- (6) The Urban Renewal Section (URS) of LandsD is responsible for land administrative issues relating to urban renewal, including but not limited to land resumption for urban renewal projects. The amount of \$42,719,000 is the provision for salaries and acting allowances for the 55 staff of various ranks of the Section.

Other than the staff cost for URS mentioned above, staff and estimated expenditure involved in undertaking all other land resumption and clearance works in 2018-2019 are about 309 officers in the District Lands Offices and Headquarters and about \$167 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)158

(Question Serial No. 2842)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

The Government will implement a funding scheme to support gainful uses of vacant government sites and school premises by non-governmental organisations (NGOs) for non-profit-making community purposes. Please inform this Committee of the following:

- a. Information in table form on vacant government sites or school premises leased to NGOs through short-term tenancies (STTs) in the past three years, including:
 - (i) name of NGO;
 - (ii) location of the leased site or school premises;
 - (iii) use of the leased site or school premises by NGO;
 - (iv) tenancy term.

- b. Information in table form on applications submitted by NGOs for leasing vacant government sites or school premises through STTs in 2018-19 and 2019-20, including:
 - (i) name of NGO;
 - (ii) location of the leased site or school premises;
 - (iii) use of the leased site or school premises by NGO;
 - (iv) tenancy term;
 - (v) expenditure on restoration works projected by NGO

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 28)

Reply:

- a. In respect of the vacant government sites (VGSs) (including vacant school premises (VSPs)) managed by the Lands Department (LandsD), a total of 13 short-term tenancies (STTs) were approved by LandsD in the past three financial years (i.e. 2016-17, 2017-18 and 2018-19 up to the end of January 2019) for various not-for-profit purposes. LandsD does not have information on the tenancies of VSPs under the management of other bureaux/departments.

Details of the 13 cases approved by LandsD are as follows -

Location	Name of Tenant	Tenancy Term	Permitted User
1. Sin Fat Road, Kwun Tong (VGS)	Chelsea Foundation (Hong Kong) Ltd	3 years certain from 3 January 2017 and thereafter quarterly	Soccer training activities centre
2. J/O Jordan Road and Canton Road (VGS)	Yaumati Kai Fong Welfare Advancement Association	1 year certain from 4 August 2017 and thereafter quarterly	Facility for a neighbourhood welfare organisation
3. Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street (VGS)	The Hong Kong Chinese Martial Arts Dragon and Lion Dance Development Foundation Limited	1 year certain from 31 May 2017 and thereafter monthly	Cultural training venue
4. Ah Kung Kok Fishermen Village, Sha Tin (VGS)	Shatin Women's Association Limited	3 years certain from 1 April 2016 and thereafter quarterly	Organic farm
5. Wong Yin Street, Tuen Mun (VGS)	Hong Kong Society of Rehabilitation	1 year certain from 2 May 2017 and thereafter quarterly	Parking place for rehabilitation buses
6. Greening Site in Shui Chong Street (VGS)	The Hong Kong Polytechnic University	3 years certain from 10 December 2018 and thereafter quarterly	Road Research Laboratory and such other ancillary purposes
7. Choi Ming Street near G.T. (Ellen Yeung) School, Tseung Kwan O (VGS)	Direction Association For The Handicapped	1 year certain from 22 February 2019 and thereafter quarterly	Wheelchair Maintenance and Seminar Venue for the Disabled Persons or such other ancillary uses

Location	Name of Tenant	Tenancy Term	Permitted User
8. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	The Industrial Evangelistic Fellowship Ltd	Quarterly from 27 June 2015 ^(Note 1)	Social service centre
9. Former Tsing Boor School, Sai Kung (VSP)	The Salt & Light Preservation Centre Ltd.	5 years term certain from 15 May 2016 and thereafter quarterly	Cultural resource centre
10. Former Wan Kwong School, Sai Kung (VSP)	The Village Representative of Tai Wan Tau Village	1 year term certain from date of Agreement and thereafter annually (approved in principle but pending offer and acceptance)	Village office
11. Former Tai Lam Chung Public School, Tuen Mun (VSP)	Tai Lam Chung Culture and Recreation Association Limited	1 year term certain from 1 October 2017 and thereafter quarterly (approved in principle but pending offer and acceptance)	Community centre
12. Former Kat O School, North (VSP)	City University of Hong Kong	78 months certain from 1 January 2018 and thereafter quarterly	Education and research centre
13. Former Sheung Che Public School, Pat Heung, Yuen Long (VSP)	The Village Representatives of Sheung Che Tsuen	1 year certain from 1 September 2017 and thereafter quarterly	Village office

Note 1: The tenancy was approved on 6 May 2016.

- b. In the financial year of 2018-19 (up to the end of January 2019), 16 STT applications for use of VGSs (including seven applications for use of VSPs) were received. As these applications are still under processing, we are not in a position to provide the details of the applications. LandsD is unable to estimate the number of applications in 2019-20 as it is subject to the response from prospective applicants. LandsD does not have information on the applications for VSPs under the management of other bureaux/departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)159

(Question Serial No. 2859)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In 2018, the Town Planning Board approved the application for rezoning of a site at Ma Wo, Tai Po from “Green Belt” to “Residential”. Please advise this Committee of the expected time when the Government will proceed with development of the site, and the expected dates for commencement and completion of works.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 45)

Reply:

The site on Ma Wo Road, Tai Po (the Site, to be known as TPTL 243) has been included in the 2019-20 Land Sale Programme. The exact land sale date will be announced taking into account prevailing circumstances. The commencement and completion dates of the development at the Site are subject to the construction programme of the developer in compliance with the requirements, including the building covenant, which will require completion of the development within a prescribed time limit, in the Conditions of Sale.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 1169)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures and agricultural structures, please advise this Committee of:

- (a) The number of surveyed squatter structures on agricultural land across the territory, with a tabulated breakdown by District Council district.
- (b) The respective numbers of applications for repairing surveyed squatter structures on agricultural land received, approved and refused by the Government in each of the past three years (2016-17 to 2018-19); if there were refused applications, the reasons for that.
- (c) The respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and refused by the Lands Department in each of the past three years (2016-17 to 2018-19); if there were refused applications, the reasons for that. Are there any other means currently available for farmers to apply for erecting agricultural structures?
- (d) The average and longest time taken to process applications in the past three years (2016-17 to 2018-19); and the reasons for that.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 25)

Reply:

- (a) The Lands Department (LandsD)'s seven regional Squatter Control Offices (SCOs) across the territory keep records of surveyed squatter structures, but no separate statistical breakdown by District Council districts is available. According to the records, the number of surveyed squatter structures across the territory as at 31 December 2018 is tabulated below:

Squatter Control Office	Number of surveyed squatter structures (partial or whole) on private agricultural land	Number of surveyed squatter structures on government land
Squatter Control/Hong Kong and Lei Yue Mun Office	1 122	4 468
Squatter Control/Kowloon, Tsuen Wan and Kwai Tsing Office	5 064	5 781
Squatter Control/Islands Office	4 572	18 349
Squatter Control/New Territories East (1) Office (covering Sai Kung, Sha Tin, Tai Po and (part of) North District)	20 356	35 859
Squatter Control/New Territories East (2) Office (covering (part of) North District and (part of) Yuen Long)	78 514	29 925
Squatter Control /New Territories West (1) Office (covering Tuen Mun and (part of) Yuen Long)	42 900	21 931
Squatter Control /New Territories West (2) Office (covering (part of) Yuen Long)	106 721	8 542
Total	259 249	124 855
Grand Total	384 104	

It should be noted that the number of surveyed squatter structures above is based on the records of the Squatter Structure Survey conducted by the Housing Department in 1982, and adjusted due to deletion of the survey records after 1982 for various known reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

- (b) Information on applications for repairs of surveyed squatter structures on private agricultural land processed by LandsD during the period from 2016 to 2018 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2016	12	9	3	Two applicants withdrew their applications; one applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure.
2017	15	11	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.
2018	28	24	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.

(c) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD during the period from 2016 to 2018 is tabulated below:

Year	Number applications received	Number of applications approved	Number applications rejected/ withdrawn	Reasons for rejection
2016	30	8	3	The applicants failed to provide sufficient information and/or unauthorised structure(s) was(were) found on the lot(s) under application.
2017	23	14	23	Unauthorised structure(s) was(were) found on the lot(s) under application
2018	63	24	25	The applicants failed to provide sufficient information or unauthorised structure(s) was(were) found on the lot(s) under application.

Note : Since it takes time to process an application, the applications approved and rejected during the above-mentioned periods may not correspond to the applications received during the same period. According to our records, 39 applications are still being processed. Most of the cases are pending supplementary information to be provided by the applicants. District Lands Offices can only continue processing the applications upon receipt of the required information.

Apart from a Letter of Approval for Agricultural Structures, a land owner may also submit to LandsD an application for a Short Term Waiver (STW) to build other non-domestic facilities on private agricultural land. When the application is received, LandsD will seek advice from relevant government departments and post a notice on the application site. If the application for an STW is approved, the applicant has to pay the relevant fee to the Government.

- (d) In the past three years (i.e. 2016 to 2018), the average time taken to process applications for repairs of surveyed squatter structures was around 23 days and the longest processing time was 100 days. The reason for the long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structure despite the fact that he/she had been allowed time to do so. The application was rejected in the end.

As regards the processing of applications for Letters of Approval for Agricultural Structures on private agricultural land, in general, LandsD takes around four months to issue a Letter of Approval for Agricultural Structures. For complicated cases, the processing time will be longer if there are issues such as land title or boundary problems or requirements imposed by other regulatory authorities that need to be resolved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)161

(Question Serial No. 3227)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that eight government properties are intended for disposal in this financial year. Regarding the disposal of government properties in the past two years and in this financial year, please inform this Committee of such details as: (1) address, (2) area, and (3) use of property.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 4)

Reply:

The Lands Department (LandsD) manages certain landed properties on behalf of the Government, including bona vacantia properties due to dissolution of a company under the Companies Ordinance, properties with leases already expired, and properties vested in the Financial Secretary Incorporated and lots re-entered by the Government due to default of the former owners, as well as buildings resumed or surrendered. If such properties are vacant, free from any encumbrances and considered appropriate for disposal, LandsD will consider disposing of these properties according to established procedures.

The eight properties planned for disposal in 2019 comprise of one domestic unit located in Sheung Wan and seven parking spaces located in the Mid-levels, Wan Chai and Kwai Chung. When these properties are ready for disposal by tender, their details will be made available at LandsD's website (www.landsd.gov.hk).

In the past two calendar years, LandsD has disposed of a total of 13 properties, the details of which are set out in the following table.

Item No.	Address	Area (about)	Use
Year of Disposal - 2017			
1	Car Parking Space No. 4 on C3/F, Excelsior Court, No. 83 Robinson Road, Hong Kong	Not applicable	Car park
2	Car Parking Space No. 8 on G/F, Victory Factory Building, No. 16 Wong Chuk Hang Road, Hong Kong	Not applicable	Car park
3	Car Parking Space No. 1 on G/F, Hamden Court, Nos. 149-151 Hong Ning Road, Kowloon	Not applicable	Car park
4	Car Parking Space No. C49 on 1/F, Central Services Building, Nan Fung Industrial City, No. 18 Tin Hau Road, New Territories	Not applicable	Car park
5	Car Parking Space No. 88 on G/F, Balwin Court, Nos. 154-164 Argyle Street, Kowloon	Not applicable	Car park
6	Flat A on 24th Floor (including portion of main roof thereover), Mei Wah Mansion, No. 42 Smithfield, Hong Kong	Saleable Area : 13.3m ² Roof Area : 10m ²	Domestic
7	Flat E on 1/F, Mayfair Court, No. 5 Fung Fai Terrace, Hong Kong	Saleable Area : 28.1m ²	Domestic
8	Common Areas of Kam Fung Garden, Nos. 458-466 Castle Peak Road – Tsuen Wan, New Territories	Not applicable	Common Areas
Year of Disposal - 2018			
9	Car Parking Space No. 89 on G/F, Balwin Court, Nos. 154-164 Argyle Street, Kowloon	Not applicable	Car park
10	Lorry Car Parking Space No. L4 on G/F, Kin Wing Industrial Building, 33 Kin Wing Street, New Territories	Not applicable	Car park
11	Lorry Car Parking Space No. L5 on G/F, Kin Wing Industrial Building, 33 Kin Wing Street, New Territories	Not applicable	Car park
12	Common Parts of Tai Fook Centre, Nos. 9-33 Kin Tak Street, New Territories	Not applicable	Common Areas
13	Common Areas of Wilson Court, No. 41 King's Road, Hong Kong	Not applicable	Common Areas

Note : In addition to the abovementioned 13 properties, one property was revested into the ex-owner upon restoration of the company under the Companies Ordinance in 2017.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)162

(Question Serial No. 2607)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the Hung Shui Kiu New Development Area (HSK NDA), please inform this Committee of the following:

1. The total expenditure on land resumption and the compensation rate for resumption of each piece of land on a demarcation district (DD) lot.
2. The Government's loss of economic benefits resulting from land exchange and the compensation rate for each piece of land on a DD lot resumed for development.
3. Will the Government consider resuming all the land within the HSK NDA so as to facilitate comprehensive planning? What are the estimated compensation expenditure required for the land resumption? If no, please state the reasons.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 19)

Reply:

As in the case of the Kwu Tung North/Fanling North New Development Area, we will adopt the Enhanced Conventional New Town Approach to implement the Hung Shui Kiu New Development Area (HSK NDA). Under this government-led approach, the Government will, as a general rule, resume and clear all the private land planned for development. Prior to the programmed resumption and clearance, the Government may allow in-situ land exchange applications from private land owners of individual sites within areas planned for private development, subject to their meeting specified criteria and conditions designed to facilitate early development of the NDA, achieve the planning scheme of the NDA, and ensure that occupants on such private land would not be treated worse-off when compared with the scenario of resumption by the Government.

As the detailed design of the HSK NDA has not yet been completed, we do not have information on the estimated expenditure for land resumption, etc. at this stage.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)163****(Question Serial No. 2610)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- (1) How many applications for small houses were approved in each of the past five years? Among these applications, how many involved government land? What were the respective areas of private land and government land involved?
- (2) 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 KWOK Ka-ki (LegCo internal reference no.: 22)

Reply:

- (1) 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 (2014 to 2018) are set out below:

Year	Number of small houses granted on private land by way of free building licence	Number of small houses granted on government land by way of private treaty	Number of small houses granted by way of land exchange
2014	839	128	20
2015	775	146	23
2016	562	78	16
2017	655	73	24
2018	582	47	25

Whilst each small house can have a roofed-over area of not exceeding 65.03 square metres under the existing policy, 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. The Lands Department (LandsD) has no readily available information on the area of government or private land involved.

- (2) 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. As each individual indigenous villager has to submit his own small house application to LandsD for consideration, there is no case in which a single submission involves more than one small house.

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. Pending a decision on whether to appeal, the processing of outstanding applications for PTG and land exchange will be suspended. FBL applications will continue to be processed as usual.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)164

(Question Serial No. 2611)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Under the existing Small House Policy, land suitable for building small houses is generally confined to areas within Village Environs (VE).

- (i) If the proposed small house site lies outside a VE but 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.
- (ii) As regards sites within a VE but outside a "V" zone, it depends on the requirements governing the land use zone on which the proposed small house site lies. In this connection, will the Government inform this Committee:
 1. How many small house applications falling under category (i) were received by the Government in the past five years? Please list, by district, the figures on applications received as at the end of the year. Among these applications, how many were approved, rejected or being processed?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 23)

Reply:

1. The Lands Department does not have readily available statistics on small house applications with a breakdown by location, i.e. whether the sites are within or outside the VE or "V" zone.

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. Pending a decision on whether to appeal, the processing of outstanding applications for PTG and Land Exchange will be suspended. FBL applications will continue to be processed as usual.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)165

(Question Serial No. 2612)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

1. Of the 642 recognised villages, how many villages have had their “village environs” (“VE”) boundaries drawn up? Up to the present, what is the total area of VE with VE boundaries drawn up?
2. Up to the present, what is the number of recognised villages for which VE boundaries have not been drawn up? Why have VE boundaries not yet been drawn up? Is there a timetable in place for drawing up VE boundaries? Please list in table form the districts and names of the recognised villages for which VE boundaries have not been drawn up.
3. 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 KWOK Ka-ki (LegCo internal reference no.: 24)

Reply:

1. 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 boundary for 67 out of the 642 Recognised Villages (RVs) have not been drawn up. Due to constraints such as topography, environment and accessibility, not all land within a VE is considered suitable for development. The Lands Department (LandsD) does not have readily available information on the area of land within VE boundaries which may be developed.

2. Action is underway to draw up the VE boundaries of the remaining 67 RVs as per the table below. The progress in respect of some of the villages has been affected by issues such as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, divergent views of villagers on the village boundaries, or the fact that the villages have been deserted. Since the time required for resolving these problems varies according to the complexity of each case, LandsD is not in a position to give a meaningful indication of the time required for completing the exercise.

District	RVs 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	Sha Lo Tung Cheung Uk, Sha Lo Tung Lei Uk and Yin Ngam (3 nos.)
Tsuen Wan	Ma Wan Main Street, Tin Liu, Ha Tong Lek, Sheung Fa Shan and Sheung Tong (5 nos.)
Yuen Long	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, 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 (49 nos.)
Total	67 nos.

3. If the VE boundary of a RV has not been drawn up, consideration may be given to a small house application for a site within a “Village Type Development” zone (“V” zone) covering that RV on the relevant statutory plan. If the proposed small house application site falls outside the “V” zone but is, in the absence of a defined VE, within a distance of 300-foot from the edge of the last village type house of the RV in 1972, depending on the land use zoning 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, LandsD will consider the small house application.

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. Pending a decision on whether to appeal, the processing of outstanding applications for PTG and Land Exchange will be suspended. FBL applications will continue to be processed as usual.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)166

(Question Serial No. 2635)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding “short-term tenancies (STTs) issued by the Lands Department to non-governmental organisations (NGOs) for the lease of vacant sites”, would the Government please provide the following information:

1. The number of applications for leasing vacant government sites available for greening or Government/Institution/Community uses, the number of approved applications and the area of the sites involved in the past two years.
2. Further to (1) above, the number of approved applications, the area of the sites involved and the average lease term with a breakdown by District Council (DC) district; as well as the number of unsuccessful/rejected applications and their geographical distribution.
3. Are there any plans to review the existing conditions of STTs issued to NGOs? Will there be any increase in manpower and expenditure for handling these STT applications so as to cope with the greater number of applications for leasing vacant sites arising from the implementation of the “funding scheme to subsidise the use of vacant government sites and school premises” as mentioned in the Estimates, and what are the details?
4. Of the 1 626 vacant government sites in 2018-19, please set out their geographical distribution, specific locations and respective areas with a breakdown by DC district and land use; and the number and distribution of these vacant government sites available for greening/Institution/Community uses.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 48)

Reply:

1. In respect of the vacant government sites (VGSs) under the Lands Department (LandsD)'s management and available for application for short-term greening or Government/Institution/Community uses, a total of 25 short-term tenancy (STT) applications were received in the past two financial years (i.e. 2017-18 and 2018-19 up to the end of January 2019) and two STTs with a total area of 1 287 square meters were approved by LandsD in the same period.
2. Details of the two STTs cases approved by LandsD in the past two financial years (i.e. 2017-18 and 2018-19 up to the end of January 2019) are as follows -

District Council (DC)	No. of Approved Cases	Site Area (m²)	Tenancy Term
Sha Tin	1	976	3 years certain and thereafter quarterly
Sai Kung	1	311	1 year certain and thereafter quarterly

There were 12 withdrawn/rejected STT applications for use of VGSs in the same period. A breakdown by District Lands Office (DLO) is as follows:

DLO	No. of Withdrawn/Rejected Cases
Kowloon West	4
Tuen Mun	3
Hong Kong East	1
Hong Kong West & South	1
Kowloon East	1
Islands	1
North	1
Total	12

3. Conditions for STTs for VGSs are formulated and issued to NGOs having regard to the circumstances of each individual case. The conditions are kept under review on an ongoing basis. The handling of these STT applications forms part of the general land administration work of LandsD. LandsD will continue to monitor the manpower and expenditure for handling these STT applications and review the situation as appropriate in the light of the implementation of the newly launched funding scheme to support the use of vacant government sites by non-government organisations.
4. In the year of 2018, LandsD managed 1 626 vacant sites and was responsible for their general maintenance including grass cutting, pest control, as well as prevention of unauthorised occupation. The majority of these sites are sites earmarked for and

pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between being put to different uses. A breakdown on the number and area of these sites by DLO is provided below.

DLO	No. of Site	Area (m²) (About)
Hong Kong East	48	108 000
Hong Kong West & South	155	247 000
Kowloon East	83	556 000
Kowloon West	48	94 000
Islands	98	143 000
North	325	492 000
Sai Kung	142	278 000
Sha Tin	123	123 000
Tuen Mun	86	297 000
Tai Po	85	94 000
Tsuen Wan & Kwai Tsing	112	95 000
Yuen Long	321	443 000
Total	1 626	2 970 000

As of March 2019, around 850 of such vacant sites are available for application for short-term use, with a total area of 125 hectares. The information of these sites is uploaded onto the LandsD's "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/_VGS?!g=en), including location, site area and long-term use (where available) with breakdown by DC district.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)167

(Question Serial No. 0270)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Will the Lands Department inform this Committee of the following:

- 1) the rank of the officials who make final decisions on the actual processes for land disposal and lease modifications/land exchanges at present, and the Department's measures to streamline such processes as mentioned in the Estimates;
- 2) in connection with "continue to implement and keep under review the extended Pilot Scheme for Arbitration on Land Premium ("Pilot Scheme") to facilitate agreement on land premium" as mentioned by the Department, the number of cases with agreements reached since the implementation of the Pilot Scheme, the extent to which the approval processes have been expedited under the Pilot Scheme, and the indicators to be adopted for evaluating the effectiveness of the Pilot Scheme.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 60)

Reply:

- 1) Under the established practice, Assistant Directors of the Lands Department (LandsD) are delegated with authority and act in the capacity of the Chairman of the respective District Lands Conference to approve land disposals and lease modifications (including land exchanges).

The time required for processing and concluding each lease modification application varies from case to case and depends on various aspects, such as the necessary time taken for finalisation of development parameters and other terms in the leases, resolution of technical constraints, negotiations on premium, etc. It is an interactive and dynamic process during which the applicants' development proposals and decisions may also be influenced by the property market. In some cases, premium negotiation takes considerable time as the Government and the applicants hold divergent views over the level of land premium payable.

In recent years, LandsD has implemented a number of measures to streamline and expedite the processing of lease modification applications and premium assessments. These measures include the implementation of the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) to facilitate early agreement on land premium payable for lease modifications; 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 the premium assessments in respect of lease modifications; adopting a new set of updated construction cost data as a common reference by the Government and market practitioners to facilitate agreement in premium negotiations.

In addition to the above, LandsD has established two new dedicated teams, namely “Land Supply Section” and “Development Control Section”. The Land Supply Section specialises in handling land sales under the Government’s Land Sale Programme and major lease modifications cases with an aim to fast track processing of the cases that will generate land supply for residential, commercial and industrial uses. The Development Control Section, with its Building Plan Unit, is responsible for handling the entire building plan checking process for all new building plan submissions of residential sale sites and large scale residential developments, including railway property developments and developments of the Urban Renewal Authority and the Hong Kong Housing Society, so as to expedite the approval of development submissions under lease. LandsD will also continue to identify ways to further streamline the lease modification and premium negotiation processes through on-going discussion with stakeholders.

- 2) The Pilot Scheme was launched in October 2014 and was extended in October 2018 up to October 2020. As at the end of February 2019, one case involving a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015.

Under the existing arrangement for premium negotiation for processing lease modification/land exchange, there are no limits on the number of appeals that an applicant can lodge against premium offers made by LandsD. Arbitration is a consensual dispute resolution process where the applicant of a lease modification/land exchange case and LandsD (collectively “both parties”) agree to submit their disputes to an arbitral tribunal for resolution, the award of which is final and binding. It will provide an additional avenue for both parties to expedite the conclusion of land premium negotiations.

The effectiveness of the Pilot Scheme depends on whether applicants opt for the arbitration scheme to bring about settlement of the premium payable. The Government is exploring possible refinements to the detailed implementation arrangements, and will consult relevant professionals and stakeholders at an appropriate time, with a view to encouraging arbitration applications during the extension period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)168

(Question Serial No. 1412)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide information in the tables below.

- A) The details of government sites disposed of for residential developments which have been issued with occupation permits in the past seven years.

20XX-XX

Disposal date	Lot - Location	Name of building (Use)	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Actual floor area upon completion ("Exempted GFA", "Disregarded GFA" and "Bonus GFA")	Actual number of units [from Class A to E]	Issue date of occupation permit (Approval date of building plan) [Issue date of Certificate of Compliance]	Other restrictions under Conditions of Sale

- B) The details of government sites disposed of for residential developments which have not been issued with occupation permits in the past seven years.

20XX-XX

Disposal date	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Expiry date of building covenant]	Current progress at site (Approval date of building plan) [Issue date of pre-sale consent]	Other restrictions under Conditions of Sale

- C) It is noted from Question Serial No. 0900 of last year that a number of government residential sites disposed of some years ago have yet to commence construction at the sites, while some of the developments' building covenant period will soon expire. Please provide the number of developments granted with approval for extension of the building covenant period in the past five years, their justifications for the extension and the factors considered by the Department in vetting their applications.

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 14)

Reply:

- A) Details of the residential sites disposed of in the past seven financial years (for 2018-19, up to 28 February 2019) by the Government, for which occupation permits have been issued, are as follows:

Item	Disposal date ^{Note 1}	Lot - Location	User ^{Note 2}	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] ^{Note 3}	(Estimated number of residential units ^{Note 4}) [Building covenant (BC) expiry date ^{Note 5}]	Certificate of Compliance	Other restrictions under Conditions of Sale ^{Note 6}
2012-13							
1	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m ²	(8) [30 September 2017] #1	13 November 2018	
2	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m ²	(14) [31 December 2016]	15 June 2018	
3	24 May 2012	TKOTL 114 - Area 66C1, Tseung Kwan O, New Territories	Residential	23 936 m ² (21 760 m ²) [2 176 m ²]	(326) [30 September 2017]	14 February 2017	The total number of residential units shall not exceed 326 and shall not be less than 310.
4	24 May 2012	STIL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m ²	(20) [30 September 2016]	18 December 2015	

#1 BC expiry date was extended to 31 December 2017

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	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 ²	(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]	10 July 2018	
6	1 August 2012	TKOTL 115 - Area 66D1, Tseung Kwan O, New Territories	Residential	27 643 m ² (25 130 m ²) [2 513 m ²]	(372) [31 December 2017]	1 November 2016	The total number of residential units shall not exceed 378 and shall not be less than 360.
7	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m ²	(158) [30 June 2018]	11 September 2018	
8	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential and Commercial 1	5 200 m ² (3 200 m ²) [2 000 m ²]	(40) [30 June 2017] #2	19 October 2018	
9	28 September 2012	TKOTL 117 - Area 66C2, Tseung Kwan O, New Territories	Residential	45 203 m ² (38 745 m ²) [6 458 m ²]	(536) [31 December 2017]	28 November 2016	The total number of residential units shall not exceed 546 and shall not be less than 520.
10	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	1 335.2 m ²	(10) [30 June 2017]	2 August 2017	

#2 BC expiry date was extended to 31 December 2017

Item	Disposal date <small>Note 1</small>	Lot - Location	User <small>Note 2</small>	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] <small>Note 3</small>	(Estimated number of residential units <small>Note 4</small>) [Building covenant (BC) expiry date <small>Note 5</small>]	Certificate of Compliance	Other restrictions under Conditions of Sale <small>Note 6</small>
11	7 November 2012	TKOTL 118 - Area 66D2, Tseung Kwan O, New Territories	Residential	52 339 m ² (44 862 m ²) [7 477 m ²]	(628) [31 March 2018]	29 December 2017	The total number of residential units shall not exceed 630 and shall not be less than 600.
12	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Residential	52 227 m ²	(454) [31 March 2018]	12 October 2018	The total number of residential units shall not be less than 440 and shall not exceed 463.
13	28 November 2012	TKOTL 95 - Area 68A2, Tseung Kwan O, New Territories	Residential	53 265 m ² (42 612 m ²) [10 653 m ²]	(605) [31 March 2019]	28 September 2018	The total number of residential units shall not be less than 535.
14	13 December 2012	TKOTL 125 - Area 68A1, Tseung Kwan O, New Territories	Residential	39 923 m ² (31 938 m ²) [7 985 m ²]	(428) [31 March 2019]	25 October 2017	The total number of residential units shall not be less than 400.
15	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	Residential	2 441 m ² (2 034 m ²)	(66) [30 September 2017]	9 September 2016	
16	9 January 2013	STTL 565 - Area 56A, Kau To, Sha Tin, New Territories	Residential	13 228 m ²	(69) [31 March 2018]	28 March 2018	
17	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	Residential	23 145 m ²	(297) [31 March 2019]	26 January 2018	The total number of residential units shall not be less than 240.
18	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Residential	35 014 m ²	(460) [30 September 2019]	4 May 2018	The total number of residential units shall not be less than 460 and shall not exceed 480.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	Other restrictions under Conditions of Sale Note 6
19	13 March 2013	KIL 11227 - Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Residential	106 110 m ²	(1 429) [30 June 2019]	6 November 2017	
20	27 March 2013	STIL 566 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 120 m ²	(59) [30 June 2018]	28 July 2017	
2013-14							
1	10 April 2013	TKOTL 112 - Area 65C1, Tseung Kwan O, New Territories	Residential	52 904 m ² (45 943 m ²) [6 961 m ²]	(804) [30 June 2019]	5 February 2018	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 ²	(18) [30 June 2017]	7 April 2017	
3	5 June 2013	NKIL 6516 - Site 1H1, Kai Tak, Kowloon	Residential	38 855 m ² (38 077 m ²)	(545) [30 September 2018]	20 October 2017	The total number of residential units shall not be less than 545.
4	5 June 2013	NKIL 6517 - Site 1H2, Kai Tak, Kowloon	Residential	42 925 m ² (42 066 m ²)	(624) [30 September 2018]	20 October 2017	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 ²	(561) [30 September 2018]	29 May 2018	
6	25 June 2013	TKOTL 93 - Area 68B1, Tseung Kwan O, New Territories	Residential	76 276 m ² (63 125 m ²) [13 151 m ²]	(857) [30 September 2019]	30 August 2018	The total number of residential units shall not be less than 840.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	Other restrictions under Conditions of Sale Note 6
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 ²	(27) [31 March 2018] #3	Not yet issued	
8	10 July 2013	TKOTL 126 - Area 68B2, Tseung Kwan O, New Territories	Residential	79 521 m ² (65 810 m ²) [13 711 m ²]	(926) [30 September 2019]	30 October 2018	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 ²	(2) [31 March 2018]	23 December 2016	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 ²	(61) [31 December 2017]	22 December 2017	
11	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	21 515 m ²	(523) [31 December 2019]	21 July 2017	The total number of residential units shall not be less than 430.
12	18 September 2013	STTL 578 - Area 56A, Kau To, Sha Tin, New Territories	Residential	32 474 m ²	(160) [30 June 2019]	25 February 2019	
13	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Residential	1 040 m ²	(22) [31 December 2018]	4 January 2019	

#3 BC expiry date was extended to 30 September 2018.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	Other restrictions under Conditions of Sale Note 6
14	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	Residential	Not specified [6 693 m ²]	(222) [30 June 2019]	20 March 2018	Maximum residential GFA 11 155 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 220.
15	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 ²	(261) [30 June 2019]	25 October 2018	The total number of residential units shall not be less than 240.
16	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	16 146 m ²	(285) [30 September 2019]	27 March 2018	The total number of residential units shall not be less than 270.
17	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	2 499 m ²	(12) [30 September 2018]	2 May 2018	
18	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 ²]	(370) [31 December 2019]	20 December 2018	Maximum residential GFA 18 654 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 370.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	Other restrictions under Conditions of Sale Note 6
19	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [2 440 m ²]	(321) [31 March 2020]	31 October 2018	Maximum residential GFA 14 640 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 290.
20	25 February 2014	NKIL 6525 - Kai Tak Area II Site 1, Kai Tak, Kowloon	Residential	48 290 m ²	(822) [30 June 2019]	Not yet issued	The total number of residential units shall not be less than 805.
21	25 February 2014	NKIL 6526 - Kai Tak Area II Site 2, Kai Tak, Kowloon	Residential	51 221 m ²	(900) [30 June 2019]	30 November 2018	The total number of residential units shall not be less than 855.
22	25 February 2014	NKIL 6527 - Kai Tak Area II Site 3, Kai Tak, Kowloon	Residential	55 819 m ²	(930) [30 June 2019]	8 March 2019	The total number of residential units shall not be less than 930.
23	25 March 2014	STTL 581 - Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	40 000 m ²	(420) [31 December 2019]	Not yet issued	
2014-15							
1	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	4 287 m ²	(75) [30 June 2018] #4	Not yet issued	

#4 BC expiry date was extended to 30 September 2018.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [Building covenant (BC) expiry date Note 5]	Certificate of Compliance	Other restrictions under Conditions of Sale Note 6
2	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	Residential	38 370 m ² (37 602 m ²)	(648) [30 September 2019]	Not yet issued	The total number of residential units shall not be less than 630.
3	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	18 600 m ²	(640) [31 March 2020]	27 July 2018	The total number of residential units shall not be less than 310.
4	13 August 2014	STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	10 692 m ²	(364) [30 June 2020]	7 March 2018	The total number of residential units shall not be less than 180.
5	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 ² [6 877 m ² - including the Public Carpark]	(296) [31 December 2019]	15 November 2018	Maximum residential GFA 16 968 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 250.
6	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	Residential	13 755 m ²	(336) [30 September 2020]	Not yet issued	
7	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	Residential	Not specified [810 m ²]	(136) [31 March 2020]	28 November 2018	Maximum residential GFA 4 860 m ² for a pure domestic building if no non-residential GFA is proposed.
8	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 812 m ²	(45) [31 December 2020]	18 January 2019	

The Lands Department does not have information on the name of buildings, the actual GFAs, particulars of occupation permits, and the actual flat number by various ranges of saleable areas in respect of the sites above.

- B) Details of the residential sites disposed of in the past seven financial years (for 2018-19, up to 28 February 2019) by the Government, for which occupation permit has not yet been issued, are as follows:

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
2012-13							
1	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	856.8 m ²	(4) [30 September 2016] ^{#5}	(b)	
2	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	Residential and Commercial 1	83 675 m ² (53 680 m ²) [29 995 m ²]	(706) [31 December 2020]	(c) for Phase 1B (b) For Phase 2B	The total number of residential units shall not be less than 700.
2013-14							
1	1 August 2013	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	14 806 m ²	(178) [30 June 2019]	(b)	The total number of residential units shall not be less than 175.
2	4 September 2013	STTL 579 - Area 56A, Kau To, Sha Tin, New Territories	Residential	30 036 m ²	(108) [31 December 2019]	(b)	
3	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	Residential	51 598 m ²	(590) [30 September 2019]	(b)	The total number of residential units shall not be less than 515.
4	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	Residential	12 267 m ²	(198) [31 March 2020]	(b)	The total number of residential units shall not be less than 175.

#5 BC expiry date was extended to 31 March 2019

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
5	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 665 m ²	(8) [30 September 2018] #6	(b)	
6	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	784 m ²	(2) [31 March 2019]	(d)	
7	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 ²	(2) [31 December 2018] #7	(a)	
8	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	Residential	1 306.5 m ²	(12) [31 December 2018] #8	(a)	
2014-15							
1	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	Not specified [2 061 m ²]	(118) [31 December 2018] #9	(b)	Maximum residential GFA 4 122 m ² for a pure domestic building if no non-residential GFA is proposed.
2	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	8 145 m ²	(15) [30 September 2019]	(b)	

#6 BC expiry date was extended to 30 September 2019.

#7 BC expiry date was extended to 30 June 2019.

#8 BC expiry date was extended to 30 June 2019.

#9 BC expiry date was extended to 31 March 2019.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
3	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	Not specified [6 606 m ²]	(356) [30 September 2020]	(b)	Maximum residential GFA 11 010 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 140.
4	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	67 900 m ²	(723) [30 September 2020]	(b)	
5	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	Residential	1 350 m ²	(27) [30 September 2019]	(d)	
6	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	113 250 m ² [5 660 m ²]	(1 991) [30 September 2021]	(b)	The total number of residential units shall not be less than 1 330.
7	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	96 600 m ² [4 830 m ²]	(1 779) [30 September 2021]	(b)	The total number of residential units shall not be less than 1 140.
8	13 August 2014	TWTL 393 -Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial/Hotel	99 120 m ² (39 365 m ²) [59 755 m ²]	(840) [31 December 2021]	(b)	The total number of residential units shall not be less than 790.
9	20 August 2014	TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	Not specified [1 174 m ²]	(204) [30 June 2019]	(b)	Maximum residential GFA 7 044 m ² for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 125.

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
10	20 August 2014	TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 253 m ²	(2) [30 June 2019]	(a)	
11	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	66 500 m ²	(667) [30 June 2021]	(b)	
12	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	44 192 m ²	(1 017) [30 September 2020]	(b)	The total number of residential units shall not be less than 735.
13	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	36 000 m ²	(547) [31 March 2021]	(a)	
14	17 December 2014	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	29 160 m ²	(646) [30 June 2020]	(b)	The total number of residential units shall not be less than 345.
15	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 369 m ²	(6) [30 September 2019]	(b)	
16	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	Not specified [2 428 m ²]	(371) [31 December 2020]	(b)	Maximum residential GFA 12 140 m ² for a pure domestic building if no non-residential GFA is proposed.
17	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 ²	(1 444) [30 September 2020]	(b)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
2015-16							
1	15 April 2015	Lot 1909 in DD 100 – Fan Kam Road, Sheung Shui, New Territories	Residential	3 076 m ²	(6) [31 December 2019]	(b)	
2	29 April 2015	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	Residential	4 793 m ²	(34) [31 March 2020]	(b)	
3	13 May 2015	STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	Residential	20 988 m ²	(148) [31 March 2022]	(b)	
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 ²]	(693) [31 March 2021]	(a)	Maximum residential GFA 26 552 m ² 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 ²	(1 982) [31 March 2022]	(b)	
6	24 June 2015	Lot 1872 in DD Cheung Chau - Fa Peng Road, Cheung Chau, New Territories	Residential	2 728 m ²	(69) [31 March 2020]	(d)	
7	8 July 2015	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	78 200 m ² (77 310 m ²)	(1 154) [31 March 2022]	(b)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
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 ²	(16) [31 December 2020]	(b)	
9	2 September 2015	TPTL 226 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	61 635 m ²	(1 122) [30 June 2021]	(b)	
10	16 September 2015	TMTL 542 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	10 647 m ²	(41) [31 December 2021]	(b)	
11	29 September 2015	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	Residential	58 750 m ²	(356) [31 December 2023]	(a)	
12	23 December 2015	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	24 480 m ²	(466) [30 September 2021]	(b)	
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 ² (23 797m ²)	(467) [31 March 2022]	(b)	
14	12 February 2016	TPTL 221 - Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	Residential	107 100 m ²	(1 620) [31 March 2022]	(b)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
15	2 March 2016	KIL 11257 - Sheung Shing Street, Ho Man Tin, Kowloon	Residential	54 444 m ²	(401) [31 December 2021]	(b)	
16	15 March 2016	RBL 1201 - Wong Ma Kok Road, Stanley, Hong Kong	Residential	21 000 m ²	(86) [30 June 2022]	(a)	
17	23 March 2016	STTL 610 - Tai Po Road - Sha Tin Heights, Sha Tin, New Territories	Residential	8 250 m ²	(66) [31 December 2020]	(a)	
2016-17							
1	17 May 2016	TPTL 227 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	103 266 m ²	(1 408) [31 March 2022]	(b)	
2	31 May 2016	TYTL 190 - Sai Shan Road, Tsing Yi, New Territories	Residential	Not specified [18 600 m ²]	(778) [30 September 2024]	(a)	Maximum residential GFA 37 200 m ² for a pure domestic building if no non-residential GFA is proposed.
3	28 June 2016	TMTL 523 - Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Residential	27 280 m ²	(510) [31 March 2022]	(a)	
4	13 July 2016	TPTL 228 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	38 325 m ²	(528) [31 March 2022]	(b)	
5	26 July 2016	TPTL 230 - Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	Residential	24 128 m ²	(135) [30 June 2022]	(d)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
6	3 August 2016	YTIL 44 - Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential	52 650 m2	(652) [31 March 2023 : for whole lot 31 March 2020 : for public vehicle park]	(a)	The maximum GFA is 52 650m2 including the GFA of a public vehicle park to be constructed by the purchaser and not less than 500m2 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 m2	(335) [30 June 2022]	(a)	
8	8 August 2016	TMTL 547 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	61 600 m2	(1 635) [30 September 2022]	(a)	
9	24 August 2016	TMTL 516 - Tsing Ha Lane, Area 20, Tuen Mun, New Territories	Residential	19 141 m ²	(58) [30 June 2022]	(a)	
10	30 August 2016	Lot 1066 in DD 103 - Au Tau, Yuen Long, New Territories	Residential	34 148 m ²	(331) [31 December 2022]	(b)	
11	14 September 2016	STTL 614 - Lai Ping Road, Kau To, Sha Tin, New Territories	Residential	22 676 m ²	(267) [30 June 2022]	(b)	
12	5 October 2016	NKIL 6533 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	31 844 m2	(64) [30 June 2022]	(b)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
13	2 November 2016	NKIL 6565 - Kai Tak Area 1K Site 3, Kowloon	Residential	60 814 m ² (58 561 m ²)	(1 020) [31 December 2021]	(a)	
14	9 November 2016	TPTL 223 - Lo Fai Road, Tai Po, New Territories	Residential	31 223 m ²	(257) [30 September 2022]	(a)	
15	9 November 2016	TPTL 229 - Lo Fai Road, Tai Po, New Territories	Residential	14 977 m ²		(a)	
16	16 November 2016	NKIL 6584 - Off Sin Fat Road, Kwun Tong, Kowloon	Residential	76 788 m ²	(970) [31 March 2026]	(a)	
17	19 December 2016	NKIL 6562 - Kai Tak Area 1L Site 3, Kowloon	Residential	36 972 m ²	(436) [31 March 2022]	(a)	
18	29 December 2016	NKIL 6566 - Kai Tak Area 1K Site 2, Kowloon	Residential	53 350 m ² (52 380 m ²)	(1 006) [31 March 2022]	(b)	
19	25 January 2017	NKIL 6564 - Kai Tak Area 1L Site 1, Kowloon	Residential	39 517 m ²	(639) [31 March 2022]	(a)	
20	24 February 2017	APIL 136 - Lee Nam Road, Ap Lei Chau, Hong Kong	Residential	70 800 m ²	(291) [30 June 2023]	(a)	
21	15 March 2017	NKIL 6563 - Kai Tak Area 1L Site 2, Kowloon	Residential	51 202 m ²	(592) [30 June 2022]	(a)	
2017-18							
1	16 May 2017	NKIL 6567 - Kai Tak Area 1K Site 1, Kowloon	Residential	53 465 m ² (52 492 m ²)	(667) [30 September 2022]	(b)	
2	21 June 2017	TMTL 520 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	43 938 m ²	(571) [31 March 2023]	(d)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
3	21 July 2017	STTL 611 - Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	11 088 m ²	(96) [31 March 2023]	(a)	
4	16 August 2017	Lot 763 in DD 332 Lantau - Cheung Sha, Lantau Island, New Territories	Residential	992 m ²	(2) [31 December 2022]	(d)	
5	12 September 2017	TPTL 231 - Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	5 450 m ²	(Subject to actual design by developer) [30 June 2022]	(d)	
6	15 November 2017	NKIL 6549 - Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	91 770 m ²	(Subject to actual design by developer) [30 September 2024]	(a)	
7	28 December 2017	FSSTL 270 - San Lok Street, Sheung Shui, New Territories	Residential	866 m ² [200.7 m ²]	(30) [31 March 2022]	(d)	
8	16 January 2018	NKIL 6579 - Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	Residential	40 543 m ²	(91) [30 September 2023]	(d)	
9	24 January 2018	Lot 1068 in SD 3 - Off Anderson Road, Kwun Tong, Kowloon	Residential	24 093 m ²	(Subject to actual design by developer) [31 December 2023]	(d)	
2018-19 (up to 28 February 2019)							
1	11 April 2018	TYTL 192 - Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	Residential	Not specified	(Subject to actual design by developer) [31 December 2023]	(d)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
2	15 May 2018	NKIL 6568 - Kai Tak Area 1F, Site 1, Kai Tak, Kowloon	Residential	131 495 m ² (99 027 m ²) [32 468 m ²]	(Subject to actual design by developer) [31 March 2024]	(d)	
3	15 August 2018	NKIL 6593 - Ko Chiu Road, Yau Tong, Kowloon	Residential	33 120 m ² (27 600 m ²)	(Subject to actual design by developer) [31 December 2024]	(d)	
4	24 October 2018	Lot 2883 in DD 130 - Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories	Residential	943.9 m ²	(Subject to actual design by developer) [31 December 2024]	(d)	
5	30 October 2018	Lot 766 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	2 201 m ²	(Subject to actual design by developer) [30 June 2023]	(d)	
6	7 November 2018	NKIL 6574 - Kai Tak Area 4B Site 3, Kai Tak, Kowloon	Residential	53 383 m ²	(Subject to actual design by developer) [30 June 2024]	(d)	
7	14 November 2018	NKIL 6591 - Kai Tak Area 4B Site 4, Kai Tak, Kowloon	Residential	53 394 m ²	(Subject to actual design by developer) [30 September 2024]	(d)	
8	5 December 2018	Lot 765 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	1 076 m ²	(Subject to actual design by developer) [30 September 2023]	(d)	
9	27 December 2018	NKIL 6575 - Kai Tak Area 4B Site 2, Kai Tak, Kowloon	Residential	55 192 m ²	(Subject to actual design by developer) [30 September 2024]	(d)	

Item	Disposal date Note 1	Lot - Location	User Note 2	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] Note 3	(Estimated number of residential units Note 4) [BC expiry date Note 5]	Current progress at site Note 7	Other restrictions under Conditions of Sale Note 6
10	23 January 2019	NKIL 6551 - Kai Tak Area 4C Site 3, Kai Tak, Kowloon	Residential	60 258 m ² (58 066 m ²)	(Subject to actual design by developer) [30 September 2024]	(d)	
11	15 February 2019	TPTL 244 – Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	88 200 m ² [7 500m ²]	(Subject to actual design by developer) [30 September 2024]	(d)	
12	25 February 2019	Lot 738 in DD 332 – South Lantau Road, Cheung Sha Lantau Island, New Territories	Residential	8 240 m ²	(Subject to actual design by developer) [31 December 2024]	(d)	

The Lands Department does not have information on the name of buildings, the actual GFAs, particulars of occupation permits, and the actual flat number by various ranges of saleable areas in respect of the sites above.

Note 1: Based on the date of tender award.

Note 2: The users 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.

Note 3: Maximum GFA figures specified in the Conditions of Sale.

Note 4: 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 5: BC expiry date as specified in the Conditions of Sale.

Note 6: These are the restrictions on flat number and other GFA restrictions stipulated under the Conditions of Sale.

Note 7: The four categories of the current progress based on information from BD up to the end of January 2019 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.

- C) Among the residential sites disposed of in the past five financial years (for 2018-19, up to 28 February 2019), one residential site did not comply with the BC expiry date under lease. Approval of extension was given upon justifications provided by the applicant for the delay and payment of BC premium. For another case where the BC expiry date was extended for three months, since the applicant obtained the occupation permit within the extended BC period, the BC premium deposit was refunded in accordance with the established procedures.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)169****(Question Serial No. 1437)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- A) Please provide information on the sites, buildings or units in buildings currently managed and maintained by the Lands Department with a breakdown by District Council district:

	Left vacant for less than two years			Left vacant for two years or more		
	Number	Total area	Cost of management	Number	Total area	Cost of management
Sites						
By District Council district						
Buildings						
By District Council district						
Units in Buildings						
By District Council district						

- B) Regarding the repair orders issued for the above government properties, will the Government inform this Committee of the details about the repair works, such as the amount of payment and number of working days involved?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 59)

Reply:

- A) In the year of 2018, the Lands Department (LandsD) managed and maintained 1 626 vacant sites and a breakdown on the number and area of these sites by District Lands Office is provided below. The majority of these sites are sites earmarked for and pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between different uses. LandsD is responsible for their general maintenance including grass cutting, pest control, as well as prevention of unauthorised occupation. LandsD has no readily available information on the durations for which these 1 626 vacant sites had been left vacant. As the cost of their management and maintenance forms part of the overall government land control work carried out by LandsD, there is no separate breakdown in respect of such cost.

District Lands Office	No. of Sites	Area (m²) (About)
Hong Kong East	48	108 000
Hong Kong West & South	155	247 000
Kowloon East	83	556 000
Kowloon West	48	94 000
Islands	98	143 000
North	325	492 000
Sai Kung	142	278 000
Sha Tin	123	123 000
Tuen Mun	86	297 000
Tai Po	85	94 000
Tsuen Wan & Kwai Tsing	112	95 000
Yuen Long	321	443 000
Total	1 626	2 970 000

In addition to vacant sites, LandsD also manages certain landed properties on behalf of the Government, including mainly properties with leases already 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 buildings resumed or surrendered. A breakdown, by District Lands Offices, of 152 such properties is set out in the table below (excluding bona vacantia properties which may be vested in the Government due to dissolution of companies under the Companies Ordinance or re-vested into the companies upon restoration of the dissolved companies from time to time). Excluding roof and passageway for public use which are considered not suitable for letting out, the remaining properties are either let out or with applications for their use being processed. Where appropriate, consideration would also be given to disposing these properties through open tender. The cost of management of these properties has been subsumed under the overall estimated expenditure of LandsD and hence cannot be quantified separately.

District Lands Office	No. of Properties
Hong Kong East	7
Hong Kong West & South	5
Kowloon West	140
Total	152

- B) Repair orders were issued on a need basis, and the number of repair orders issued for government properties managed and maintained by LandsD in 2018 is 141. The payment involved in repairs of these properties from April 2018 up to February 2019 is about \$0.831 million (the total payment amount may not necessarily correspond to the repair orders issued in 2018 because the issuance of repair orders and the payment upon completion of the orders may not take place within the same year, and some of the payments are contributions towards repair works of multi-owned buildings). LandsD does not have statistics of the number of working days involved in carrying out the repair works under these repair orders as the duration required for each case would depend on the nature, scale and complexity of the works involved.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)170

(Question Serial No. 1438)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Currently on GeoInfo Map and MyMapHK, the planning information set out on the Statutory Planning Portal has yet to be integrated, while the plans of various public works projects are not available either. Will the Lands Department proceed with the integration of maps and works project plans from different departments into its web map services?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 61)

Reply:

The Lands Department (LandsD) has been working closely with bureaux and departments (B/Ds) to deliver up-to-date map services and spatial data to the public via GeoInfo Map (www.map.gov.hk). Meanwhile, the Government is developing the Common Spatial Data Infrastructure (CSDI) as a digital infrastructure for government departments as well as public and private organisations to facilitate the dissemination, utilisation and innovative application of spatial data in support of smart city development. To support the development of CSDI, LandsD launched the Hong Kong GeoData Store (geodata.gov.hk) in December 2018 as the alpha version of the CSDI portal. The spatial data provided through GeoInfo Map has been enriched from 120 to 270 datasets between 2010 and 2018, and Hong Kong GeoData Store currently provides catalogued access to some 79 datasets across a wide range of categories from culture to social welfare. LandsD will continue to collaborate with B/Ds to progressively enhance the digital map services and introduce more spatial data on GeoInfo Map and Hong Kong GeoData Store. Planning and infrastructure data are among the datasets that LandsD will explore with relevant B/Ds for integration, and progress will be subject to deliberation with relevant B/Ds.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)171

(Question Serial No. 0783)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In 2018, the Lands Department (LandsD) cleared 10 724 sites involving unlawful occupation of government land, handled 1 824 cases involving breaches of lease conditions, and took control actions against 182 unauthorised squatters in breaches of squatter control policy. In this connection, will the Government inform this Committee of the following:

1. Please provide a breakdown of those 10 724 sites by District Lands Office and nature of unlawful occupation.
2. Please provide a breakdown of those 1 824 cases involving breaches of lease conditions by type of lease breaches.
3. In general, LandsD will take control actions against cases involving breaches of lease conditions, such as issuing warning letters to owners, imposing encumbrances, re-entry or vesting of properties. Please provide a breakdown of those 1 824 cases of lease breaches by type of control action mentioned above.
4. The Government has taken control actions against 182 unauthorised squatters in breaches of squatter control policy. Please list the control actions by nature. Have all the 182 unauthorised squatters been demolished?
5. What are the resources and manpower estimated to be deployed in the coming year for combating unlawful occupation of government land, breaches of lease conditions, and unauthorised squatters in breaches of squatter control policy?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 29)

Reply:

1. The breakdown of those 10 724 sites cleared from unlawful occupation in 2018 by District Lands Office and by the nature of unlawful occupation is provided below:

Breakdown by District Lands Offices:

District	No. of government sites cleared
Hong Kong East	1 549
Hong Kong West & South	793
Kowloon East	1 097
Kowloon West	2 676
Islands	283
North	354
Sai Kung	472
Sha Tin	444
Tuen Mun	205
Tai Po	439
Tsuen Wan & Kwai Tsing	996
Yuen Long	1 416
Total	10 724

Breakdown by nature of unlawful occupation:

Nature of Unlawful occupation	No. of cases cleared
Abandoned Vehicle(s)	483
Banner(s)	994
Bicycles	1 686
Dumping	2 458
Illegal Car Parking Sites	168
Shop Front Extensions	466
Skips	868
Structures	1 672
Others, including miscellaneous objects such as tyres, dead tree trunk, etc.	1 929
Total	10 724

Note: A case may involve unlawful occupation of multiple nature and the above breakdown is based on the main nature of the unlawful occupation.

2. The breakdown of those 1 824 cases involving breaches of lease conditions handled by the Lands Department (LandsD) in 2018 by type of lease breaches is as follows:

Type of lease breach cases	Number of cases with lease enforcement action taken
Unauthorised structures on Private Agricultural Land	1 086
Non-conforming uses of Industrial Buildings	536
Non-conforming uses of Residential/Non-Industrial Buildings	89
Unauthorised structures in New Territories Exempted Houses (NTEHs)	24
Other cases (including breach of right-to-inspect clause, breach of user and health requirements of NTEHs, etc.)	89
Total	1 824

3. In 2018, LandsD issued warning letters for 1 824 cases involving breaches of lease conditions. In the same year, there were 808 cases for which the lease breaches had been rectified, 768 cases with warning letters registered in the Land Registry (LR) since the owners concerned did not rectify the breaches upon the expiry of warning period, and 12 cases with re-entry/vesting action taken. As the processing of a case may straddle different years, the cases with breaches rectified, cases with warning letters registered in the LR and cases with re-entry/vesting action taken in a year may not necessarily correspond to the cases with warning letters issued in the same year.
4. Among the 182 unauthorised structures in breach of the Squatter Control Policy with control actions taken in 2018, 69 structures were formerly surveyed squatter structures in breach of squatter control policy and their survey records were deleted. 113 structures were unauthorised structures without any approval. All the 182 unauthorised structures had been demolished.
5. In 2019-20, it is estimated that 774 full-time equivalent staff will be deployed for land control, squatter control and lease enforcement works at an estimated staff cost of \$312.2 million (excluding posts performing general administrative and clerical support duties).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)172

(Question Serial No. 0784)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

1. The Government processed 476 cases of village house rebuilding in 2018, which was nearly 18% less than the 579 cases in 2017. What are the reasons?
2. What are the resources and manpower to be deployed in the coming year for processing applications for village house rebuilding?
3. Has the Government devised any performance indicators for processing applications for village house rebuilding, such as the time frame for replying to applicants upon receipt of applications and the time required for processing?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 30)

Reply:

1&3. The number of cases completed each year and the time taken for processing each case may vary owing to various factors, including complexity of each application. As such, the processing time will depend on the nature of and complexity of issues involved in each case. For example, some cases may be met with local objections, land title or boundary problems, or there may be requirements imposed under other regulatory frameworks which will need to be satisfied first.

In general, for straightforward cases, LandsD takes around eight months to approve an application for rebuilding of village houses. For complicated cases, the processing time will be longer depending on the nature and complexity of issues involved.

2. The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty

Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. Pending a decision on whether to appeal, applications in relation to all forms of grants made in the past (including rebuilding applications) will continue to be processed as usual.

Rebuilding applications will continue to be processed by the existing staff of the Lands Department (LandsD) as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing rebuilding applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)173

(Question Serial No. 0785)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In 2019-20, the Lands Department will continue to enhance MyMapHK and VoiceMapHK mobile map apps to facilitate access by the public and the visually impaired. In this connection, will the Government inform this Committee of the following:

1. of the two smartphone apps, a breakdown of the expenditure involved and the staff establishment for operation over the past three years, and a breakdown of the estimated expenditure to be incurred in 2019-20; and
2. of the two smartphone apps, the cumulative number of downloads so far, as well as the average number of daily users.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 31)

Reply:

1. MyMapHK and VoiceMapHK mobile map apps as pilot apps were developed and are maintained by the Lands Department using existing resources. No additional resources are involved and no separate breakdown of past and estimated expenditure is available.
2. As at 28 February 2019, the cumulative number of downloads of MyMapHK is 233 006. In 2018, the total number of active usage sessions serviced by MyMapHK is 2 865 712.

VoiceMapHK was developed to support the digital inclusion initiative for the visually impaired community with a population of 175 000 in Hong Kong. As at 28 February 2019, the cumulative number of downloads of VoiceMapHK is 6 836. In 2018, the total number of active usage sessions serviced by VoiceMapHK is 1 270.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)174****(Question Serial No. 1840)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

According to the Lands Department, the significant increase of land planned to be resumed in 2019 over the 2018 (actual) is attributable to the implementation programme of a number of large scale public projects in 2019 involving resumption of about 76.3 hectares (ha) of private land.

Please provide information about these large scale public projects and the land involved (ha).

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 35)

Reply:

The large scale public projects and areas to be resumed in 2019 include (i) The Establishment of an Agricultural Park, (ii) Northeast New Territories Landfill Extension and (iii) certain parts of the First Phase of the Development of Kwu Tung North (KTN) New Development Area (NDA) and Fanling North (FLN) NDA (including Long Valley Nature Park). The project titles and areas involved are as follows –

Project title	Approximate area to be resumed (ha)
Resumption of Land for The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	6.238
The Establishment of an Agricultural Park in Kwu Tung South (Phase 1) - Road Works	1.756
Resumption of Land for Northeast New Territories Landfill Extension	1.089
Resumption of Land for the Development of KTN NDA and FLN NDA - Advance Stage and First Stage Works	53.219

Project title	Approximate area to be resumed (ha)
Resumption of Land for Advance Site Formation and Engineering Infrastructure Works at KTN NDA and FLN NDA (Road Works)	14.000

Note: There are two more parts of the First Phase of KTN NDA and FLN NDA, each of which involves around 0.4 ha of land to be resumed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)175

(Question Serial No. 1841)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

- (1) Please provide the number of cases handled by the Lands Department in respect of land management, and squatter control and clearance in 2018 with a breakdown by 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 was estimated that 1 599 structures would be cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2018, but the actual number of structures cleared was 213. What are the reasons for that? If that involves any deferred clearance exercises for major projects, please provide detailed information.
- (3) It is estimated that 1 487 structures will be cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2019. Are there any clearance exercises for major projects involved?
- (4) How many lease enforcement cases were handled by the Department in the past three years? Of which, what were the numbers of cases resulting in "imposition of an encumbrance" and re-entry or vesting action taken by the Department?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 36)

Reply:

(1) On land enforcement, the breakdown of number of cases handled by the Lands Department (LandsD) in 2018 by district is as follows:

(i) Land enforcement

Lease Enforcement and Land Control cases:

District	(a) No. of cases with lease enforcement actions taken on private land	(b) No. of government sites cleared from unlawful occupation
Hong Kong	51	2 342
Kowloon	238	3 773
Islands	74	283
North	135	354
Sai Kung	34	472
Sha Tin	152	444
Tuen Mun	61	205
Tai Po	161	439
Tsuen Wan & Kwai Tsing	263	996
Yuen Long	655	1 416
Total	1 824	10 724

(ii) Squatter control and clearance

(a) In 2018, the Squatter Control Unit of LandsD demolished 182 unauthorised squatter structures on government land as shown in the table below:

District	No. of unauthorised structures demolished*
Hong Kong	18
Kowloon	29
Islands	9
North	6
Sai Kung	3
Sha Tin	2
Tuen Mun	39
Tai Po	10

District	No. of unauthorised structures demolished*
Tsuen Wan & Kwai Tsing	24
Yuen Long	42
Total	182

* The figures above cover unauthorised structures demolished by the Squatter Control Unit on government land and do not overlap with statistics on unauthorised structures demolished under lease enforcement and land control, which are presented in the table under part (1)(i) of this reply.

- (b) In 2018, the Squatter Control Unit of LandsD inspected 196 771 surveyed squatter structures as shown in the table below.

District	No. of surveyed squatter structures inspected
Hong Kong	4 689
Kowloon	1 790
Islands	16 821
North	37 724
Sai Kung	15 183
Sha Tin	9 013
Tuen Mun	17 319
Tai Po	13 908
Tsuen Wan & Kwai Tsing	9 961
Yuen Long	70 363
Total	196 771

- (c) The distribution of structures cleared in 2018 under programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) is as follows:

District	No. of structures cleared
Wan Chai	3
Tuen Mun	54
Yuen Long	69
North	82
Tai Po	5
Total	213

- (2) and (3) The decrease in the actual number of structures cleared in 2018 is mainly due to the deferral of some major projects, such as development at Wang Chau Phase I, Yuen Long. The increase in the estimated number of structures to be cleared in 2019 is mainly due to some mega projects scheduled to be cleared in 2019, such as development at Wang Chau Phase I, Yuen Long, and Advance and First Stage of Kwu Tung North New Development Area (NDA) and Fanling North NDA project.
- (4) Relevant statistics regarding lease enforcement actions taken by LandsD in the past three years (2016 to 2018) are as follows:

Year	2016	2017	2018
(a) No. of cases with warning letter issued	2 140	1 980	1 824
(b) No. of cases with warning letter registered in the Land Registry	625	926	768
(c) No. of cases with re-entry/vesting action taken	6	11	12

Note: As the processing of a case may straddle different years, the cases with warning letter registered in the LR and the cases with re-entry/vesting action taken in a year may not necessarily correspond to the cases with warning letter issued.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)176

(Question Serial No. 0231)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the disposal of government properties, the Government estimated that 12 would be disposed of in 2018-19 while the actual number of properties disposed in that year was five. What are the reasons for the shortfall in property disposal? What are the improvement measures to address the shortfall? As for the eight government properties intended for disposal in 2019-20, please list their geographical distribution.

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 8)

Reply:

The Lands Department (LandsD) manages certain landed properties on behalf of the Government, including bona vacantia properties due to dissolution of a company under the Companies Ordinance, properties with leases already expired, properties vested in the Financial Secretary Incorporated or lots re-entered by the Government due to default of former owners, as well as buildings resumed or surrendered. If such properties are vacant, free from any encumbrances and considered appropriate for disposal, LandsD will consider disposing of them according to established procedures.

In 2018, 12 properties had been planned for disposal but seven of them were not sold because: (i) no tender bid had been received for two properties; (ii) the tender bids received for three properties did not meet the Government's reserve prices; and (iii) the title of two properties require further clarification. These properties will be arranged for tender again in due course where appropriate.

In 2019, LandsD plans to dispose of eight properties located in Sheung Wan, Mid-levels, Wan Chai and Kwai Chung. Among these eight properties, five of them were planned for disposal in 2018 but could not be sold.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)177

(Question Serial No. 2587)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the new round of revitalisation scheme for industrial buildings, will the Government inform this Committee of the following:

- (1) a detailed timetable of the scheme;
- (2) criteria for assessing applications; and
- (3) details of the previous round of the scheme, including (a) number of applications received, (b) number of applications approved, (c) addresses of industrial buildings undergone conversion, and (d) change of use within such buildings.

Asked by: Hon LUK Chung-hung (LegCo internal reference no.: 9)

Reply:

- (1) The new round of Industrial Buildings (IBs) Revitalisation Scheme includes the following six measures, namely
 - (i) Exemption of waiver fee for wholesale conversion of eligible IBs;
 - (ii) Increasing maximum permissible non-domestic plot ratio by up to 20% to incentivise redevelopment of IBs;
 - (iii) Provision of transitional housing in wholesale-converted IBs;
 - (iv) Relaxation of the waiver application policy to permit uses for arts and cultural sectors, creative industries and innovation and technology sectors in individual units of IBs;

- (v) Broadening the permissible uses of buffer floors; and
- (vi) Promulgating a broader definition for “Godown” use under lease provisions.

The timetable and details of the new revitalisation measures introduced under the Scheme are as follows:

Revitalisation measure	Timetable
(i) Wholesale conversion	Application should be submitted to the Lands Department (LandsD) on or before 31 March 2022. Conversion works should be completed within three years after execution of land document. Details are specified in LandsD LAO Practice Note No. 6/2019.
(ii) Redevelopment	Application should be submitted to the Town Planning Board on or before 9 October 2021. If approved, the land document should be executed within three years after planning approval. Redevelopment should be completed within five years after execution of land document. Details are specified in LandsD LAO Practice Note No. 2/2019.
(iii) Transitional housing in converted industrial buildings	No application deadline. Details will be specified in LandsD LAO Practice Note to be issued.
(iv) Relaxation of waiver application policy	Put into force from 1 February 2019 to 31 January 2024. The Government would review the policy and the need for extension towards the end of the five-year period. Details are specified in Development Bureau’s announcement on 1 February 2019.
(v) Broadening the permissible uses of buffer floors	No application deadline. Details are specified in LandsD LAO Practice Note No. 3/2019.
(vi) Broader definition for “Godown” use under lease provisions	Details are specified in LandsD LAO Practice Note No. 1/2019.

- (2) The basic criteria for assessing applications for the new revitalisation measures introduced under the Scheme are as follows:

Wholesale Conversion

- (i) The application shall relate to an eligible IB aged 15 years or above in “Commercial” (“C”), “Other Specified Uses (Business)” (“OU(B)”) or “Industrial” (“I”) zones for wholesale conversion into uses permitted under the relevant Outline Zoning Plans (OZPs). Upon approval, LandsD would impose an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by the Government.

Redevelopment

- (ii) Subject to approval of the Town Planning Board on a case-by-case basis and the maximum non-domestic plot ratio allowed under the Buildings (Planning) Regulations, LandsD would process lease modification application for redevelopment of IBs constructed before 1987 (pre-1987 IBs) at sites located outside “Residential” (“R”) zones in Main Urban Areas and New Towns and allow increasing the maximum permissible non-domestic plot ratio by up to 20%.

Transitional Housing in Wholesale-converted IBs without Industrial Uses

- (iii) The not-for-profit transitional housing project has to be supported by the Task Force on Transitional Housing led by Transport and Housing Bureau, and shall take place in portions or entire blocks of IBs (without any age limit) which is located in “C”, “Comprehensive Development Area” (CDA), “OU(B)” or “R” zones and have already undergone or will pursue wholesale conversion into non-industrial uses.

Other Measures Permitting Non-industrial Uses in Existing IBs

- (iv) For relaxation of the waiver application policy to permit uses for arts and cultural sectors, creative industries and innovation and technology sectors, such uses shall not involve activities that would attract visiting members of the general public by providing direct services or goods. Also, the aforesaid non-industrial uses in question have to be permitted in the sites where the IBs are located under the planning regime in the first place.
- (v) With due regard to public safety and compliance with fire safety measures, an application may be made to LandsD for a temporary waiver for change of uses of a buffer floor to “telecommunications exchange centres” and “computer/data processing centres” upon conversion of a buffer floor and the floors below it en bloc into non-industrial uses.
- (vi) For a “godown” use under lease provisions, “cargo handling and forwarding operation” and “recyclable collection centre” uses are acceptable for the purpose of lease interpretation.

- (3) The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings to provide 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. Throughout these six years, LandsD received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the applications for redevelopment had been approved.

A summary of the major uses of the approved wholesale conversion and redevelopment applications is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 1}	134

Note 1: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, office, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

(b) Redevelopment

Uses ^{Note 2}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 2: Applications for redevelopment may cover more than one category of uses, and only their respective primary proposed uses are stated.

Among the 158 approved special waiver applications, 96 applications had been executed (excluding 25 special waivers terminated after execution), 14 applications had been withdrawn and 23 applications were pending execution. A list of the executed special waivers is set out below:

No.	Execution Date	Lot No.	Location
1	20/10/2010	KTIL 532	11 Lai Yip Street, Kwun Tong, Kowloon
2	30/12/2010	KTIL 299	163 Hoi Bun Road, Kwun Tong, Kowloon
3	3/3/2011	KTIL 81	71 Hung To Road, Kwun Tong, Kowloon
4	28/10/2011	KTIL 545	332 Kwun Tong Road, Kwun Tong, Kowloon
5	30/11/2011	NKIL 5569	9 Cheung Yee Street, Cheung Sha Wan, Kowloon
6	2/12/2011	KTIL 2	71 Hoi Yuen Road, Kwun Tong, Kowloon
7	7/12/2011	KCTL 154	31-35 Lam Tin Street, Kwai Chung, N.T.
8	19/1/2012	Lot 750 R.P. & Ext. in DD 176	13 Au Pui Wan Street, Fo Tan, N.T.
9	2/2/2012	KIL 7319	135-137 Tung Chau Street, Tai Kok Tsui, Kowloon
10	18/7/2012	KTIL 178	64 Tsun Yip Street, Kwun Tong, Kowloon
11	18/7/2012	KTIL 660	21 Hung To Road, Kwun Tong, Kowloon
12	14/9/2012	KTIL 294	213 Wai Yip Street, Kwun Tong, Kowloon
13	19/9/2012	KTIL 62	6 Shing Yip Street, Kwun Tong, Kowloon
14	5/12/2012	KTIL 273	181 Wai Yip Street, Kwun Tong, Kowloon
15	10/12/2012	STTL 420	2 On Yiu Street, Shatin, N.T.
16	11/1/2013	Lot 295 s.A in DD444	15-19 Chun Pin Street, Kwai Chung, N.T.
17	1/2/2013	KTIL 202	88 Hung To Road, Kwun Tong, Kowloon
18	6/3/2013	AIL289	64 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
19	8/3/2013	DD444 Lot 277 s.E R.P. & EXT	57-61 Ta Chuen Ping Street, Kwai Chung, N.T.
20	23/5/2013	KCTL 134	100-110 Kwai Cheong Road, Kwai Chung, N.T.
21	30/5/2013	KCTL 167	119 Wo Yi Hop Road, Kwai Chung, N.T.
22	17/7/2013	FSSTL 117	21 Po Wan Road, Sheung Shui, N.T.
23	25/7/2013	KTIL 268	36 Hung To Road, Kwun Tong, Kowloon
24	13/8/2013	DD445 Lot 690 s.A	443-451 Castle Peak Road, Kwai Chung, N.T.
25	8/10/2013	KTIL 316	164 Wai Yip Street, Kwun Tong, Kowloon
26	26/11/2013	KTIL 315	166 Wai Yip Street, Kwun Tong, Kowloon
27	2/12/2013	FSSTL 62	3 On Chuen Street, Fanling, N.T.
28	2/12/2013	SIL 827	5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong

No.	Execution Date	Lot No.	Location
29	4/2/2014	KTIL 23	107 How Ming Street, Kwun Tong, Kowloon
30	11/2/2014	KCTL 155	132-134 Tai Lin Pai Road, Kwai Chung, N.T.
31	12/2/2014	KTIL 4	115 How Ming Street, Kwun Tong, Kowloon
32	17/2/2014	TMTL 145	6 Tsun Wen Road, Tuen Mun, N.T.
33	18/3/2014	KTIL 639	158 Wai Yip Street, Kwun Tong, Kowloon
34	27/3/2014	KTIL 737	2 Wing Yip Street, Kwun Tong, Kowloon
35	10/4/2014	KTIL 635	73-75 Hung To Road, Kwun Tong, Kowloon
36	14/4/2014	KTIL 417	133 Wai Yip Street, Kwun Tong, Kowloon
37	12/6/2014	KTIL 548	326 Kwun Tong Road, Kwun Tong, Kowloon
38	16/6/2014	NKIL 4489	9 Pat Tat Street, San Po Kong, Kowloon
39	23/6/2014	NKIL 2812 s.A, s.B & RP	79 Wing Hong Street, Cheung Sha Wan, Kowloon
40	23/7/2014	KTIL 418	135 Wai Yip Street, Kwun Tong, Kowloon
41	8/8/2014	KTIL 452	25 Hung To Road, Kwun Tong, Kowloon
42	10/10/2014	STTL 135	8-12 Wong Chuk Yeung Street, Fo Tan, N.T.
43	27/10/2014	KTIL 300	165 Hoi Bun Road, Kwun Tong, Kowloon
44	29/10/2014	KCTL 77 RP	12 Ka Hing Road, Kwai Chung, N.T.
45	6/1/2015	TMTL 155	4 Kin Fung Circuit, Tuen Mun, N.T.
46	18/3/2015	NKIL 5866	8 Wang Kwong Road, Kowloon Bay, Kowloon
47	19/3/2015	STTL 282	10-12 Yuen Shun Circuit, Shatin, N.T.
48	10/4/2015	NKIL 5560 & NKIL 5561	15 Cheung Shun Street, Cheung Sha Wan, Kowloon
49	13/5/2015	KTIL 177	58 Tsun Yip Street, Kwun Tong, Kowloon
50	8/6/2015	KCTL 136	30-34 Kwai Wing Road, Kwai Chung, N.T.
51	16/6/2015	AIL 155	33-35 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
52	16/6/2015	NKIL 5861	11 Sheung Yuet Road, Kowloon Bay, Kowloon
53	27/8/2015	DD 444 Lot 303 RP	26-38 Ta Chuen Ping Street, Kwai Cheung, N.T.
54	30/11/2015	KTIL 574	105 Wai Yip Street, Kwun Tong, Kowloon
55	1/12/2015	NKIL 5863	3 Wang Kee Street, Kowloon Bay, Kowloon
56	29/12/2015	NKIL 5567	838 Lai Chi Kok Road, Kowloon

No.	Execution Date	Lot No.	Location
57	21/1/2016	s.A of Lot 1221 in DD 453	328-392 Castle Peak Road, Tsuen Wan & 27-37 Mei Wan Street, Tsuen Wan, N.T.
58	10/3/2016	NKIL 5972	21 Sheung Yuet Road, Kowloon Bay, Kowloon
59	18/4/2016	KTIL 57	4 Hing Yip Street, Kwun Tong, Kowloon
60	11/4/2016	KTIL 577	101 Wai Yip Street, Kwun Tong, Kowloon
61	6/5/2016	KTIL 76	81 Hung To Road, Kwun Tong, Kowloon
62	29/6/2016	CWIL 12 & 43	14 & 16 Lee Chung Street, Hong Kong
63	2/9/2016	CWIL 36	26 Cheung Lee Street, Chai Wan, Hong Kong
64	14/9/2016	KCTL 338	1-11 Kwai Hei Street, Kwai Chung, N.T.
65	6/10/2016	KCTL 131	72/76 Kwai Cheong Road, Kwai Chung, N.T.
66	27/10/2016	AIL 399	23 Yip Kan Street, Wong Chuk Hang, Hong Kong
67	1/12/2016	KTIL 657	111 Wai Yip Street, Kwun Tong, Kowloon
68	14/12/2016	CWIL 18	34 Lee Chung Street, Chai Wan, Hong Kong
69	13/1/2017	KTIL 235	94 & 96 How Ming Street, Kwun Tong, Kowloon
70	23/1/2017	NKIL 5805 & NKIL 5806	1-3 Kai Hing Road, Kowloon Bay, Kowloon
71	26/1/2017	KTIL 419	137 Wai Yip Street, Kwun Tong, Kowloon
72	1/2/2017	NKIL 4867	9 Luk Hop Street, San Po Kong, Kowloon
73	1/3/2017	YLTL 374	22 Wang Yip Street South, Yuen Long, N.T.
74	23/3/2017	STTL 275	2 Yuen Shun Circuit, Sha Tin, N.T.
75	12/4/2017	KCTL 46	57-59 Kwok Shui Road, Kwai Chung, N.T.
76	5/5/2017	KCTL 363	38-42 Kwai Fung Crescent, Kwai Chung, N.T.
77	16/6/2017	FSSTL 91	35-37 On Lok Mun Street, Fanling, N.T.
78	6/9/2017	SIL 826	3 Tung Wong Road, Shau Kei Wan, Hong Kong
79	26/9/2017	KTIL 447	31 Chong Yip Street, Kwun Tong, Kowloon
80	13/10/2017	CWIL 49	3 Ning Foo Street, Chai Wan, Hong Kong
81	21/11/2017	KCTL 346	77-81 Container Port Road, Kwai Chung, N.T.
82	5/1/2018	CPTL 23	1 & 3 San Hop Lane, Tuen Mun, N.T.
83	10/1/2018	Lot 5366 in DD 51	17 Lok Yip Road, Fanling, N.T.

No.	Execution Date	Lot No.	Location
84	5/2/2018	NKIL 3873 RP	495 Castle Peak Road, Cheung Sha Wan, Kowloon
85	5/3/2018	TWTL 325	Tsuen Wan, N.T.
86	28/3/2018	Lot 693 s.B ss.3 in DD 445	Kwai Chung, N.T.
87	6/6/2018	KTIL 65	69/71 King Yip Street, Kwun Tong, Kowloon
88	20/6/2018	KCTL 146 and Lot 316 in DD 444	97-107 Wo Yi Hop Road, Kwai Chung, N.T.
89	26/6/2018	CPTL 24	Tuen Mun, N.T.
90	17/7/2018	YLTL 362	21-35 Wang Yip Street East, Yuen Long, N.T.
91	28/8/2018	STTL 273	13-15 Yuen Shun Circuit, Shatin, N.T.
92	4/9/2018	CWIL 98	8 Fung Yip Street, Chai Wan, Hong Kong
93	13/9/2018	TMTL 102	4 Kin Fat Lane, Tuen Mun, N.T.
94	24/9/2018	KTIL 618	86 Hung To Road, Kwun Tong, Kowloon
95	24/9/2018	FSSTL 70	19 On Kui Street, Fanling, N.T.
96	6/11/2018	FSSTL 148	2 Choi Fat Street, Sheung Shui, N.T.

LandsD is not in a position to provide the details of the applications which have not been executed.

Among the 22 approved redevelopment applications, 14 applications had been executed and eight applications were withdrawn. A list of the executed redevelopment applications is set out below:

No.	Execution Date	Lot No.	Location
1	26/9/2011	KTIL 526	Nos. 135-137 Hoi Bun Road, Kwun Tong, Kowloon
2	9/11/2011	KIL 9673	18 Chi Kiang Street, To Kwa Wan, Kowloon
3	20/12/2012	NKIL 4899	2 Ng Fong Street, San Po Kong, Kowloon
4	22/2/2013	NKIL 5559	No. 17 Cheung Shun Street, Cheung Sha Wan, Kowloon
5	16/5/2013	KCTL 193	No. 25 Kin Hong Street, Nos. 26-34 Kin Chuen Street and No. 659 Castle Peak Road Kwai Chung, Kwai Chung, N.T.
6	17/3/2014	KTIL 760	Nos. 15-17 Chong Yip Street, Kwun Tong, Kowloon
7	8/5/2014	AIL 461	No.8-10 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong

No.	Execution Date	Lot No.	Location
8	24/6/2015	KTIL 680	No. 93 Wai Yip Street, Kwun Tong, Kowloon
9	25/10/2016	KTIL 240	No. 98 How Ming Street, Kwun Tong, Kowloon
10	4/1/2017	NKIL 4178	Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Cheung Sha Wan, Kowloon
11	14/3/2017	NKIL 4854	210-212 Choi Hung Road & 15-17 Ng Fong Street, San Po Kong, Kowloon
12	16/8/2017	YTIL 41	Nos. 13 & 15 Sze Shan Street, Yau Tong, Kowloon
13	4/10/2017	LOT 303 sA DD 355	Nos. 11-15 Chai Wan Kok Street, Tsuen Wan, NT
14	16/1/2018	KIL 7778	Nos. 103-105 Tung Chau Street, Tai Kok Tsui, Kowloon

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)178****(Question Serial No. 0638)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that 78.05 hectares of land are to be resumed for Public Works Programme projects in this financial year. Please inform this Committee by setting out the details of the land to be resumed for the projects in table form, including (i) project name, (ii) location, (iii) area, (iv) estimated expenditure on land resumption, and (v) expected completion year of development.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 4)

Reply:

The project titles, locations, areas and estimated expenditures involved for about 78.05 hectares (ha) of private land to be resumed in 2019 under applicable legislative provisions of various ordinances are as follows –

Project title	Location (District)	Approximate area to be resumed (ha)	Estimated compensation expenditure (\$ million)
Lift and Pedestrian Walkway System between Castle Peak Road and Kung Yip Street, Kwai Chung	Tsuen Wan & Kwai Tsing	0.132	4.180
Resumption of Land for the Construction of Estate Road, Drains, and Sewers of the Public Housing Development at Queen's Hill, Fanling	North	0.032	3.193
Resumption of Land for the Construction of Two Primary Schools at Queen's Hill, Fanling	North	0.054	5.175

Project title	Location (District)	Approximate area to be resumed (ha)	Estimated compensation expenditure (\$ million)
Resumption of Land for The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	North	6.238	405.194
The Establishment of an Agricultural Park in Kwu Tung South (Phase 1) - Road Works	North	1.756	118.557
Resumption of Land for Northeast New Territories Landfill Extension	North	1.089	74.750
Resumption of Land for the Development of Kwu Tung North (KTN) New Development Area (NDA) and Fanling North (FLN) NDA - Advance Stage and First Stage Works	North	53.219	10,437.600
Resumption of Land for Advance Site Formation and Engineering Infrastructure Works at KTN NDA and FLN NDA (Road Works)	North / Tai Po	14.000	2,765.930
Resumption of Land for First Stage of Site Formation and Engineering Infrastructure at KTN NDA and FLN NDA (Road Works)	North	0.414	69.770
Resumption of Land for Advance Site Formation and Engineering Infrastructure Works at KTN NDA and FLN NDA (Sewerage Works)	North	0.361	61.240
Widening of the Western Section of Lin Ma Hang Road between Ping Yuen River and Ping Che Road	North	0.502	30.02
North District sewerage stage 2 part 2A (part) - village sewerage in Tong To, Sha Tau Kok	North	0.108	6.940
Provision of Trunk Sewer to 3 Villages in Tai Po - Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk	Tai Po	0.031	4.600
Outlying Islands Sewerage Stage 2 - Peng Chau Village Sewerage Phase 2, Package A	Islands	0.019	1.318
Outlying Islands Sewerage Stage 2 - Peng Chau Village Sewerage Phase 2, Package B	Islands	0.003	0.182

Project title	Location (District)	Approximate area to be resumed (ha)	Estimated compensation expenditure (\$ million)
Development of Anderson Road Quarry Site - Pedestrian Connectivity Facilities Package 4	Kowloon	0.089	1.900

Land acquisition is an enabling item to facilitate works departments to implement public works projects. The Lands Department does not have readily available information on the expected completion year of the relevant public works projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)179

(Question Serial No. 1911)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding “oversee the implementation of a package of new measures to facilitate revitalisation of industrial buildings” under the Programme, would the Government please set out the following:

1. the number of applications approved under the revitalisation measures previously introduced between 2010 and 2016; the new uses and areas made available by the revitalisation projects with a breakdown by category of development;
2. the details and implementation timetable of the new measures to facilitate revitalisation of industrial buildings; and
3. having regard to the undesirable impacts of the previous round of revitalisation measures, such as rent hikes of industrial buildings, speculative trading of industrial units, and forced eviction of original business undertakings due to conversion of buildings initiated by owners, in what ways will the new measures introduced by the Government prevent such problems from recurring.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 57)

Reply:

1. The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings (IBs) to provide 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. Throughout these six years, the Lands Department (LandsD) received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the

applications for redevelopment had been approved. The approved applications would provide a total of about 2.17 million square metres^{Note 1} of converted or new gross floor area (GFA) after completion of works.

A summary of the major uses of the approved wholesale conversion and redevelopment applications is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 2}	134

(b) Redevelopment

Uses ^{Note 3}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 1: Exclude subsequently withdrawn / terminated cases.

Note 2: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, office, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover more than one category of uses, and only their respective primary proposed uses are stated.

2. The new round of IBs Revitalisation Scheme includes the following six measures:

Wholesale Conversion

- (1) Offer a three-year time-limited exemption of waiver fees for applications made to LandsD for wholesale conversion of existing IBs aged 15 years or above in “Commercial” (“C”), “Other Specified Uses (Business)” (“OU(B)”) and “Industrial” (“I”) zones for uses permitted under the relevant Outline Zoning Plans (OZPs), with an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by Government.

Redevelopment

- (2) As a policy direction, but subject to approval of the Town Planning Board on a case-by-case basis and the maximum non-domestic plot ratio (PR) allowed under the Buildings (Planning) Regulations, allow increasing the maximum permissible non-domestic PR by up to 20% to incentivise redevelopment of IBs constructed before 1987 (pre-1987 IBs) for sites located outside “Residential” (“R”) zones in Main Urban Areas and New Towns.

Facilitate Transitional Housing in Wholesale-converted IBs without Industrial Uses

- (3) Facilitate proposals from the community for providing transitional housing in portions or entire blocks of IBs (without any age limit) located in “C”, “Comprehensive Development Area” (CDA), “OU(B)” and “R” zones which have already undergone or will pursue wholesale conversion into non-industrial uses, by exercising flexibility in the application of planning, land lease, and building design requirements, including not charging a waiver fee for this specific use of transitional housing.

Other Measures Permitting Non-industrial Uses in Existing IBs

- (4) For individual units in existing IBs, relax the waiver application policy on a time-limited basis, initially five years, to permit certain uses for the arts and cultural sectors, creative industries, and innovation and technology sectors in an orderly manner (without the need for owners making separate waiver applications and paying waiver fees), provided that such uses are permitted under the planning regime in the first place.
- (5) Broaden the permissible use of buffer floors, with due regard to public safety, to cover (among other permitted uses at present) “telecommunications exchange centres” and “computer/data processing centres”, to facilitate partial conversion of lower floors of IBs into non-industrial uses.
- (6) Promulgate a broader definition for “godown” use under lease provisions, covering (among other permitted uses at present) “cargo handling and forwarding operation” and “recyclable collection centre” uses.

The timetable and details of the new revitalisation measures introduced under the Scheme are follows:

Revitalisation measure	Timetable
(i) Wholesale conversion	Application should be submitted to LandsD on or before 31 March 2022. Conversion works should be completed within three years after execution of land document. Details are specified in LandsD LAO Practice Note No. 6/2019.
(ii) Redevelopment	Application should be submitted to the Town Planning Board on or before 9 October 2021. If approved, the land document should be executed within three years after planning approval. Redevelopment should be completed within five years after execution of land document. Details are specified in LandsD LAO Practice Note No. 2/2019.
(iii) Transitional housing in converted industrial buildings	No application deadline. Details will be specified in LandsD LAO Practice Note to be issued.
(iv) Relaxation of waiver application policy	Put into force from 1 February 2019 to 31 January 2024. The Government would review the policy and the need for extension towards the end of the five-year period. Details are specified in Development Bureau's announcement on 1 February 2019.
(v) Broadening the permissible uses of buffer floors	No application deadline. Details are specified in LandsD LAO Practice Note No. 3/2019.
(vi) Broader definition for "Godown" use under lease provisions	Details are specified in LandsD LAO Practice Note No. 1/2019.

3. In light of the experience of the previous revitalisation scheme, an additional condition will be imposed to require owners to designate 10% of converted GFA for specific policy-driven uses (such as those in relation to arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, or sports and recreational uses, etc.) to be decided by Government, while the rent payable by the tenants of those uses and other terms and conditions of the tenancy (such as the duration of the tenancy) are to be freely negotiated between the owners and tenants. This designation requirement would hopefully provide some supply of reasonably affordable space for specific sectors. For any approved applications, LandsD would impose suitable waiver conditions to enable enforcement against substantiated breach and idling of the designated GFA.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)180****(Question Serial No. 3211)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that there are 1 550 vacant sites managed by the Lands Department covering 300 hectares of land in this financial year. Please inform this Committee of the (1) number and (2) area of these vacant sites in each district.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 7)

Reply:

In the year of 2019, it is estimated that the Lands Department (LandsD) will manage 1 550 vacant sites with a total area of 300 hectares. Since the figures are estimates only, no breakdown is available. In the year of 2018, LandsD managed 1 626 vacant sites with a total area of 297 hectares and a breakdown by District Lands Office is shown in the table below. The majority of these sites are sites earmarked for and pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between different uses. LandsD is responsible for their general maintenance including grass cutting, pest control, as well as prevention of unauthorised occupation.

District Lands Office	No. of Sites	Area (m²) (About)
Hong Kong East	48	108 000
Hong Kong West & South	155	247 000
Kowloon East	83	556 000
Kowloon West	48	94 000
Islands	98	143 000
North	325	492 000

District Lands Office	No. of Sites	Area (m²) (About)
Sai Kung	142	278 000
Sha Tin	123	123 000
Tuen Mun	86	297 000
Tai Po	85	94 000
Tsuen Wan & Kwai Tsing	112	95 000
Yuen Long	321	443 000
Total	1 626	2 970 000

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)181

(Question Serial No. 1465)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2019-20”, the Administration states that the Department will continue to facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges. In this connection, will the Administration inform this Council the targets and latest development in streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges. Please provide in details the time and procedures that have been reduced for land disposal and lease modifications/land exchanges over the last 12 months as well as the number of land sites that have been benefited by the Department's streamlined processes and procedures.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 43)

Reply:

To expedite the processing of land disposal and lease modification/land exchange cases, two new dedicated teams, namely Land Supply Section (“LSS”) and Development Control Section (“DCS”), have been recently established in the Lands Department. The LSS specialises in handling land sale cases under the Government’s Land Sale Programme and major lease modifications/land exchange cases, with its objective to fast track processing of cases that will generate land supply for residential, commercial and industrial uses. The DCS, with its Building Plan Unit, is responsible for handling the entire building plan checking process for all new building plan submissions of residential sale sites and large scale residential developments, including railway property developments and developments of the Urban Renewal Authority and Hong Kong Housing Society, so as to expedite the approval of development submissions under lease.

Since the two dedicated teams are expected to commence their full operation in the first quarter of fiscal year 2019-20, no statistics has been compiled in respect of their processing of land disposal and lease modification/land exchange cases in the last 12 months.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)182

(Question Serial No. 2891)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

It is mentioned in paragraph 139 of the Budget (Speech) that “In last year’s Budget, I set aside \$1 billion to support non-governmental organisations (NGOs) in using vacant government sites and restoring school premises for various short-term uses that are beneficial to the community.” In this regard, please provide the following information:

1. The number of idle government sites in the territory that are currently available for letting through short-term tenancies (STTs) and applying for institution or community use as at the end of this year;
2. Further to (1) above, please list the distribution and land information of those idle government sites with a breakdown by district.
3. Regarding the numerous existing idle government sites that have yet to be formed and thus not readily usable by members of the public or organisations, has the Government earmarked a provision for land formation by NGOs on their successful applications for sites through STTs? What is the ceiling of funding available for application for carrying out site formation of each site?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 62)

Reply:

1. & 2. The information on vacant government sites (including vacant school premises (VSPs)) under the Lands Department’s (LandsD) management and available for application for short-term use is uploaded onto the LandsD’s “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en). As of 8 March 2019, there are 854 sites (including 27 VSPs) available for application for short-term use and a breakdown by District Council (DC) district is provided below.

DC District	No. of Sites	Area (m ²) (About)
Central and Western	15	3 000
Eastern	7	27 000
Island	48	54 000
Kowloon City	9	9 000
Kwai Tsing	48	53 000
Kwun Tong	5	2 000
North District	178	147 000
Sai Kung	29	33 000
Sham Shui Po	5	2 000
Shatin	59	47 000
Southern	30	19 000
Tai Po	25	27 000
Tsuen Wan	59	201 000
Tuen Mun	85	293 000
Wan Chai	9	75 000
Wong Tai Sin	7	9 000
Yau Tsim Mong	2	2 000
Yuen Long	234	243 000
Total	854	1 246 000

3. To further support non-government organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the Development Bureau (DEVB) launched a funding scheme on 21 February 2019 for application by NGOs to pursue basic restoration works on vacant government sites under short-term tenancies to take forward worthy projects for the community. Such works may include slope upgrading, site formation, erection of temporary structures (e.g. those using modular integrated construction methods), provision of sewerage/drainage or pedestrian/vehicular access, renovation of dilapidated premises, installation of fire safety equipment or barrier-free facilities and more. The financial subsidy for each approved project is capped at \$60 million. Details about the DEVB's funding scheme (including the application form and procedure) have been uploaded onto its website (https://www.devb.gov.hk/en/issues_in_focus/Funding_Scheme_to_Support_the_Use_of_Vacant_Government_Sites_by_Non_government_Organisations/index.html).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)183****(Question Serial No. 2804)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In connection with the supply of residential units and sites for residential development in Hong Kong, would the Government please inform this Committee of the following:

Please list the area, the development plot ratio and the expected number of residential units to be provided regarding each of the government sites disposed of through the Land Sale Programme by the Government for private housing and other development purposes, and the total area of sites disposed of in each of the past five years.

Year		2014	2015	2016	2017	2018
Lot						
Site disposed of for private housing development	Number					
	Area (in hectares)					
	Development plot ratio					
	Expected number of residential units to be provided					
	Total number of sites disposed of during the relevant financial year					
	Total area of sites disposed of during the relevant financial year (in hectares)					

Year		2014	2015	2016	2017	2018
Lot						
Site disposed of for other developments (i.e. including commercial/business/hotel/industrial development) other than private housing development	Number					
	Area (in hectares)					
	Total number of sites disposed of during the relevant financial year					
	Total area of sites disposed of during the relevant financial year (in hectares)					

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 33)

Reply:

- (a) In the past five financial years (i.e. from 1 April 2014 up to 28 February 2019), the Government disposed of 107 sites in total under the Land Sale Programme. Details are set out in the table below. Lands sale records containing information on all sites disposed of under the Land Sale Programme are available on Lands Department's website and will be updated as and when land sale results are announced.

2014-15				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (hectares) (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
1	9 April 2014	SIL 854 – Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	0.0476	75
2	9 April 2014	STTL 604 – Mei Tin Road, Tai Wai, Sha Tin, New Territories	0.0687	118
3	14 May 2014	RBL 1198 – Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.0860	15
4	14 May 2014	TMTL 499 – Tseng Choi Street, Area 4, Tuen Mun, New Territories	0.2202	356
5	28 May 2014	TPTL 214 – Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.9400	723

Item	Tender award date	Lot number - Location	Area (hectares) (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
6	28 May 2014	NKIL 6541 – Kai Tak Area 1H Site 3, Kowloon	0.7674	648
7	4 June 2014	IL 9048 – Schooner Street, Wan Chai, Hong Kong	0.0270	27
8	25 June 2014	STTL 599 – Ma Kam Street, Ma On Shan, Sha Tin, New Territories	0.3091	640
9	9 July 2014	TSWTL 33 – Area 112, Tin Shui Wai, Yuen Long, New Territories	7.5500	1 991
10	9 July 2014	TSWTL 34 – Area 115, Tin Shui Wai, Yuen Long, New Territories	6.4400	1 779
11	13 August 2014	TWTL 393 – Yeung Uk Road, Tsuen Wan, New Territories ^{Note 3}	1.4160	840
12	13 August 2014	STTL 598 – Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	0.3100	364
13	20 August 2014	TMTL 513 – Yan Ching Street, Area 10, Tuen Mun, New Territories	0.1174	204
14	20 August 2014	TMTL 512 – Lok Chui Street, Area 59, Tuen Mun, New Territories	0.1045	2
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
16	5 November 2014	TPTL 213 – Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	1.9000	667
17	12 November 2014	TMTL 515 – King Sau Lane, Area 4, Tuen Mun, New Territories	1.1048	1 017
18	10 December 2014	STTL 601 – Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	2.3500	547
19	17 December 2014	YTIL 42 – Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.3240	646
20	24 December 2014	Lot 758 in DD 332 – Cheung Sha, Lantau Island, New Territories	0.4212	6

Item	Tender award date	Lot number - Location	Area (hectares) (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
21	7 January 2015	STTL 587 – Tai Po Road - Tai Wai, Sha Tin, New Territories	0.6550	336
22	27 January 2015	KCTL 518 – Hing Fong Road, Kwai Chung, New Territories	0.0810	136
23	4 February 2015	TMTL 514 – Yip Wong Road, Area 18, Tuen Mun, New Territories	0.2428	371
24	11 February 2015	NKIL 6532 – Lung Cheung Road, Beacon Hill, Kowloon	1.0642	45
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	1 444
No. of sites : 25		Total Area :	31.15 ha (about)	
Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
1	9 April 2014	NKIL 6410 – 650 Cheung Sha Wan Road, Kowloon	Commercial / Office	0.1498
2	3 September 2014	KIL 11237 – 15 Middle Road, Tsim Sha Tsui, Kowloon	Commercial / Office / Hotel	0.2630
3	22 October 2014	TCTL 38 – Area 53A, Tung Chung, Lantau Island, New Territories	Hotel	1.2902
4	14 January 2015	KCTL 495 – Kin Chuen Street, Kwai Chung, New Territories	Business	0.2781
5	27 January 2015	NKIL 6512 – Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Commercial / Office	0.6843
6	11 February 2015	KCTL 487 – Junction of Shing Yiu Street, Wing Kei Road and Kwai Fuk Road, Kwai Chung, New Territories	Industrial	0.1265
No. of sites : 6		Total Area :	2.79 ha (about)	

2015-16				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
1	15 April 2015	Lot 1909 in DD 100 – Fan Kam Road, Sheung Shui, New Territories	0.6409	6
2	29 April 2015	Lot 1181 in DD 215 – Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	0.3424	34
3	13 May 2015	STTL 605 – Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	0.5830	148
4	10 June 2015	TMTL 539 – Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	0.4831	693
5	17 June 2015	TMTL 500 – Kwun Chui Road, Area 56, Tuen Mun, New Territories	2.4336	1 982
6	24 June 2015	Lot 1872 in DD Cheung Chau – Fa Peng Road, Cheung Chau, New Territories	0.3410	69
7	8 July 2015	TMTL 541 – So Kwun Wat Road, Area 56, Tuen Mun, New Territories	2.7000	1 154
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
9	2 September 2015	TPTL 226 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	1.7121	1 122
10	16 September 2015	TMTL 542 – Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	0.8190	41
11	29 September 2015	NKIL 6542 – Yin Ping Road, Tai Wo Ping, Kowloon	2.0401	356

Item	Tender award date	Lot number - Location	Area (hectares) (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
12	23 December 2015	TMTL 497 – So Kwun Wat Road, Area 56, Tuen Mun, New Territories	0.6800	466
13	3 February 2016	NKIL 6534 – Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	0.3173	467
14	12 February 2016	TPTL 221 – Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	3.7696	1 620
15	2 March 2016	KIL 11257 – Sheung Shing Street, Ho Man Tin, Kowloon	0.9074	401
16	15 March 2016	RBL 1201 – Wong Ma Kok Road, Stanley, Hong Kong	2.5300	86
17	23 March 2016	STTL 610 – Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	0.3300	66
No. of sites : 17		Total Area :	21.50 ha (about)	
Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
1	13 May 2015	NKIL 6313 – Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon	Commercial / Office	0.3795
2	20 October 2015	STTL 617 – On Yiu Street, Shek Mun, Sha Tin, New Territories	Business	0.1700
3	23 December 2015	YLTL 532 – Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories	Business	0.9246
No. of sites : 3		Total Area :	1.47 ha (about)	

2016-17				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
1	17 May 2016	TPTL 227 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	2.8685	1 408
2	31 May 2016	TYTL 190 – Sai Shan Road, Tsing Yi, New Territories	0.6200	778
3	28 June 2016	TMTL 523 – Castle Peak Road - Tai Lam, Tuen Mun, New Territories	0.7578	510
4	13 July 2016	TPTL 228 – Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.0646	528
5	26 July 2016	TPTL 230 – Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	2.7735	135
6	3 August 2016	YFIL 44 – Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	1.0530	652
7	8 August 2016	STTL 609 – To Shek, Sha Tin, New Territories	1.3500	335
8	8 August 2016	TMTL 547 – Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	1.5400	1 635
9	24 August 2016	TMTL 516 – Tsing Ha Lane, Area 20, Tuen Mun, New Territories	0.5317	58
10	30 August 2016	Lot 1066 in DD 103 – Au Tau, Yuen Long, New Territories	2.8457	331
11	14 September 2016	STTL 614 – Lai Ping Road, Kau To, Sha Tin, New Territories	0.6299	267
12	5 October 2016	NKIL 6533 – Lung Cheung Road, Beacon Hill, Kowloon	2.1849	64
13	2 November 2016	NKIL 6565 – Kai Tak Area 1K Site 3, Kowloon	1.1262	1 020
14	9 November 2016	TPTL 223 – Lo Fai Road, Tai Po, New Territories	2.1448	257
15	9 November 2016	TPTL 229 – Lo Fai Road, Tai Po, New Territories	1.0288	

Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
16	16 November 2016	NKIL 6584 – Off Sin Fat Road, Kwun Tong, Kowloon	1.8261	970
17	19 December 2016	NKIL 6562 – Kai Tak Area 1L Site 3, Kowloon	0.8803	436
18	29 December 2016	NKIL 6566 – Kai Tak Area 1K Site 2, Kowloon	0.9700	1 006
19	25 January 2017	NKIL 6564 – Kai Tak Area 1L Site 1, Kowloon	0.7318	639
20	24 February 2017	APIL 136 – Lee Nam Road, Ap Lei Chau, Hong Kong	1.1761	291
21	15 March 2017	NKIL 6563 – Kai Tak Area 1L Site 2, Kowloon	0.9482	592
No. of sites : 21		Total Area :	29.05 ha (about)	
Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
1	5 May 2016	KCTL 522 –Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories	Business	0.0567
2	13 July 2016	KCTL 517 – Tai Lin Pai Road, Kwai Chung, New Territories	Commercial	0.1208
3	17 August 2016	KCTL 478 –Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories	Industrial	0.3707
4	12 October 2016	AIL 462 – Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong	Business	0.1765
5	23 November 2016	NKIL 6557 – Kai Tak Area 1E Site 2, Kowloon	Commercial	1.4159
6	15 February 2017	NKIL 6505 – King Lam Street, Cheung Sha Wan, Kowloon	Business	0.7728
No. of sites : 6		Total Area :	2.91 ha (about)	

2017-18				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
1	16 May 2017	NKIL 6567 – Kai Tak Area 1K Site 1, Kowloon	0.9721	667
2	21 June 2017	TMTL 520 – Kwun Chui Road, Area 56, Tuen Mun, New Territories	1.2205	571
3	21 July 2017	STTL 611 – Whitehead, Ma On Shan, Sha Tin, New Territories	0.4620	96
4	16 August 2017	Lot 763 in DD 332 Lantau – Cheung Sha, Lantau Island, New Territories	0.2480	2
5	12 September 2017	TPTL 231 – Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	0.7660	Subject to actual design by developer
6	15 November 2017	NKIL 6549 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	1.9348	Subject to actual design by developer
7	28 December 2017	FSSTL 270 – San Lok Street, Sheung Shui, New Territories	0.0201	30
8	16 January 2018	NKIL 6579 – Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	1.1262	91
9	24 January 2018	Lot 1068 in SD 3 – Off Anderson Road, Kwun Tong, Kowloon	0.5354	Subject to actual design by developer
No. of sites : 9		Total Area :	7.29 ha (about)	
Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
1	5 May 2017	KCTL 524 – Wing Kei Road, Kwai Chung, New Territories	Industrial	0.1730

Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
2	10 May 2017	NKIL 6582 – Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon	Commercial	0.4171
3	16 May 2017	IL 9051 – Murray Road, Central, Hong Kong	Commercial	0.2880
4	31 May 2017	NKIL 6556 – Kai Tak Area 1F Site 2, Kowloon	Commercial / Hotel	1.9044
5	16 August 2017	NKIL 6572 – Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon	Business	0.2873
6	30 October 2017	NKIL 6550 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Hotel	0.4880
7	3 January 2018	TWTL 428 – Ma Kok Street, Tsuen Wan, New Territories	Industrial	0.1973
No. of sites : 7		Total Area :	3.76 ha (about)	
2018-19 (up to end February 2019)				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
1	11 April 2018	TYTL 192 - Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	0.1336	Subject to actual design by developer
2	15 May 2018	NKIL 6568 - Kai Tak Area 1F Site 1, Kai Tak, Kowloon	1.6556	Subject to actual design by developer
3	15 August 2018	NKIL 6593 - Ko Chiu Road, Yau Tong, Kowloon	0.3680	Subject to actual design by developer
4	24 October 2018	Lot 2883 in DD 130 - Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories	0.1748	Subject to actual design by developer

Item	Tender award date	Lot number - Location	Area (ha) (about) ^{Note 1}	Estimated number of residential units ^{Note 2}
5	30 October 2018	Lot 766 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	0.5503	Subject to actual design by developer
6	7 November 2018	NKIL 6574 - Kai Tak Area 4B Site 3, Kai Tak, Kowloon	0.9706	Subject to actual design by developer
7	14 November 2018	NKIL 6591 - Kai Tak Area 4B Site 4, Kai Tak, Kowloon	0.9708	Subject to actual design by developer
8	5 December 2018	Lot 765 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	0.2692	Subject to actual design by developer
9	27 December 2018	NKIL 6575 - Kai Tak Area 4B Site 2, Kai Tak, Kowloon	0.9048	Subject to actual design by developer
10	23 January 2019	NKIL 6551 - Kai Tak Area 4C Site 3, Kai Tak, Kowloon	1.0956	Subject to actual design by developer
11	15 February 2019	TPTL 244 – Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	3.2900	Subject to actual design by developer
12	25 February 2019	Lot 738 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	2.0600	Subject to actual design by developer
No. of sites : 12		Total Area :	12.44 ha (about)	
Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	User ^{Note 4}	Area (ha) (about) ^{Note 1}
1	25 July 2018	FSSTL 267 – On Chuen Street, On Lok Tsuen, Fanling, New Territories	Industrial	0.3765
No. of sites : 1		Total Area :	0.38 ha (about)	

- Note 1: Plot ratio is usually not specified in lease conditions.
- 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 2019.
- Note 3: TWTL 393 is divided into two areas on its lease plan. "AREA A" is restricted for non-industrial (excluding private residential, godown and petrol filling station) purposes while "AREA B" is restricted for private residential purposes.
- Note 4: The users 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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)184****(Question Serial No. 2811)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

According to the Controlling Officer's Report, "small houses (cases processed)" is one of the "targets" under the key performance measures in respect of land administration duties carried out by the Lands Department. In 2019, the Department plans to process 2 300 small house applications. In this connection, will the Government inform this Committee of the following:

- (1) for each of the past ten years, (i) the target caseload, and (ii) the actual caseload;
- (2) the justifications for setting the target of processing 2 300 small house applications this year; and
- (3) the Department's staff establishment and expenditure involved in processing small house applications.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 40)

Reply:

- (1) The target and the actual number of small house applications processed for the past ten years (2009 to 2018) are set out below:

Year	Target Number of Small House Applications to be Processed	Actual Number of Small House Applications Processed
2009	2 300	2 709
2010	2 300	2 768
2011	2 300	2 416
2012	2 300	2 403
2013	2 300	2 354
2014	2 300	2 819

Year	Target Number of Small House Applications to be Processed	Actual Number of Small House Applications Processed
2015	2 300	2 519
2016	2 300	2 534
2017	2 300	2 231
2018	2 300	2 389

- (2) The target number of small house cases to be processed in 2019 in the Controlling Officer's Report in the 2019-20 Estimates is 2 300. The target is set at the same level as specified in the Lands Department's performance pledge and comparable to the targets and cases handled in the previous years.
- (3) The estimated number of staff, on full-time equivalent basis, involved in handling small house applications and the relevant staff expenditure for the financial year 2019-20 are set out below:

Financial Year	Number of staff (on full-time equivalent basis)	Staff expenditure
2019-20 (estimate)	104	\$50.8 million

Note: Some of the staff involved in handling small house applications are also responsible for other land administration duties.

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. While processing of outstanding applications for PTG and Land Exchange will be suspended pending a decision on whether to appeal, the FBL applications as well as applications in relation to all forms of grants made in the past will continue to be processed as usual.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)185

(Question Serial No. 0586)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please list the following:

- (1) the number of temporary sites currently managed by the Lands Department (LandsD) but not yet let by way of short-term tenancy (STT), their areas, uses and current uses;
- (2) the total number and total area of sites let by way of STT by LandsD in the past five years; a breakdown of the sites let by way of STT by LandsD by area (≤ 200 , 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 and $\geq 10 001$ square metres) and by 18 districts in the past five years;
- (3) the number of temporary land allocation granted by LandsD to government departments and the use of each site in the past five years;
- (4) a breakdown of the properties managed by LandsD by use of building in the past five years;
- (5) all the sites granted by way of private treaty, their areas and uses in the past two years;
- (6) the total number of newly-built private residential units in the past six years; a breakdown of the number of newly-built private residential units by saleable area (smaller than 10, 15, 20, 30 and 50 square metres) and their percentage share in the total number of newly-built private residential units in the past six years;
- (7) the size of government land reserves in the past five years; and

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 14)

Reply:

- (1) In the year of 2018, the Lands Department (LandsD) managed 1 626 vacant sites of total 297 hectares (ha) and was responsible for their general maintenance, including grass cutting, pest control, as well as prevention of unauthorised occupation. The majority of these sites are sites earmarked for and pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between being put to different uses.
- (2) Information on the area and location of land granted by short-term tenancies (STTs) in the past five years by District Lands Office is tabulated below:

District Lands Office	Area of land granted by STTs (ha)				
	2014	2015	2016	2017	2018
Hong Kong East	0.88	0.28	0.71	1.93	0.57
Hong Kong West & South	4.08	0.59	2.24	9.86	2.15
Kowloon East	7.29	8.85	3.44	8.91	0.87
Kowloon West	7.92	4.51	5.38	1.11	4.74
Islands	5.00	1.14	1 693.76 (Note 1)	0.83	3.48
North	3.64	1.99	15.42	0.74	1.49
Sai Kung	3.27	2.24	8.78	2.29	1.58
Sha Tin	17.51	2.14	6.52	1.79	5.82
Tuen Mun	1.07	4.66	1.87	8.76	0.47
Tai Po	0.88	3.00	2.69	7.05	2.59
Tsuen Wan & Kwai Tsing	7.28	4.31	0.54	5.69	7.15
Yuen Long	5.01	4.19	2.90	4.29	2.87
Sites for railway development projects	0.17	0.01	0.10	0.04	0.01
Total by area	64.00	37.91	1 744.35 (Note 1)	53.29	33.79
Total by number of STTs granted in the year	240	222	226	233	180

Note 1: 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, LandsD is not able to compile a breakdown by the suggested ranges of area within the limited time.

- (3) Information on the number and land use of temporary government land allocations (TGLAs) granted in the past five years is set out in the following table:

Uses	2014		2015		2016		2017		2018	
	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	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	35	13.22	36	106.36 (Note 2)
Site office, depot/ storage	15	4.15	20	5.65	22	6.41	14	5.23	13	6.32
Community facilities	8	0.74	12	4.95	11	2.28	7	0.74	6	0.52
Others e.g. kiosks, barging point	5	2.03	3	1.17	1	0.98	3	3.22	1	0.65
Total	98	66.93	91	89.61	85	40.75	59	22.41	56	113.85 (Note 2)

Note 2: Including about 91.6 ha allocated to the Civil Engineering and Development Department (CEDD) for the implementation of the project of Innovation and Technology Park in Lok Ma Chau Loop.

The above TGLAs were granted to government departments including the Highways Department, CEDD, the Water Supplies Department, the Drainage Services Department, the Home Affairs Department, the 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.

- (4) Properties managed by LandsD in the past five years included mainly properties with leases already 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 buildings resumed or surrendered. Information on prevailing uses of such properties (excluding bona vacantia properties which may be vested in the Government due to dissolution of companies under the Companies Ordinance or revert into the companies upon restoration of the dissolved companies from time to time) is set out in the following table:

Prevailing Uses	Numbers of properties/units managed				
	2014	2015	2016	2017	2018
Domestic uses	69	68	63	62	62
Shop and other non-domestic uses	42	42	42	42	42
Occupied by NGOs for non-profit making purposes	34	35	36	36	36
Roof	12	12	12	12	12
Total	157	157	153	152	152

- (5) Details of sites granted by way of private treaty in the past two years are set out in the table below. Information on sites granted by way of private treaty is also available on LandsD's website (https://www.landsd.gov.hk/en/exc_mod/ptg.htm) and updated on a monthly basis.

Item	Lot – Location	Use ^(Note 3)	Site Area (ha) (about)
2017			
1.	New Kowloon Inland Lot No. 6558 - Junction of Kowloon Road and Kiu Yam Street, Sham Shui Po	Residential ^{(Note 3(b))}	0.0543
2.	New Kowloon Inland Lot No. 6519 - Choi Hing Road, Jordan Valley	Residential ^{(Note 3(c))}	1.1760
3.	Tung Chung Town Lot No. 43 - Area 27, Tung Chung	Residential ^{(Note 3(c))}	0.9611
4.	New Kowloon Inland Lot No. 6600 - Off Hing Wah Street West, Cheung Sha Wan	Residential ^{(Note 3(c))}	1.9932
5.	Lot No. 1040 in Demarcation District No. 103 - West Rail Kam Sheung Road Station, Phase 1	Commercial / Residential ^{(Note 3(a))}	4.1687
6.	Kowloon Inland Lot No. 11259 - Fuk Chak Street and Li Tak Street, Tai Kok Tsui	Residential ^{(Note 3(b))}	0.0768
7.	Fanling Sheung Shui Town Lot No. 265 - Lung Ma Road, Queen's Hill, Fanling	Electricity Substation	0.1451
8.	Kowloon Inland Lot No. 11265 - Junction of Sheung Shing Street and Fat Kwong Street, Ho Man Tin	University	0.2241

Item	Lot – Location	Use ^(Note 3)	Site Area (ha) (about)
9.	New Kowloon Inland Lot No. 6540 - Junction of King Fuk Street, Tsat Po Street and Sam Chuk Street, San Po Kong	Non-profit-making Youth Centre and Non-profit-making Youth Hostel	0.9538
10.	New Kowloon Inland Lot No. 6581 - Muk On Street, Kai Tak	Residential ^{(Note 3(c))}	0.5708
2018			
1.	Kowloon Inland Lot No. 11254 - Reclamation Street/ Shantung Street, Mong Kok	Residential ^{(Note 3(b))}	0.1390
2.	Sha Tin Town Lot No. 619 - Hang Kin Street, Ma On Shan, Sha Tin	Residential ^{(Note 3(c))}	0.5438
3.	New Kowloon Inland Lot No. 6559 - Junction of Tung Chau Street and Kweilin Street, Sham Shui Po	Residential ^{(Note 3(b))}	0.1490
4.	New Kowloon Inland Lot No. 6618 - Junction of Fat Tseung Street, Lai Chi Kok Road and Tonkin Street, Cheung Sha Wan	Residential ^{(Note 3(d))}	2.3434
5.	Hung Hom Inland Lot No. 552 - Lee Kung Street, Hung Hom	Senior Citizen Residential Units and Residential Care Home for the Elderly	0.1686

Note 3: The uses quoted are general descriptions of the broad type of uses permissible under the relevant leases and not intended to be the legal interpretation of the user conditions of the lot(s) in question. The respective lots for residential or commercial/residential uses were granted for one of the following projects/schemes:

- (a) Railway Development Project;
- (b) Urban Renewal Project;
- (c) Home Ownership Scheme; or
- (d) Public Housing Development Project.

(6) LandsD does not have information on the total number of newly-built private residential units in the past six years and their breakdown by various ranges of saleable areas.

- (7) The Government has been making every effort through a multi-pronged approach to identify land to meet the housing, economic and social development needs of Hong Kong.

Among others, the Government announced on 20 February 2019 that we fully accepted the recommendations tendered by the Task Force on Land Supply on land supply strategy and eight land supply options worthy of priority for studies and implementation. One of the key features of our enhanced land supply strategy is to ensure a sustained and sufficient supply of land and to build up a land reserve for creating more favourable conditions for our housing, livelihood and long-term development. To this end, the Steering Committee on Land Supply chaired by the Financial Secretary will be expanded and tasked to, amongst other duties, re-assess our land demand for housing, economic, community and recreational needs and the scale of land reserve that we should target for.

Under the enhanced land supply strategy and in the process of finding and creating land, LandsD will continue to provide support on the necessary land disposal and/or land administration work to facilitate the implementation of various land supply initiatives.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)186

(Question Serial No. 1200)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In connection with the Lands Department's initiative to "acquire private land and clear land required for the implementation of public works projects or other approved schemes", what are the manpower and expenditure involved in 2018-19 and to be incurred in 2019-20? Of which, what are the manpower and expenditure deployed for the North East New Territories New Development Areas Project (including the Kwu Tung North and Fanling North New Development Areas)?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 40)

Reply:

The number of staff involved in undertaking land resumption and clearance works was about 309 in 2018-19, and is estimated to be about 324 officers in 2019-20. The expenditure involved in 2018-19 and 2019-20 is estimated to be \$167 million and \$182 million respectively.

For the implementation of the Kwu Tung North and Fanling North New Development Area (NDA) (formerly known as the North East New Territories NDA), about 59 officers (involving an estimated expenditure of \$31 million) were deployed in undertaking the land resumption and clearance works in 2018-19 and about 81 officers (involving an estimated expenditure of \$43 million) are to be deployed in 2019-20.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)187****(Question Serial No. 0866)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is mentioned under the Programme that the Lands Department (LandsD) will continue to take enforcement actions against lease breaches in industrial buildings. 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 LandsD took land control actions? Please provide a breakdown by District Lands Office (DLO) in each of the past three years.
- 2) What was the number of cases involving the provision of residential or subdivided flats in industrial units in breach of lease conditions against which LandsD took land control actions? How many households were affected in these actions? Please provide a breakdown by DLO in each of the past three years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 29)

Reply:

- 1) The Lands Department (LandsD) does not have readily available statistics on the number of lease enforcement actions taken against industrial units involving retail and wholesale activities. The available statistics on lease enforcement actions taken against non-conforming uses in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2016 to 2018) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2016	2017	2018
Hong Kong East	24	23	4
Hong Kong West & South	12	16	6

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2016	2017	2018
Kowloon East	86	103	72
Kowloon West	53	65	63
Islands	-	-	-
North	-	-	-
Sai Kung	-	-	-
Sha Tin	63	94	133
Tuen Mun	5	6	20
Tai Po	12	1	-
Tsuen Wan & Kwai Tsing	300	284	238
Yuen Long	3	-	-
Total	558	592	536

- 2) In support of the law enforcement actions by other departments against the provision of residential or sub-divided flats in industrial buildings, LandsD will take lease enforcement action against non-conforming use of industrial building in accordance with the current applicable procedures. The available statistics regarding lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats in all the 12 DLOs in the past three years (2016 to 2018) are as follows:

DLO	Number of cases with lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats (these cases are a subset of those in Part (1))		
	2016	2017	2018
Hong Kong East	-	-	-
Hong Kong West & South	-	-	-
Kowloon East	1	-	-
Kowloon West	-	-	-
Islands	-	-	-
North	-	-	-
Sai Kung	-	-	-
Sha Tin	-	-	-
Tuen Mun	1	-	1
Tai Po	-	-	-
Tsuen Wan & Kwai Tsing	35	-	-
Yuen Long	-	-	-
Total	37	-	1

LandsD does not have readily available information on the number of households affected by lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)188

(Question Serial No. 0867)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters relevant to private recreational leases (PRLs), please inform this Committee of the following:

- 1) In the past three years, of the complaints about alleged lease breaches or failure to enforce lease conditions by PRL lessees received each year, how many of them were confirmed with lease breaches? Did the Lands Department hold the lessees concerned responsible for their lease breaches? If yes, what are the details of each case? If no, what are the reasons?
- 2) In the past three years, how many inspections were conducted in respect of PRLs each year? What were the expenditure and manpower involved?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 30)

Reply:

In accordance with the monitoring measures of the private recreational lease (PRL) policy, the Home Affairs Bureau conducts annual and ad-hoc (usually upon receipt of complaints and referrals) inspections of PRL sites to ensure that they are used in accordance with the PRL policy and in compliance with clauses on the user, operations, service-related and opening-up requirements provided in the lease. The Lands Department (LandsD) carries out site inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications.

The number of cases with suspected breaches of lease conditions of PRLs which were inspected and investigated by LandsD, and the number of substantiated breaches identified in the past three years are set out below:

Year	No. of inspected and investigated cases	No. of substantiated breaches identified
2016	5	3
2017	3 ^{Note}	2
2018	2 ^{Note}	1

Note: As at end of December 2018, one case in 2017 and one case in 2018 are still under investigation.

The cases of lease breaches relate mostly to unauthorised building works or breach of user restrictions. They have been handled in accordance with LandsD's established procedures. Upon confirming a breach of the lease conditions, LandsD will take appropriate lease enforcement actions, such as issuing a warning letter to the lessee requiring rectification of the breach and follow-up compliance check

The above site inspection work is carried out by the staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure and manpower involved solely for the above site inspection work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)189****(Question Serial No. 0868)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) The respective numbers of applications for repairing surveyed squatter structures on agricultural land received, approved and refused by the Government in each of the past three years, and the reasons for refusal;
- 2) The respective numbers of applications for issuance of Letter of Approval received, approved and refused by the Lands Department in each of the past three years, and the reasons for refusal.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 32)

Reply:

- 1) Information on applications for repairs of surveyed squatter structures on private agricultural land processed by the Lands Department (LandsD) during the period from 2016 to 2018 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2016	12	9	3	Two applicants withdrew their applications; one applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure.

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2017	15	11	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.
2018	28	24	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.

2) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD during the period from 2016 to 2018 is tabulated below:

Year	Number applications received	Number of applications approved	Number applications rejected/ withdrawn	Reasons for rejection
2016	30	8	3	The applicants failed to provide sufficient information and/or unauthorised structure(s) was(were) found on the lot(s) under application.
2017	23	14	23	Unauthorised structure(s) was (were) found on the lot(s) under application.

Year	Number applications received	Number of applications approved	Number applications rejected/ withdrawn	Reasons for rejection
2018	63	24	25	The applicants failed to provide sufficient information or unauthorised structure(s) was(were) found on the lot(s) under application.

Note: Since it takes time to process an application, the applications approved and rejected during the above-mentioned periods may not correspond to the applications received during the same period. According to our records, 39 applications are still being processed at present. Most of the cases are pending supplementary information to be provided by the applicants. District Lands Offices can only continue processing the applications upon receipt of the required information.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)190

(Question Serial No. 0869)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

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. Based on the forecast, the Planning Department will assess the demand for land zoned as “Village Type Development”, as well as vet and approve statutory plans. Please provide, with a breakdown of recognised villages by the List of Recognised Villages under the New Territories Small House Policy, the 10-year forecast for small house demand given by the Village Representative(s) of each recognised village as at 1 March 2019.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 39)

Reply:

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 an application. The Lands Department (LandsD) is not in a position to provide accurate forecast or projections of small house demand or small house applications.

The 10-year forecast for small house demand for specific individual recognised villages as mentioned in the question is a piece of information that may be collated at the time when the Town Planning Board considers a statutory plan covering the villages concerned. Such information is collated and provided by LandsD on the request of the Planning Department for the latter's reference in the statutory plan making process. LandsD does not keep or update such information for all recognised villages.

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence (FBL) arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the New Territories within the meaning of Article 40 of the Basic Law, is

lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. LandsD will in due course review whether and how its work in collating information on 10-year forecast for small house demand for specific individual recognised villages will be affected taking into account the developments of the judicial review proceedings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)191

(Question Serial No. 0870)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

There have been cases involving conflict of interest on the part of former officers (such as Land Executives, Estate Surveyors, etc) of the Lands Department (LandsD), who assisted or even took part in illegal development of small houses (selling “ding” rights). In this connection, will the Government inform this Committee of the following:

- (1) What were the numbers of complaints about conflict of interest or breach of declaration procedures in which directorate officers and approving officers (e.g. those responsible for processing small house applications) at various levels of LandsD were involved, and the numbers of substantiated complaints, in each of the past three years?
- (2) Is it a requirement to declare to LandsD if serving officers of all levels or their immediate family members need to apply for the construction of small houses or the removal of alienation restrictions (ARs)?
- (3) How does the existing mechanism prevent potential conflict of interest if an applicant for the construction of a small house or the removal of ARs is a former officer of LandsD?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 44)

Reply:

- (1) In 2016, the Lands Department (LandsD) received two complaints about conflict of interest, while no complaint about breach of declaration procedures was received. Both complaints were subsequently found unsubstantiated. In 2017, LandsD did not receive any complaints about conflict of interest or breach of declaration procedures related to our staff. In 2018, LandsD received three complaints about conflict of interest, while no complaint about breach of declaration procedures was received. Among these three cases, two were subsequently found unsubstantiated while the remaining one is still under investigation.

- (2) There are established guidelines under which staff of LandsD are required to make conscious efforts at all times to avoid engaging in and to report, as appropriate, any conflict of interest between their private interests and official duties. When any actual, potential or perceived conflict of interest may arise from any private investment, personal relations or financial interests with the staff's official duties, the staff concerned is required to declare according to the relevant guidelines to facilitate necessary follow-up action to be taken for managing the conflict of interest. Breaching of such guidelines may render the staff liable to disciplinary actions in cases where there is a conflict of interest.

- (3) There are established guidelines under which staff of LandsD are required to avoid their acts be seen to be creating deferred benefits to be gained after leaving the service. In addition, as mentioned in sub-question (2) above, staff of LandsD are required to declare any actual, potential or perceived conflict of interest that may arise, or have arisen from any private investment, personal relations or financial interests with the staff's official duties including processing a land-related application.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)192****(Question Serial No. 0871)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding small house applications and their control, please advise this Committee of the following:

- (1) The number of cases to which approval was given for removing the alienation restrictions (ARs) in each of the past five years (2014 to 2018);
- (2) The numbers of complaints received about the illegal development of small houses (including the selling of "ding" rights) and the follow-up actions taken by the Department in the past three years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 45)

Reply:

- (1) The number of applications for removal of restriction on alienation of small house approved by the Lands Department (LandsD) in the past five years (2014 to 2018) is set out below:

Year	Number of approved applications for removal of restriction on alienation of small house
2014	577
2015	462
2016	409
2017	435
2018	329

- (2) In the past three years (from 2016 to 2018), LandsD received 1 451 complaints about suspected cases of indigenous villagers selling their rights to apply for and build small houses. So far, 133 of these cases have been referred to law enforcement agencies for criminal investigation after completion of initial examination by LandsD.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)193****(Question Serial No. 2707)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters related to the revitalisation scheme of industrial buildings under the Programme, please advise this Committee of the following:

- 1) details of the 124 applications for wholesale conversion and redevelopment of aged industrial buildings approved since the implementation of the scheme, including i) lot number, ii) address, iii) amount of waiver fees, iv) use of building after redevelopment/conversion works, v) floor area before redevelopment/conversion works, and vi) floor area after redevelopment/conversion works of each project, to be listed in the table below;

i	ii	iii	iv	v	vi

- 2) the number of applications under processing, set out by 18 districts; and
- 3) as proposed in the Policy Address that a new condition, under which applicants should designate 10% of the floor area for specific uses as prescribed by the Government upon completion of such redevelopment/conversion works, will be incorporated into the scheme – whether such uses will include provision of social welfare facilities (e.g. day care centres) or district medical facilities (e.g. elderly health centres).

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 15)

Reply:

- 1) The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings to provide 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.

Throughout these six years, the Lands Department (LandsD) received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the applications for redevelopment had been approved. The approved applications would provide a total of about 2.17 million square metres^{Note 1} of converted or new gross floor area (GFA) after completion of works.

A summary of the major uses of the approved wholesale conversion and redevelopment applications is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 2}	134

(b) Redevelopment

Uses ^{Note 3}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 1: Exclude subsequently withdrawn / terminated cases.

Note 2: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, office, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover more than one category of uses, and only their respective primary proposed uses are stated.

Among the 158 approved special waiver applications, 96 applications had been executed (excluding 25 special waivers terminated after execution), 14 applications had been withdrawn and 23 applications were pending execution. A list of the executed special waivers is set out below:

No.	Execution Date	Lot No.	Location
1	20/10/2010	KTIL 532	11 Lai Yip Street, Kwun Tong, Kowloon
2	30/12/2010	KTIL 299	163 Hoi Bun Road, Kwun Tong, Kowloon
3	3/3/2011	KTIL 81	71 Hung To Road, Kwun Tong, Kowloon
4	28/10/2011	KTIL 545	332 Kwun Tong Road, Kwun Tong, Kowloon
5	30/11/2011	NKIL 5569	9 Cheung Yee Street, Cheung Sha Wan, Kowloon
6	2/12/2011	KTIL 2	71 Hoi Yuen Road, Kwun Tong, Kowloon
7	7/12/2011	KCTL 154	31-35 Lam Tin Street, Kwai Chung, N.T.
8	19/1/2012	Lot 750 R.P. & Ext. in DD 176	13 Au Pui Wan Street, Fo Tan, N.T.
9	2/2/2012	KIL 7319	135-137 Tung Chau Street, Tai Kok Tsui, Kowloon
10	18/7/2012	KTIL 178	64 Tsun Yip Street, Kwun Tong, Kowloon
11	18/7/2012	KTIL 660	21 Hung To Road, Kwun Tong, Kowloon
12	14/9/2012	KTIL 294	213 Wai Yip Street, Kwun Tong, Kowloon
13	19/9/2012	KTIL 62	6 Shing Yip Street, Kwun Tong, Kowloon
14	5/12/2012	KTIL 273	181 Wai Yip Street, Kwun Tong, Kowloon
15	10/12/2012	STTL 420	2 On Yiu Street, Shatin, N.T.
16	11/1/2013	Lot 295 s.A in DD444	15-19 Chun Pin Street, Kwai Chung, N.T.
17	1/2/2013	KTIL 202	88 Hung To Road, Kwun Tong, Kowloon
18	6/3/2013	AIL289	64 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
19	8/3/2013	DD444 Lot 277 s.E R.P. & EXT	57-61 Ta Chuen Ping Street, Kwai Chung, N.T.
20	23/5/2013	KCTL 134	100-110 Kwai Cheong Road, Kwai Chung, N.T.
21	30/5/2013	KCTL 167	119 Wo Yi Hop Road, Kwai Chung, N.T.
22	17/7/2013	FSSTL 117	21 Po Wan Road, Sheung Shui, N.T.
23	25/7/2013	KTIL 268	36 Hung To Road, Kwun Tong, Kowloon
24	13/8/2013	DD445 Lot 690 s.A	443-451 Castle Peak Road, Kwai Chung, N.T.
25	8/10/2013	KTIL 316	164 Wai Yip Street, Kwun Tong, Kowloon
26	26/11/2013	KTIL 315	166 Wai Yip Street, Kwun Tong, Kowloon
27	2/12/2013	FSSTL 62	3 On Chuen Street, Fanling, N.T.
28	2/12/2013	SIL 827	5 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong
29	4/2/2014	KTIL 23	107 How Ming Street, Kwun Tong, Kowloon
30	11/2/2014	KCTL 155	132-134 Tai Lin Pai Road, Kwai Chung, N.T.

No.	Execution Date	Lot No.	Location
31	12/2/2014	KTIL 4	115 How Ming Street, Kwun Tong, Kowloon
32	17/2/2014	TMTL 145	6 Tsun Wen Road, Tuen Mun, N.T.
33	18/3/2014	KTIL 639	158 Wai Yip Street, Kwun Tong, Kowloon
34	27/3/2014	KTIL 737	2 Wing Yip Street, Kwun Tong, Kowloon
35	10/4/2014	KTIL 635	73-75 Hung To Road, Kwun Tong, Kowloon
36	14/4/2014	KTIL 417	133 Wai Yip Street, Kwun Tong, Kowloon
37	12/6/2014	KTIL 548	326 Kwun Tong Road, Kwun Tong, Kowloon
38	16/6/2014	NKIL 4489	9 Pat Tat Street, San Po Kong, Kowloon
39	23/6/2014	NKIL 2812 s.A, s.B & RP	79 Wing Hong Street, Cheung Sha Wan, Kowloon
40	23/7/2014	KTIL 418	135 Wai Yip Street, Kwun Tong, Kowloon
41	8/8/2014	KTIL 452	25 Hung To Road, Kwun Tong, Kowloon
42	10/10/2014	STTL 135	8-12 Wong Chuk Yeung Street, Fo Tan, N.T.
43	27/10/2014	KTIL 300	165 Hoi Bun Road, Kwun Tong, Kowloon
44	29/10/2014	KCTL 77 RP	12 Ka Hing Road, Kwai Chung, N.T.
45	6/1/2015	TMTL 155	4 Kin Fung Circuit, Tuen Mun, N.T.
46	18/3/2015	NKIL 5866	8 Wang Kwong Road, Kowloon Bay, Kowloon
47	19/3/2015	STTL 282	10-12 Yuen Shun Circuit, Shatin, N.T.
48	10/4/2015	NKIL 5560 & NKIL 5561	15 Cheung Shun Street, Cheung Sha Wan, Kowloon
49	13/5/2015	KTIL 177	58 Tsun Yip Street, Kwun Tong, Kowloon
50	8/6/2015	KCTL 136	30-34 Kwai Wing Road, Kwai Chung, N.T.
51	16/6/2015	AIL 155	33-35 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
52	16/6/2015	NKIL 5861	11 Sheung Yuet Road, Kowloon Bay, Kowloon
53	27/8/2015	DD 444 Lot 303 RP	26-38 Ta Chuen Ping Street, Kwai Cheung, N.T.
54	30/11/2015	KTIL 574	105 Wai Yip Street, Kwun Tong, Kowloon
55	1/12/2015	NKIL 5863	3 Wang Kee Street, Kowloon Bay, Kowloon
56	29/12/2015	NKIL 5567	838 Lai Chi Kok Road, Kowloon
57	21/1/2016	s.A of Lot 1221 in DD 453	328-392 Castle Peak Road, Tsuen Wan & 27-37 Mei Wan Street, Tsuen Wan, N.T.
58	10/3/2016	NKIL 5972	21 Sheung Yuet Road, Kowloon Bay, Kowloon
59	18/4/2016	KTIL 57	4 Hing Yip Street, Kwun Tong, Kowloon
60	11/4/2016	KTIL 577	101 Wai Yip Street, Kwun Tong, Kowloon
61	6/5/2016	KTIL 76	81 Hung To Road, Kwun Tong, Kowloon

No.	Execution Date	Lot No.	Location
62	29/6/2016	CWIL 12 & 43	14 & 16 Lee Chung Street, Hong Kong
63	2/9/2016	CWIL 36	26 Cheung Lee Street, Chai Wan, Hong Kong
64	14/9/2016	KCTL 338	1-11 Kwai Hei Street, Kwai Chung, N.T.
65	6/10/2016	KCTL 131	72/76 Kwai Cheong Road, Kwai Chung, N.T.
66	27/10/2016	AIL 399	23 Yip Kan Street, Wong Chuk Hang, Hong Kong
67	1/12/2016	KTIL 657	111 Wai Yip Street, Kwun Tong, Kowloon
68	14/12/2016	CWIL 18	34 Lee Chung Street, Chai Wan, Hong Kong
69	13/1/2017	KTIL 235	94 & 96 How Ming Street, Kwun Tong, Kowloon
70	23/1/2017	NKIL 5805 & NKIL 5806	1-3 Kai Hing Road, Kowloon Bay, Kowloon
71	26/1/2017	KTIL 419	137 Wai Yip Street, Kwun Tong, Kowloon
72	1/2/2017	NKIL 4867	9 Luk Hop Street, San Po Kong, Kowloon
73	1/3/2017	YLTL 374	22 Wang Yip Street South, Yuen Long, N.T.
74	23/3/2017	STTL 275	2 Yuen Shun Circuit, Sha Tin, N.T.
75	12/4/2017	KCTL 46	57-59 Kwok Shui Road, Kwai Chung, N.T.
76	5/5/2017	KCTL 363	38-42 Kwai Fung Crescent, Kwai Chung, N.T.
77	16/6/2017	FSSTL 91	35-37 On Lok Mun Street, Fanling, N.T.
78	6/9/2017	SIL 826	3 Tung Wong Road, Shau Kei Wan, Hong Kong
79	26/9/2017	KTIL 447	31 Chong Yip Street, Kwun Tong, Kowloon
80	13/10/2017	CWIL 49	3 Ning Foo Street, Chai Wan, Hong Kong
81	21/11/2017	KCTL 346	77-81 Container Port Road, Kwai Chung, N.T.
82	5/1/2018	CPTL 23	1 & 3 San Hop Lane, Tuen Mun, N.T.
83	10/1/2018	Lot 5366 in DD 51	17 Lok Yip Road, Fanling, N.T.
84	5/2/2018	NKIL 3873 RP	495 Castle Peak Road, Cheung Sha Wan, Kowloon
85	5/3/2018	TWTL 325	Tsuen Wan, N.T.
86	28/3/2018	Lot 693 s.B ss.3 in DD 445	Kwai Chung, N.T.
87	6/6/2018	KTIL 65	69/71 King Yip Street, Kwun Tong, Kowloon
88	20/6/2018	KCTL 146 and Lot 316 in DD 444	97-107 Wo Yi Hop Road, Kwai Chung, N.T.
89	26/6/2018	CPTL 24	Tuen Mun, N.T.

No.	Execution Date	Lot No.	Location
90	17/7/2018	YLTL 362	21-35 Wang Yip Street East, Yuen Long, N.T.
91	28/8/2018	STTL 273	13-15 Yuen Shun Circuit, Shatin, N.T.
92	4/9/2018	CWIL 98	8 Fung Yip Street, Chai Wan, Hong Kong
93	13/9/2018	TMTL 102	4 Kin Fat Lane, Tuen Mun, N.T.
94	24/9/2018	KTIL 618	86 Hung To Road, Kwun Tong, Kowloon
95	24/9/2018	FSSTL 70	19 On Kui Street, Fanling, N.T.
96	6/11/2018	FSSTL 148	2 Choi Fat Street, Sheung Shui, N.T.

Among the 22 approved redevelopment applications, 14 applications had been executed and eight applications were withdrawn. A list of the executed redevelopment applications is set out below:

No.	Execution Date	Lot No.	Location
1	26/9/2011	KTIL 526	Nos. 135-137 Hoi Bun Road, Kwun Tong, Kowloon
2	9/11/2011	KIL 9673	18 Chi Kiang Street, To Kwa Wan, Kowloon
3	20/12/2012	NKIL 4899	2 Ng Fong Street, San Po Kong, Kowloon
4	22/2/2013	NKIL 5559	No. 17 Cheung Shun Street, Cheung Sha Wan, Kowloon
5	16/5/2013	KCTL 193	No. 25 Kin Hong Street, Nos. 26-34 Kin Chuen Street and No. 659 Castle Peak Road Kwai Chung, Kwai Chung, N.T.
6	17/3/2014	KTIL 760	Nos. 15-17 Chong Yip Street, Kwun Tong, Kowloon
7	8/5/2014	AIL 461	No.8-10 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong
8	24/6/2015	KTIL 680	No. 93 Wai Yip Street, Kwun Tong, Kowloon
9	25/10/2016	KTIL 240	No. 98 How Ming Street, Kwun Tong, Kowloon
10	4/1/2017	NKIL 4178	Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Cheung Sha Wan, Kowloon
11	14/3/2017	NKIL 4854	210-212 Choi Hung Road & 15-17 Ng Fong Street, San Po Kong, Kowloon
12	16/8/2017	YTIL 41	Nos. 13 & 15 Sze Shan Street, Yau Tong, Kowloon

No.	Execution Date	Lot No.	Location
13	4/10/2017	LOT 303 sA DD 355	Nos. 11-15 Chai Wan Kok Street, Tsuen Wan, NT
14	16/1/2018	KIL 7778	Nos. 103-105 Tung Chau Street, Tai Kok Tsui, Kowloon

LandsD is not in a position to provide the details of the applications which have not been executed.

2) As at end-December 2018, the processing of all redevelopment applications under the previous scheme was completed. The breakdown by district of 33 special waiver applications that were still under processing is set out in the following table:

District (by District Lands Office)	No. of applications
Kowloon East	20
Kowloon West	5
Hong Kong East	1
Hong Kong West & South	1
Tsuen Wan & Kwai Tsing	3
Shatin	1
Tuen Mun	1
Yuen Long	1

3) The Government would assess the “designated uses” proposed by applicants for wholesale conversion of their industrial buildings in the new scheme. The Government would assess the use(s) proposed by an applicant in respect of the designated 10% of the converted GFA, co-ordinate the overall use priorities indicated by bureaux/departments, and decide on the exact parameters about “designated uses” as a condition to be imposed by LandsD on an approved application. In so doing, the Government would have regard to the positioning, permissible planning uses, location and neighbouring environment, building configuration, zoning, market demand, and relevant policy considerations.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)194

(Question Serial No. 2712)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) What were the numbers of applications for change in land use that involved payment of premium in the past three years? What were the respective numbers of cases approved, rejected and being processed?
- 2) Please provide information on the sites mentioned above with a breakdown by i) lot; ii) original land use; iii) change in land use applied for; iv) site area and v) amount of premium payment involved.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 27)

Reply:

In the past three financial years from 1 April 2016 up to 28 February 2019, the Lands Department (LandsD) received a total of 74 valid applications for lease modification or land exchange involving change of use permitted in lease and assessment of premium (other than applications under the Small House Policy). Among these 74 applications, three cases had been approved and executed, six cases were withdrawn and the remaining 65 cases were under processing as at the end of February 2019. Details of the three approved and executed cases are set out in the following table. Information on all approved and executed cases of lease modification or land exchange cases is also available on LandsD's website and updated on a monthly basis. LandsD is not in a position to provide information on individual applications that are not approved/executed or under processing.

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	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 ^{Note 2}	36 204
2	12 June 2017 [Land exchange]	Railway station and depot	AIL 467 Heung Yip Road, Wong Chuk Hang	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [404 500]	4,684.54 in respect of Site A only ^{Note 2}	68 581
3	8 August 2018 [Land exchange]	Railway purposes	NKIL 6602 Yau Tong	Private residential and railway facilities [30 225]	1,514.99	4 030

Note 1: 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 uses stipulated in the lease conditions of the lot in question.

Note 2: Premium for the remaining portion(s) of the development site will be assessed and paid when that phase of the development is due to proceed according to the provisions in the lease.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)195****(Question Serial No. 2713)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the land information on cases of private treaty grant renewed in the past three years (from 1 January 2016 to 31 December 2018), including the lot numbers, the site areas involved, the permitted uses as stipulated in the land leases, the government rents payable in 2018-19 of these sites and the expiry dates of the land leases.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 31)

Reply:

There were 18 leases granted by private treaty which were extended in the past three calendar years (1 January 2016 to 31 December 2018). Their details are set out in the table below. Information on lease extensions executed is also available on the Lands Department's (LandsD) website and updated monthly. LandsD does not have information on the government rent payable for the lots.

No.	Lot No. and location	Use permitted in lease ^{Note}	Expiry date after extension	Approximate site area (square metres)
1	IL 9040 Tung Lo Wan Road	A recreation club	25.12.2026	16 490
2	TPTL 220 Hang Ha Po, Tai Po	A leadership training camp	30.6.2027	7 200
3	TWTL 419 Chuen Lung, Tsuen Wan	A rifle, handgun and clay target shooting range	30.6.2027	64 900
4	STTL 592 Kowloon Hills, Sha Tin	A scout camp and a training area for the scouts	30.6.2027	36 191

No.	Lot No. and location	Use permitted in lease ^{Note}	Expiry date after extension	Approximate site area (square metres)
5	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	A yacht club	30.6.2027	19 796
6	KIL 11221 Wylie Road	A recreation and sports club	25.12.2026	23 095
7	STTL 573 Yuen Wo Road, Sha Tin	A non-profit-making rowing club and associated boat store	30.6.2027	2 475
8	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	A non-profit-making hostel	30.6.2027	7 300
9	IL 9030 Creasy Road, Hong Kong	A recreational club	25.12.2026	12 406
10	RBL 1188 Submarine Cable Station at Cape D'Aguilar, Hong Kong	Submarine cable landing station	28.6.2024	5 707
11	KTPP 39 Adjoining the Remaining Portion of TYTL 46, Tsing Yi, New Territories	A pier and dolphins to serve the industry	31.12.2021	1 041
12	NKIL 6548 No. 3 To Fuk Road	School, the residential quarters and the caretakers' quarters	29.2.2020	6 866
13	NKIL 6544 Junction of Lam Hing Street and Wang Hoi Road, Kowloon Bay, Kowloon	College, the residential quarters and the caretakers' quarters	30.11.2024	2 077
14	TKOTL 128 18 Chui Ling road, Tseung Kwan O	College, the residential quarters and the caretakers' quarters	16.5.2026	4 845
15	IL 9067 Kong Sin Wan Road, Pokfulam, Hong Kong	School, the caretakers' quarters, the caretakers' offices and the residential quarters	6.2.2020	13 152
16	TYTL 195 No. 90 Tam Kon Shan Road, Tsing Yi, New Territories	A shipyard for ship or boat building, or ship or boat repairing	1.2.2030	5 932

No.	Lot No. and location	Use permitted in lease ^{Note}	Expiry date after extension	Approximate site area (square metres)
17	StIL 129 Satellite Earth Station at Stanley Peninsula, Hong Kong	Telecommunications Stations	28.6.2024	59 430
18	RBL 1187 D'Aguilar Peak, Hong Kong	Telecommunications Stations	28.6.2024	8 453

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.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)196

(Question Serial No. 1030)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the measures under the new round of revitalisation scheme for industrial buildings, will the Government inform this Committee of the following:

- (a) The area of industrial buildings expected to be involved in the scheme;
- (b) The estimated expenditure on the scheme in 2019-20.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 8)

Reply:

- (a) The measures of relaxing the waiver application policy and promulgating a wider definition of “godown” uses under lease provisions are relevant to most existing industrial buildings in general. As for the other measures involving redevelopment, wholesale conversion and partial conversion of industrial buildings, the Lands Department (LandsD) has not estimated the floor area of industrial buildings to be involved under the new round of Industrial Buildings Revitalisation Scheme as it would depend on the number of applications to be submitted.
- (b) Regarding the expenditure in 2019-20, LandsD estimates that there will be 17 posts to handle directly the processing of applications submitted in connection with the above revitalisation measures. The estimated annual staff cost is about \$8.6 million. Some of the related land administration work would also be undertaken and absorbed by existing staff resources of LandsD for which no separate breakdown is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)197

(Question Serial No. 1063)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the 38 hectares of sites intended for issuing short-term tenancies to non-government entities in 2019-20, what is the estimated area of land to be used for carparks, container vehicle parking, storage and cargo handling, and what is the tenure of such tenancies on average?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 41)

Reply:

The total area of short-term tenancies (STTs) forecasted to be let (by tender and by direct grant) in 2019 is estimated to be about 38 hectares. Out of these prospective STTs, those proposed for temporary fee-paying carpark, storage and cargo handling purposes are estimated to account for about 85% in terms of area.

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). 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 make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)198

(Question Serial No. 1502)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In 2019-20, the Government will continue to facilitate the revitalisation of industrial buildings. In this connection, would the Government please inform this Committee of the details about the revitalisation scheme of industrial buildings in the past three years:

1. How many buildings have been approved for revitalisation? What will be the floor area available on completion of revitalisation works? What will be the uses of the buildings after conversion?
2. How many buildings have been approved for demolition and redevelopment? What will be the floor area available on completion of revitalisation works? What will be the uses of the buildings after conversion?

Asked by: Hon YIU Si-wing (LegCo internal reference no.: 3)

Reply:

The Government announced in October 2009 a set of measures to facilitate the wholesale conversion and redevelopment of old industrial buildings to provide 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. Throughout these six years, the Lands Department (LandsD) received 226 applications for wholesale conversion and 22 applications for redevelopment under the measures. As at end-December 2018, 158 applications for wholesale conversion and all the application for redevelopment had been approved. The approved applications would provide a total of about 2.17 million square metres^{Note 1} of converted or new gross floor area after completion of works.

A summary of the major uses of the approved wholesale conversion and redevelopment applications is shown below.

(a) Wholesale Conversion

Uses	Applications approved
(a) Hotel use	24
(b) Office and other major uses ^{Note 2}	134

(b) Redevelopment

Uses ^{Note 3}	Applications approved
(a) Hotel use	6
(b) Office / Commercial use	10
(c) Residential use	6

Note 1: Exclude subsequently withdrawn / terminated cases.

Note 2: Except for hotel use, applicants for wholesale conversion usually applied to LandsD for special waivers covering a combination of new uses permitted under the planning regime so as to allow more flexibility for their conversion projects. Such uses include, among others, offices, shops and services, eating places, information technology and telecommunications, educational institutions and places of recreation, sports or culture; and they are often not mutually exclusive.

Note 3: Applications for redevelopment may cover more than one category of uses and only their respective primary proposed uses are stated.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)199

(Question Serial No. 2065)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the development projects of the North East New Territories New Development Areas, what are the resources and manpower earmarked by the Lands Department (LandsD) in 2019-20 for the preparatory work on resumption and clearance of land respectively? What preparation work will be carried out by LandsD? What are the details and implementation timetable of the work?

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 42)

Reply:

For the implementation of the Kwu Tong North/Fanling North New Development Area in North East New Territories, about 81 staff involving an estimated expenditure of \$43 million will be earmarked in 2019-20 for preparatory work on land resumption and clearance work, including undertaking statutory procedures leading to land resumption, making assessments and offers of compensation, clearance and rehousing arrangements etc.. Subject to funding approval of the first phase development by the Finance Committee in the first half of 2019, the land resumption and clearance for the First Phase development is expected to commence in a progressive manner from the second half of 2019 to facilitate the works departments to dovetail with the implementation of their public works projects.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)200

(Question Serial No. 3127)

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:

- (1) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Branch (T-Branch) in 2019-20?
- (2) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Mainland Planning Unit under T-Branch in 2019-20?
- (3) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Lantau Unit under T-Branch in 2019-20?
- (4) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Unit under T-Branch in 2019-20?
- (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 2019-20?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 5)

Reply:

- (1) In 2019-20, the Territorial Planning Branch (T-Branch) of the Planning Department (PlanD) comprising five sections will have an establishment of a total of 240 staff members of various grades and ranks. The estimated salary expenditure of these 240 staff members is about \$159.8 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 twelve professional staff respectively in 2019-20. The estimated salary expenditures

of these professional staff are about \$3 million, \$6 million and \$12 million respectively in terms of notional annual mid-point salary value. There are also 31 technical and clerical staff providing support to these three Units and their estimated salary expenditure is about \$10.9 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 31 staff members of various grades and ranks in 2019-20. The estimated salary expenditure of these 31 staff members is about \$21 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)201

(Question Serial No. 1362)

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 mentioned in paragraph 140 of the Budget Speech that “the Planning Department will tighten the reservation of a government site by any single department and recommend a higher development density as appropriate”. In this connection, please inform this Committee by providing the number of government sites reserved at the search request of various government departments, the area of the sites involved as well as the number of sites granted and de-reserved in the past five years. Does the Planning Department have any plans to further tighten the time limit for site reservation imposed to departments in order to accelerate the development of the reserved sites?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 5)

Reply:

With reference to the Hong Kong Planning Standards and Guidelines and relevant factors (such as land uses, surrounding environment and planning parameters), the Planning Department (PlanD) coordinates the reservation of sites for various government, institution and community (G/IC) facilities in consultation with relevant bureaux/departments (B/Ds).

In the past five years (ending December 2018), PlanD received 43 site search requests from 24 B/Ds for reservation of land to accommodate different G/IC facilities, involving a total site area of about 85 hectares (ha). Amongst these, 12 sites with a total site area of about 16.7 ha were identified and reserved for different G/IC facilities.

Under the current mechanism, relevant B/Ds would monitor the development programme of the reserved G/IC sites, including its de-reservation if such facilities are no longer required. Protracted reservation of G/IC sites without any development programme is not in line with optimising utilisation of our scarce land resources. To this end, the Development Bureau and PlanD together with relevant B/Ds have tightened up the existing mechanism of reservation and de-reservation of G/IC sites – while unless with strong justification no government site should be reserved for a single departmental facility, we will also put in place a central mechanism to review whether G/IC sites reserved for an extended period and

- 2 -

with no firm development programme should be de-reserved and made available for alternative uses.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)202

(Question Serial No. 2268)

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:

It is mentioned in the Programme that the Planning Department (PlanD) will assist in the processing of Urban Renewal Authority's development schemes. In this connection, please inform this Committee of the following:

1. Has the Government conducted any relevant land use-transport studies and any researches on walkability and links in respect of the Kai Tak Development and the redevelopment project in Kowloon City so as to enhance the connectivity of both development areas? If so, please illustrate the progress of the studies/researches, details of the related links and the expenditure incurred;
2. Has PlanD conducted any studies on underground space development in urban areas for the Kai Tak Development and the redevelopment project in Kowloon City? If so, please detail the areas of public space and commercial use to be provided in the underground spaces and the expenditure involved; and
3. What is the number of projects involved in the studies to be conducted for the Kowloon City area and the Kai Tak Development Area by PlanD in 2019-20? What is the expenditure incurred?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 10)

Reply:

1. & 2.

Under the Kai Tak Planning Review completed by the Planning Department (PlanD) in 2007, comprehensive proposals were formulated to enhance pedestrian connectivity not only within Kai Tak Development (KTD) but also between KTD and the hinterland. Pedestrian facilities including at-grade crossings, subways, footbridges and landscaped elevated walkways were proposed to connect KTD with the surrounding districts.

In the planning of KTD, an underground shopping street (USS) system of about 1 500 metres long was also proposed in the Kai Tak City Centre to provide a convenient and comfortable walking experience for pedestrians. The two ends of the USS would be connected to the hinterland at Kowloon City and San Po Kong by subways. The USS alignment and pedestrian connections are indicated in the Kai Tak Outline Zoning Plan for guiding implementation of related development sites and public works projects.

Besides, as part of the Kai Tak Road/Sa Po Road Development Scheme Plan (DSP) for a mixed commercial/residential development in Kowloon City, the Urban Renewal Authority (URA) proposed a sunken plaza (below ground level) to connect with the subway from USS at KTD which will enhance pedestrian accessibility between Kowloon City and KTD. The proposed sunken plaza will be undertaken by URA as part of the project. The draft DSP and technical assessments have been submitted to the Town Planning Board (TPB) and tentatively scheduled for consideration by TPB in the second quarter of 2019.

The relevant work is undertaken by staff of PlanD as part of their overall duties. We are unable to provide a breakdown on the expenditure incurred solely for this area of work.

3. PlanD has no plan to carry out studies in relation to KTD and Kowloon City in 2019-20.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)203

(Question Serial No. 2284)

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 mentioned in the Programme that the Planning Department (PlanD) will assist in the processing of the Urban Renewal Authority (URA)'s development proposals. In this regard, please inform this Committee of the following:

1. In assisting the URA, what are the projects under the land use-transport studies that PlanD has assisted in/has been conducting over the past two years? Please list in detail the districts involved and the expenditure incurred;
2. The details and estimated expenditure of the planned land use-transport studies on urban renewal to be conducted by PlanD in 2019-20 and 2020-21.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 9)

Reply:

As stated in the Controlling Officer's Report under the subject programme, the Planning Department (PlanD) works closely with the Development Bureau and the Urban Renewal Authority (URA) in the implementation of urban renewal projects including, amongst others, processing development scheme plans (DSPs) and development projects (DPs) of the URA. Work involved includes providing inputs/comments to URA in the preparation of DSPs/DPs, submission of draft DSPs to the Town Planning Board, processing of representations and comments and submission of the draft DSPs to the Chief Executive-in-Council for approval in accordance with the provisions of the Town Planning Ordinance (Cap. 131), and providing inputs to the Secretary for Development to facilitate consideration of the authorisation of DPs. The relevant work is undertaken by staff of PlanD as part of their overall duties. We are unable to provide a breakdown on the expenditure solely for this area of work.

In addition to providing inputs on DSP/DP, over the past two years, PlanD has also provided advice to URA on their urban renewal studies, including the Yau Mong District Study. Details of URA's projects are available at URA's website at: <https://www.ura.org.hk>.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)204

(Question Serial No. 2918)

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:

- 1) Concerning the requests for information under the Code on Access to Information received by the Planning Department (PlanD) for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) How the requests were eventually handled

- 2) Concerning the requests for information under the Code on Access to Information received by PlanD for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) How the requests were eventually handled

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 8)

Reply:

- 1) For the requests for information under the Code on Access to Information (the Code) received by the Planning Department (PlanD) for which only some of the required information was provided, from January to September 2018, the requisite information is tabulated as follows:

Content of the requests for which only some of the required information was provided by PlanD ⁽¹⁾	Reasons for providing some of the information only ⁽²⁾	How the requests were eventually handled
Detailed breakdown of open space information for the 18 districts in Hong Kong including a list showing the name and area of each open space and a plan showing the respective location in each district	Paragraph 2.9 of the Code	Information provided in part

- 2) For the requests for information under the Code received by PlanD for which the required information was not provided, from January to September 2018, the requisite information is tabulated as follows:

Content of the requests refused	Reasons for refusal ⁽²⁾	How the requests were eventually handled
A copy of a statutory plan in shape file	Paragraph 2.14 of the Code	Refused in entirety
Information on (a) a map showing the distribution of privately-owned and government-owned brownfield sites in the New Territories (NT); (b) the ratio of privately-owned to government-owned brownfield sites in the NT by location; (c) a summary of the situation of brownfield operations in the NT of all identified brownfield sites; and (d) a map in the Task Force on Land Supply Paper (No. 05/2017) in larger scale.	Paragraph 2.13 of the Code	Refused in entirety

Note ⁽¹⁾:

The content of these requests was extensive, and hence only the information that was refused is detailed in the table.

Note ⁽²⁾ :

Exemption provisions in Part 2 of the Code cited:

Paragraph 2.9 Management and operation of the public service

Paragraph 2.13 Research, statistics and analysis

Paragraph 2.14 Third party information

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)205

(Question Serial No. 2604)

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:

- I. Hung Shui Kiu New Development Area (HSK NDA) 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.
- II. In respect of the agricultural land affected by the Hung Shui Kiu development:
1. please provide a breakdown of the compensation expenditure for users of the affected agricultural land in the area; and
 2. please advise whether rehabilitation of agricultural land will be implemented in the area; if so, a breakdown of the expenses and grants.
- III. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 16)

Reply:

Part I – 1. & 2.

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interviews, etc. The cost for the Study is about \$13.72 million. There is no breakdown on the cost specifically related to surveying brownfield sites in the Hung Shui Kiu New Development Area (HSK NDA).

Part I – 3. & 4.

According to the Planning and Engineering Study for the HSK NDA, the implementation of the HSK NDA is expected to affect about 190 hectares (ha) of brownfield sites mostly held under private ownership. The detailed design of the NDA has not yet been completed and we do not have the cost estimate for resuming such brownfield sites at this stage.

Part I – 5.

The Planning and Engineering Study for the HSK NDA has not studied the imposition of a new tax on land left idle.

Part I – 6.

To facilitate implementation of the HSK NDA project, the technical and financial viability of accommodating and consolidating certain brownfield operations in a land efficient manner, such as in multi-storey buildings (MSBs), is being examined. The Civil Engineering and Development Department has commissioned two feasibility studies on consolidating brownfield operations in MSBs, one for about 24 ha of land in the northern part of the HSK NDA and the other for 3.8 ha of land in Yuen Long area. The feasibility studies cover the conceptual design, planning, engineering, environmental and financial assessments, and possible mode of operation and management of the proposed MSBs. The total estimated expenditure for the two studies is \$33.3 million. The eventual construction cost and land premium charged for the MSB sites would depend on the implementation models to be deliberated within the Government.

Part I – 7. & 8.

The Planning and Engineering Study for the HSK NDA does not have the details on the government land granted for open storage uses under short term tenancy or the rental income involved. The study also has no information on the government land cleared by reason of unauthorised occupation for open storage uses.

Parts II & III

The detailed design of the NDA has not yet been completed and we do not have the cost estimate for compensation to affected farmers and households at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)206

(Question Serial No. 2990)

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. There is a lack of suitable premises for various services provided by social welfare organisations, such as residential care home for the elderly, residential care home for persons with disabilities and community canteens. As many vacant school premises are still pending for conversion, will the Government consider the above uses in planning?
2. Please list by year the specific number and details of cases involving changing the use of vacant school premises for their revitalisation in the past five years.
3. Please list by year the utilisation rate of vacant school premises after revitalisation in the past five years.

Asked by: Hon LEUNG Yiu-chung (LegCo internal reference no.: 1022)

Reply:

1. In order to optimise the use of scarce land resources, the Government has established a Central Clearing House (CCH) mechanism to ensure that vacant school premises (VSP) would be put into suitable alternative long-term uses. Under this mechanism, if any VSP is no longer required by the Education Bureau (EDB) for school uses, EDB will inform the Planning Department (PlanD) and other relevant departments such as the Lands Department (LandsD) and the Housing Department (HD). PlanD as the CCH will then conduct reviews to identify suitable alternative long-term uses such as government, institution or community (G/IC), residential and other uses for the concerned VSP sites. Upon confirmation on the long-term uses of the VSP sites, PlanD will inform the relevant departments (such as LandsD and HD) of the recommendations for their follow up as appropriate.

If any organisation wishes to use the VSP sites on government land handled under the CCH mechanism for a specific G/IC use (e.g. residential care home for the elderly, residential care home for persons with disabilities, integrated community centre for mental wellness or venue for youth uniformed groups), application could be made to the responsible managing department (i.e. LandsD, HD and EDB) for using the school premises with support of the relevant policy bureau(x).

2. and 3.

PlanD has reviewed the long-term uses of 183 VSP¹ sites and recommended their long-term uses under the CCH mechanism. Among them, 28 were recommended for residential use (including 18 for housing development and ten for village type development); 137 were recommended to be retained for G/IC use; six were recommended for rural use (e.g. nature reserve or agricultural uses); ten are located within areas where planning and engineering studies or land use reviews are being conducted at present and their long-term uses would be determined in due course; and the remaining two have been taken back by EDB for school use. Detailed information has been uploaded onto the website of PlanD (https://www.pland.gov.hk/pland_en/access/pec/4.html).

In order to put VSPs on government land to gainful uses and pending the implementation of their recommended long-term uses, interested non-governmental organisations (NGOs) may apply to the responsible managing department of the concerned VSP sites including LandsD, HD and EDB for using such suitable school premises on a short-term basis for community, institution or non-profit making purposes in accordance with the relevant procedures, including obtaining support from the relevant policy bureau(x). PlanD does not keep statistics on such applications or the usage of renovated VSP sites managed by other departments. To further support NGOs to make better use of VSPs and vacant government sites for community purpose, the Development Bureau (DEVB) has launched a funding scheme to support NGOs to take forward worthy projects by subsidising the costs of basic restoration works to make such sites fit for use. Details about the funding scheme have been uploaded onto DEVB's website (https://www.devb.gov.hk/en/issues_in_focus/Funding_Scheme_to_Support_the_Use_of_Vacant_Government_Sites_by_Non_government_Organisations/index.html).

¹ Some of these VSP sites have been demolished, or arranged/deployed for temporary or other long-term uses.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)207****(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:

The Government has emphasised repeatedly that a multi-pronged strategy will be adopted to increase land supply in the short, medium and long term. In this connection, please list details, including 1) location, 2) area, 3) housing type, 4) original use of the site, 5) the original number of residential units to be provided and 6) the number of residential units increased, of cases in which the number of residential units was increased through rezoning or increasing development density as appropriate by District Council districts in the past two years.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 31)

Reply:

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential in the short to medium term, capable of providing over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, 129 sites so identified have been rezoned or allocated for housing development to provide about 183 900 flats. Another 17 sites have their statutory rezoning procedures initiated and subject to approval by the Town Planning Board (TPB), these sites are estimated to provide another 11 300 flats. Relevant sites rezoned in the past two years (as at mid-March 2019) are set out at **Annex A**.

As regards efforts to increase development density, we announced in the 2014 Policy Address that the maximum domestic Plot Ratios (PRs) allowed for sites located in selected Density Zones of the Main Urban Area and New Towns can be increased by 20% as appropriate. This policy was enhanced in December 2018, such that the development intensity of public housing sites could be further increased by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total), subject to TPB's approval as appropriate. Sites with development intensity increased through planning applications in the past two years (as at mid-March 2019) are set out at **Annex B**.

- End -

Sites rezoned in the past two years (as at mid-March 2019)

District	Location	Site Area (hectares) (ha) Note 1	Original Zoning Note 2	Housing Type	Estimated No. of Residential Units Note 1
2017-18					
Kwun Tong	Ko Chiu Road, Yau Tong	0.37	G/IC & OU(VB)	Private	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	1.11	GB	Public	2 000
Eastern	Java Road, North Point	0.12	G/IC	Public	240
	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	0.33	O	Public	800
Kowloon City	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	1.13	GB	Private	680
Total					4 220
2018-19					
Sha Tin	Site near Shek Mun Business Area, Sha Tin (Phase 1)	0.43	O	Public	560
Tai Po	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	3.81	G/IC	Private	1 150
	Ma Wo Road, Tai Po	2.28	GB	Private	1 210
Southern	Wah Fu North, Pok Fu Lam	2	O, G/IC & GB	Public	1 890
	Wah King Street, Pok Fu Lam	0.68	O & Road	Public	1 360
	Wah Lok Path, Pok Fu Lam	0.36	G/IC	Public	360
	Kai Lung Wan, Pok Fu Lam	5.54	GB	Public	5 310
Yuen Long	Long Bin Interim Housing Phase 1, Yuen Long	10	O	Public	2 800
	Long Bin Interim Housing Phase 2, Yuen Long		O, R(B)1	Public	8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	10.6	GB	Public	7 400

District	Location	Site Area (hectares) (ha) Note 1	Original Zoning Note 2	Housing Type	Estimated No. of Residential Units Note 1
	Kam Sheung Road Site 1, Kam Tin South	6.21	AGR	Public	3 700
	Kam Sheung Road Site 4a, Kam Tin South	7.06	OU(RU)	Public	3 750
	Kam Sheung Road Site 6, Kam Tin South	2.76	AGR	Public	1 550
Sai Kung	South of Chiu Shun Road, Tseung Kwan O	0.46	GB & G/IC	Public	560
	East of Movie City, Tseung Kwan O	2.26	GB	Public	2 900
	Northwest of Ying Yip Road, Tseung Kwan O	1.59	GB	Public	1 600
	West of Yau Yue Wan Village, Tseung Kwan O	2.95	GB	Public	2 500
Kwun Tong	Ting On Street, Ngau Tau Kok	0.22	G/IC	Public	378
Tuen Mun	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 2)	0.67	G/IC, GB & R(A)22	Public	1 020
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	2.56	O	Public	3 550
	Tseng Tau Sheung Tsuen South, Tuen Mun	4.24	GB & R(B)10	Public	2 700
	Wu Shan Road, Tuen Mun	2.33	GB	Public	2 940
	Hang Fu Street, Area 16, Tuen Mun	0.67	G/IC	Public	520
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	2.46	GB	Private	940
Kowloon City	Ko Shan Road, To Kwa Wan	0.3	G/IC & Road	Public	500
Total					60 048

**Sites with development intensity increased through planning applications
in the past two years (as at mid-March 2019)**

District	Location	Site Area (ha) Note 1	Zoning Note 2	Housing Type	Original Estimated No. of Residential Units Note 1	Estimated Additional No. of Residential Units Note 1
2017-18						
Kwai Tsing	Vacant Site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung	0.58	R(A)4	Public	666	153
	Vacant Site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung	0.41	R(A)	Public	432	108
Tai Po	Government land at Yat Yiu Avenue, Tai Po	0.77	R(C)	Private	65	13
Tuen Mun	Sites 3 and 4 (East), Tuen Mun Area 54, New Territories	3.45	R(A)	Public	4 300	883
	Sites 1 and 1A, Tuen Mun Area 54, New Territories	2.89	R(A)	Public	3 490	742
Total						1 899
2018-19						
North	Various Lots in D.D. 51, D.D. 83, D.D. 95 and D.D. 96 and Adjoining Government Land in Fanling North (FLN) and Kwu Tung North (KTN), New Territories (including FLN Area 15 East, Area 13, KTN Areas 11 & 12, Area 13, Area 19 (West and East), KTN Area 21, Area 24 and Area 26) (eight sites)	28.39	OU (C/R with PTI), R(A) & R(B)	Public	67 700	4 300

District	Location	Site Area (ha) Note 1	Zoning Note 2	Housing Type	Original Estimated No. of Residential Units Note 1	Estimated Additional No. of Residential Units Note 1
Tai Po	Tai Po Town Lot 157 and Various Lots in D.D.165, D.D.207 and D.D.218 and Adjoining Government Land, Sai Sha, Shap Sz Heung, New Territories	74.84	CDA (mainly)	Private	4 962	4 538
Total						8 838

Note

¹ The site area and estimated number of residential units are subject to technical and other assessments and changes.

² Abbreviations

AGR:	“Agriculture”
CDA:	“Comprehensive Development Area”
GB:	“Green Belt”
G/IC:	“Government, Institution or Community”
O:	“Open Space”
OU (C/R with PTI):	“Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange”
OU(RU):	“Other Specified Uses” annotated “Rural Use”
OU(VB):	“Other Specified Uses” annotated “ Ventilation Building”
R(A):	“Residential (Group A)”
R(B):	“Residential (Group B)”
R(C):	“Residential (Group C)”
Road:	Area shown as ‘Road’ on the Outline Zoning Plan

CONTROLLING OFFICER'S REPLY

DEVB(PL)208

(Question Serial No. 0887)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Technical Services
Controlling Officer: Director of Planning (Raymond LEE)
Director of Bureau: Secretary for Development

Question:

Regarding the development of a Common Spatial Data Infrastructure, will the Government inform this Committee:

1. the details, progress and expenditure of the Feasibility Study on the Development of a Common Spatial Data Infrastructure – Built Environment Application Platform commissioned by the Planning Department (PlanD) in March 2018; and
2. the specific measures, estimated expenditure and manpower of PlanD for improving and enhancing planning data and web-based information systems in 2019-20?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 38)

Reply:

1. In March 2018, the Planning Department (PlanD) commissioned a consultancy study entitled “Development of a Common Spatial Data Infrastructure - Built Environment Application Platform (BEAP) Feasibility Study” (the Study) to formulate an overall development framework for the BEAP and recommend applications with test cases focusing on city planning, infrastructure/engineering, and environmental aspects. We target to complete the Study by late 2019. The estimated expenditure of the Study is about \$7.1 million.
2. Apart from supporting the initiative to develop the Common Spatial Data Infrastructure, in line with the Government’s Open Data Policy and the Department’s Annual Open Data Plan for 2018, PlanD has released or will release to the public a range of planning data on its website, covering Land Utilisation, 3D Photo-realistic Models, Survey on Business Establishments in Kowloon, Projection of Population Distribution, Site Wind Availability Data, Boundaries of Tertiary Planning Units & Street Blocks/Village Clusters, as well as 2016-based Territorial Population and Employment Data Matrix and Enforcement/Prosecution Cases in 2019-20.

Preparation and promulgation of open data are undertaken by staff of PlanD as part of their overall duties. We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)209

(Question Serial No. 0888)

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 three years, how many planning applications for amendments were received by the Town Planning Board? On average, how many times were they deferred? How many of them were approved, rejected or withdrawn? Does the Government have any plans to increase manpower to handle those applications in 2019-20? If so, what are the details, and the additional expenditure to be incurred?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 42)

Reply:

From 2016 to 2018, the Town Planning Board (TPB) received 85 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, 61 applications involved requests for deferment of consideration by TPB. The number of requests for deferment made in respect of an application mostly ranged from one to three. Deferment would only be considered by TPB and approved with justifications based on the merits of individual cases. Of the 85 applications, TPB decided to agree/partially agree to seven and reject 33, while 23 were withdrawn by applicants and 21 are still under processing. TPB also considered that one application need not be further processed.

The relevant work is undertaken by staff of the Planning Department as part of their overall district planning duties. We are unable to provide breakdown of estimated additional expenditure to be incurred solely for handling planning applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)210

(Question Serial No. 2415)

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 Lam Tin Estate Project and the Kwong Tin Estate Project in 2019-20 as well as the estimated expenditure and manpower involved;
- 2) the work details of the Wong Tai Sin Community Centre Project in 2019-20 as well as the estimated expenditure and manpower involved; and
- 3) whether the Planning Department has any plan to conduct comprehensive planning studies and assessments of the rezoning of land within the Kowloon East district 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 (LegCo internal reference no.: 35)

Reply:

1) and 2)

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential, capable of providing in the short to medium term over 310 000 flats in total (over 70% for public housing). Among these are the Public Transport Interchange sites near Kwong Tin Estate and Lam Tin Estate and the Wong Tai Sin Community Centre site identified in 2017. Technical assessments by relevant departments on the feasibility of development on these sites are in progress. As with the established practice, concerned departments will consult the District Councils and relevant stakeholders on the details of the development proposals as and when they are ready; and submit the rezoning proposal, if required, for consideration by the Town Planning Board.

The relevant work is undertaken by staff of the Planning Department (PlanD) as part of their overall duties. We are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work.

- 3) The Kowloon East is an already built-up urban area and PlanD has no plan to conduct a comprehensive planning study for the area. For development/redevelopment of individual sites within Kowloon East, PlanD and other relevant departments will assess the technical feasibility in accordance with the established mechanism to ensure that the development will not result in any unacceptable impact to the local community. If necessary, appropriate mitigation measures would be implemented to minimise the potential impacts on traffic, infrastructure, environment and air ventilation and provision of adequate government, institution or community facilities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)211

(Question Serial No. 2416)

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 reallocation of the nine sites at the former Anderson Road Quarry for public housing development, please inform this Committee of the following:

- 1) In planning for the supporting facilities (e.g. social welfare and health care facilities) for the residential development at the nine sites, are these sites being included in the Kwun Tong District or Sai Kung District?
- 2) In the light of the emerging impacts of the existing Anderson Road Development on the traffic of the neighbourhood including Clear Water Bay Road, Tseung Kwan O Road and Hip Wo Street in Kwun Tong, will the Planning Department conduct an overall assessment of the impacts of the subject development on the transport network of Kwun Tong District as a whole?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 36)

Reply:

- 1) As part of the Government's new initiatives on housing announced in June 2018, a total of nine private housing sites have been reallocated for public housing, including six sites in the former Anderson Road Quarry (ARQ) development. When planning for the ARQ project which falls within the Sai Kung district by District Council boundary but is geographically close to the Kwun Tong district, a holistic review was conducted to ensure that the housing development at ARQ would be fully supported by ancillary facilities and would not bring insurmountable adverse impact on the existing provision in the surrounding area. Sufficient land for the development of government, institution and community facilities such as schools, social welfare facilities, sports hall, community hall, etc. has been reserved at the ARQ site to serve the local residents and the area nearby.

- 2) The Government has conducted a traffic impact assessment in 2016 when the ARQ development plan was formulated. The assessment then had taken into account the cumulative traffic impact generated from the existing and committed developments in the surrounding areas, including the Anderson Road Development nearby. In view of the findings of the assessment, road improvement works were proposed, as part of the ARQ development, to cope with the future traffic demand. A review of the transport and infrastructure facilities was undertaken in 2018 with regard to the recent reallocation of sites in ARQ from private to public housing, which concluded that the conversion of sites will not pose insurmountable impact on the planned infrastructure facilities. Construction of the above-mentioned road improvement works has commenced for completion by the end of 2023 to tie in with the population intake of the ARQ development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)212

(Question Serial No. 2067)

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 will collaborate with relevant departments in 2019-20 to advance the study on developing brownfield sites in New Territories (NT) North, and initiate a study on scattered brownfield sites (outside existing New Development Area (NDA) projects under planning and implementation) to identify those with greater development potential. In this connection, please advise on:

1. details and the implementation timetable of the study on developing brownfield sites in NT North, including collaborating departments, the estimated earliest time for commencement and completion of the study, the manpower and expenditure involved, follow-up actions to be carried out upon completion of the study and the intended use of the findings; and
2. main areas covered by the study on scattered brownfield sites outside NDAs.

Asked by: Hon YUNG Hoi-yan (LegCo internal reference no.: 44)

Reply:

1. The New Territories (NT) North Strategic Growth Area (SGA) under Hong Kong 2030+ Study comprises three Potential Development Areas (PDAs). The PDAs involve about 200 hectares (ha) of brownfield sites. The Government will commence in the third quarter of 2019 the study on Phase One Development of NT North SGA, covering the San Tin/ Lok Ma Chau PDA (with about 65 ha of brownfields). The consultancy study would be jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD). The scope and estimated cost of the consultancy study are being worked out. As the work for overseeing the consultancy study will be carried out by existing staff of PlanD and CEDD as part of their overall duties, we are unable to provide a separate breakdown of the manpower and expenditure deployed solely for the work.

2. The Study on Existing Profile and Operations of Brownfield Sites (the Study) is being finalised. As and when the final report is ready, we will publish the survey findings including the total area of brownfield sites. In the light of the findings of the Study, PlanD will undertake in mid-2019 an in-house study to assess the development potential of the remaining brownfield sites not covered by any current or proposed New Development Areas and prioritise those sites with development potential for follow-up study by departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)213

(Question Serial No. 2912)

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
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

In 2016, the Civil Engineering and Development Department engaged consultants to conduct the “feasibility studies on proposed multi-storey buildings for brownfield operations” within Hung Shui Kiu New development Area and in vicinity of Yuen Long Industrial Estate, involving 9 sites of about 24 hectares in total and another site of about 3.8 hectares respectively. In connection with the above 2 proposed multi-storey buildings projects, please advise this Council:

- (1) of their anticipated completion years;
- (2) of the gross floor area (GFA) and usable floor area (UFA) anticipated to be provided for accommodating brownfield operations;
- (3) of the anticipated construction costs;
- (4) of the anticipated mode of financing (to be funded by the Government or by land sales for wholly private or public-private partnership (PPP) developments; please provide the details in the case of PPP developments);
- (5) of the anticipated average rent level per square feet to be charged on brownfield operators.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 2)

Reply:

Redeveloping brownfield sites has all along been a key component of the Government's multi-pronged land supply strategy. However, most brownfield sites in Hong Kong are economically active. They are an important component of our production chain, and it will be unrealistic to expect all of them to disappear from Hong Kong in the future. In making available brownfield sites for development, we need to consider putting in place arrangements that can, taking account of our economic and social needs, facilitate some of the operations to continue elsewhere in Hong Kong in a land-efficient and environmentally

conscious manner. To this end, the Civil Engineering and Development Department is in the course of finalising two brownfield-related studies on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of consultants' recommendations, and subject to further discussion with relevant bureaux, the Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to such MSBs for announcement within 2019, together with the release of the study reports which will cover the detail of the information sought in this question.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)214

(Question Serial No. 1164)

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
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

On the matters relating to new development planning and reclamation works, please advise:

(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

(xvi) the number of poultry farms within 3 km from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
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																
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)																
Lantau Developments (Tung Chung New Town Extension, Reclamation at Sunny Bay and Siu Ho Wan, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)																
Wang Chau Public Housing Development																
Other Development plans and maritime engineering																

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 20)

Reply:

(a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Kwu Tung North and Fanling North (KTN/FLN) New Development Area (NDA)	Subject to funding approval in first half of 2019, First Phase Works: to commence tentatively in the latter half of 2019 for completion in 2026. Remaining Phase to complete in 2031 (Subject to review).	612	Nil	58	128	87.6	28
Hung Shui Kiu (HSK) NDA	Subject to funding approval in latter half of 2019, Advance Works: to commence tentatively in 2020. Full completion by 2037/38 (Subject to review).	714	Nil	Nil	54 (Note 1)	27	7
Yuen Long South (YLS) Development	First batch of works to commence tentatively in 2021/22. Full completion expected by 2038 (Subject to review).	224	Nil	10	10	12	5

Proposed or Existing Development Planning	(i)	(ii) (ha)	(iii) (ha)	(iv) (ha)	(v) (ha)	(vi) (ha)	(vii) (ha)
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works: commenced in 2018 for completion in 2021. Main works: programme under review.	19	Nil	Nil	Nil	5.9	4.8
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.	Sunny Bay: 60-100 Others: subject to further study.	Nil	Nil	Nil	Nil
Tung Chung New Town Extension (Note 2)	Reclamation: commenced in end 2017 for completion in end 2023. Site formation and infrastructure: programme under review.	250	130	Nil	12	4.5	0.7
Wang Chau Public Housing Development (Note 3)	To commence tentatively in Q3 2019 for completion in 2024.	5.6	Nil	Nil	Nil	3.5	0.05
Other development planning and maritime engineering - Tuen Mun Area 54	Site formation works commenced in 2011 for completion in phases from 2013.	14.5	Nil	Nil	Nil	13.7	2.9

Table 2

Proposed or Existing Development Planning	(viii) (ha)	(ix) (ha)	(x) (ha)	(xi) (no)	(xii) (no)
KTN/FLN NDA	Nil	Nil	Nil	2 (about 382 m ²)	1
HSK NDA	Nil	Nil	Nil	1 (about 60 m ²) (Note 4)	Nil
YLS Development	Nil	Nil	Nil	1 (about 175 m ²) (Note 5)	3
Site formation and infrastructure works for the Initial Sites at KaTS	Nil	Nil	Nil	Nil	Nil
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
Tung Chung New Town Extension (Note 2)	150	200	Nil	Nil	Nil
Wang Chau Public Housing Development (Note 3)	Nil	Nil	Nil	Nil	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil

Table 3

Proposed or Existing Development Planning	(xiii) (no.)	(xiv) (no.)	(xv) (\$ million)	(xvi) (no.)
KTN/FLN NDA	Nil	First Phase – about 30 Remaining Phase – Relevant information not yet available.	Relevant information not yet available.	15
HSK NDA	Nil	Relevant information not yet available.	Relevant information not yet available.	12
YLS Development	2	Relevant information not yet available.	Relevant information not yet available.	11
Site formation and infrastructure works for the Initial Sites at KaTS	Nil	Relevant information not yet available.	Advance works: about \$6.2 Main works: relevant information not yet available.	23
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.	Subject to further study.
Tung Chung New Town Extension (Note 2)	Nil	Relevant information not yet available.	Relevant information not yet available.	Nil
Wang Chau Public Housing Development (Note 3)	Nil	Nil	About \$311.1	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	About \$1,444.1	Nil

- Note 1 This is the total area of “Green Belt” zones according to the Revised Recommended Outline Development Plan (Revised RODP) of the planning and engineering study on the HSK NDA
- Note 2 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.
- Note 3 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 which is being studied by the Civil Engineering and Development Department.
- Note 4 There are two vegetable marketing co-operative societies/vegetable depots in the HSK NDA. According to the Revised RODP, 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.
- Note 5 There were one vegetable marketing co-operative society and one vegetable depot in the YLS Development Area. According to the Planning Department’s site visit in August 2017, the vegetable depot already moved out of the Development Area.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)215

(Question Serial No. 2438)

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
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

In connection with the “work of the Kwu Tung North and Fanling North New Development Area”, please advise this Committee:

- 1) of the details of various work in 2018-19, including the progress of the proposals, staffing and expenditure involved;
- 2) of the details of various work in 2019-20, including the progress of the proposals, staffing and expenditure to be involved;
- 3) of the areas of brownfields subject to removal within the NDAs, the industries to be involved and details of such relocation under the “Study on the Existing Profile and Operations of Brownfield Sites in the New Territories”.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 20)

Reply:

1 & 2. The details of work relating to the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) in 2018-19 and 2019-20 are as follows:

	2018-19	2019-20
Project progress for the first phase development for KTN/FLN NDA	<ul style="list-style-type: none"> - Detailed design and site investigation for site formation and engineering infrastructure works continued. - Site formation and associated infrastructure works for purpose-built 	<ul style="list-style-type: none"> - Detailed design and site investigation for site formation and engineering infrastructure works are nearing completion. - Account finalisation for site formation and associated infrastructure

	2018-19	2019-20
	Complex of Residential Care Homes for Elderly in Area 29, KTN NDA were completed in November 2018.	works for purpose-built Complex of Residential Care Homes for Elderly in Area 29, KTN NDA is in progress. - Funding approval is being sought from the Finance Committee for the first phase construction works in the first half of 2019.
No. of Civil Engineering and Development Department professional staff involved in the project (Note 1)	15	15
Operational expenses (\$ million) (Note 2)	16.8	17.5

Note 1: There are directorate officers overseeing the above projects as well as other supporting technical and clerical staff involved. They have not been reflected in the above entries.

Note 2: Operational expenses under Head 33 are mainly personal emoluments of in-house staff working on the projects and refer to annual staff cost in terms of notional annual mid-point salary value. No separate breakdown on staffing for individual tasks.

3. The Study on Existing Profile and Operations of Brownfield Sites in the New Territories is being finalised. As and when the final report is ready, we will publish the survey findings including the total area of brownfield sites, the types of industries on such sites within the KTN/FLN NDA, etc.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)216****(Question Serial No. 1713)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)Director of Bureau: Secretary for DevelopmentQuestion:

1. The actual area of land formed in 2018 was 9.5 hectares. Please specify the land uses.
2. The estimated area of land to be formed in 2019 is 27.9 hectares. Please specify the land uses.
3. As regards the development of Lok Ma Chau Loop, what is the current progress? Please explain the details of such works and the anticipated time table for putting land into use.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 21)Reply:

(1)

Details of the land formed and delivered by the Civil Engineering and Development Department (CEDD) in 2018 is as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
North West Kowloon Reclamation Site 1, Sham Shui Po	2.5	Public residential development
Kai Tak Development	4.8	Private residential and commercial development
Anderson Road Quarry	2.0	Public/Private residential development
Area 16 and Area 58D, Sha Tin	0.2 (Note 1)	Public residential development
Total	9.5	

Note 1: CEDD was responsible for the infrastructure project to support a public housing site of total 4.4 hectares, within which 0.2 hectare was formed by CEDD.

(2)

Details of the land to be formed by CEDD in 2019 are as follows:

Location of Project	Area of Land Formed in Hectare (Approx.)	Land Use
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5	Recreation
Sandy Ridge, North District	0.6	Columbarium
Kai Tak Development	19.5	Public/Private residential and commercial development
Anderson Road Quarry	1.8	Public residential development
Kwu Tung North Area 29	1.5	Social welfare facility
Total	27.9	

(3)

The development of the Lok Ma Chau 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 and the CEDD will support the development of the Park by undertaking the associated site formation and infrastructure works. As far as the site formation and infrastructure works are concerned, the construction of the Advance Works commenced in June 2018 with a target to make the first batch of land available by 2021 for Phase 1 superstructure development of the Park. Detailed design and site investigation of the Main Works Package 1 commenced in September 2018 for completion in phases by early 2023.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)217

(Question Serial No. 1918)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

The Civil Engineering and Development Department is conducting site formation works for quite a number of public housing sites. In this connection, would the Government inform this Council:

- a) of the normal lead time required for the current site formation works;
- b) whether the use of new technology has been explored to expedite the delivery time of site formation works; if yes, of the details.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 46)

Reply:

- a) The lead time of site formation and infrastructure works for public housing sites varies depending on a range of factors including the scope of works, site and technical constraints, construction methods, and the physical environment in the vicinity of the site. Hence, we cannot generalise the lead time required for site formation works for public housing projects.
- b) As far as practicable and financially justified, new and advanced construction methods/technologies with proven record of safety and reliability will be considered and deployed to expedite site formation works, taking into account the actual site conditions. For example, the adoption of "Building Information Model" would allow construction professionals to carry out design and construction works in a virtual environment, which helps minimise design changes in the construction process, reduce project management risks and facilitate cost controls at various stages.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)218****(Question Serial No. 1363)**

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Vincent Liu)

Director of Bureau: Secretary for Development

Question:

According to the Budget, \$22 billion will be set aside to take forward the first batch of projects under the “single site, multiple use” initiative. Will the Government inform this Committee of the number of the first batch of projects and list out their locations, site areas, existing uses and types of service, intended changes in use and types of service, and anticipated completion dates? Apart from the first project, has the Government calculated the number of sites and site areas of the remaining sites with potential for “single site, multiple use”?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 7)

Reply:

The first batch of projects under the “single site, multiple use” initiative includes redevelopment of Tuen Mun Clinic and development of a proposed ambulance depot near Sheung Wan Fire Station, and several government sites in Tsuen Wan town centre. Particulars of the projects are as follows:-

Project	Current use	Site Area
Redevelopment of Tuen Mun Clinic	Student Health Service Centre, General Out-Patient Clinic, etc.	About 4 000 square metres
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	About 3 000 square metres
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Ex-Tsuen Wan Law Courts Building and other facilities	About 14 000 square metres
	Luen Yan Street Cooked Food Hawker Bazaar	About 2 000 square metres
	Lady Trench Polyclinic	About 3 000 square metres
	Princess Alexandra Community Centre	About 3 000 square metres

The exact site areas of the above projects will be determined in accordance with the views and surveys of the relevant policy bureaux/departments.

We are gauging the views of the relevant bureaux/departments to identify suitable user departments for joint development, align their individual requirements and operational needs, and handle technical issues arising from co-location in order to finalise the mix of facilities and other development arrangements of these projects. When concrete proposals are available, we will consult District Councils and local personalities about the relevant development proposals in a timely manner.

We will closely monitor the implementation process of the above projects. We will also continue to identify other suitable “Government, Institution or Community” projects for development under the “single site, multiple use” initiative.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)219****(Question Serial No. 2950)**Head: (51) Government Property AgencySubhead (No. & title): ()Programme: (1) Acquisition and AllocationControlling Officer: Government Property Administrator (Vincent Liu)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the \$22 billion to be set aside to take forward the first batch of projects under the “single site, multiple use” initiative as stated in the Budget, please provide the details of the projects in the following form:

Name of project/ existing building	Area of original site	Relocation site and site area (excluding in-situ redevelopment)	Estimated increase in number of floors or floor area	Expected future use	Expected project cost

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 40)Reply:

The first batch of projects under the “single site, multiple use” initiative includes redevelopment of Tuen Mun Clinic and development of a proposed ambulance depot near Sheung Wan Fire Station and several government sites in Tsuen Wan town centre. Information of the development projects is as follows:

Project	Use of existing building	Site Area involved
Redevelopment of Tuen Mun Clinic	Student Health Service Centre, General Out-Patient Clinic, etc.	About 4 000 square metres
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	About 3 000 square metres
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Ex-Tsuen Wan Law Courts Building	About 14 000 square metres
	Luen Yan Street Cooked Food Hawker Bazaar	About 2 000 square metres
	Lady Trench Polyclinic	About 3 000 square metres
	Princess Alexandra Community Centre	About 3 000 square metres

We are gauging the views of the relevant bureaux/departments to identify suitable user departments for joint development, align their individual requirements and operational needs, and handle technical issues arising from co-location in order to finalise the mix of facilities and other development arrangements of these projects, including the permissible number of floors or floor areas, future uses, user departments and project costs, as well as the need for relocating existing facilities. We also attended meetings of the Central and Western District Council and the Tuen Mun District Council in March and April respectively to listen to district councillors' views of the relevant development projects. When concrete proposals are available, we will formally consult district councils and other stakeholders. Upon completion of the procedures in respect of planning, detailed design, estimate of works expenditure and district consultation, we will submit funding application to the Legislative Council in accordance with the established procedures.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)220****(Question Serial No. 0460)**

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Vincent Liu)

Director of Bureau: Secretary for Development

Question:

The Government will plan and take forward projects with cross-bureau Government, Institution and Community (GIC) facilities identified to be implemented under the “single site, multiple use” initiative. Please set out the relevant projects confirmed, the locations of the projects/sites, the existing uses and structures of the projects/sites, the site area involved and the implementation timetable.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 20)

Reply:

The first batch of projects under the “single site, multiple use” initiative includes redevelopment of Tuen Mun Clinic and development of a proposed ambulance depot near Sheung Wan Fire Station, and several government sites in Tsuen Wan town centre. Particulars of the projects are as follows:-

Project	Current use	Site Area
Redevelopment of Tuen Mun Clinic	Student Health Service Centre, General Out-Patient Clinic, etc.	About 4 000 square metres
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	About 3 000 square metres
Several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Ex-Tsuen Wan Law Courts Building and other facilities	About 14 000 square metres
	Luen Yan Street Cooked Food Hawker Bazaar	About 2 000 square metres
	Lady Trench Polyclinic	About 3 000 square metres
	Princess Alexandra Community Centre	About 3 000 square metres

The exact site areas of the above projects will be determined in accordance with the views and surveys of the relevant policy bureaux/departments.

We are gauging the views of the relevant bureaux/departments to identify suitable user departments for joint development, align their individual requirements and operational needs, and handle technical issues arising from co-location in order to finalise the mix of facilities and other development arrangements of these projects. When concrete proposals are available, we will consult District Councils and local personalities about the relevant development proposals in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)221****(Question Serial No. 4739)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government has conducted a study on the re-planning of Tseung Kwan O (TKO) Area 137. What is the progress of the study and the manpower and expenditure involved? There are concerns that developing TKO Area 137 will add pressure to the local traffic load. Chief Executive Carrie LAM has once suggested the provision of railway access to the area. What is the Development Bureau's stance in this regard? What is the expected timetable of the re-zoning work?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 315)

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 (CEDD) to examine the feasibility of using the area for residential, commercial and other development purposes. When assessing the development potential and constraints of the concerned area, we will take into consideration the relevant planning factors such as the traffic and transport facilities (including the existing, planned and potential connection to road and railway networks). Relevant technical assessments on the impacts of the preliminary land use options are being carried out.

Commenced in December 2016, the Study is in progress and will take about three years to complete. Details of the follow-up work will be determined upon completion of the Study.

A total of eight time-limited posts (including professionals and supporting staff) have been created in PlanD and CEDD to oversee the Study. The estimated expenditure for the Study is about \$29 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)222

(Question Serial No. 5209)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2019-20 under this Programme, the Government indicates that it will formulate details of the Land Sharing Pilot Scheme (LSPS) to increase private and public housing in the short and medium term by unleashing the development potential of private land. Will the Government advise this Committee of the following:

- (1) What are the staff establishment and estimated annual salary expenditure for the task of formulating details of the LSPS in 2019-20?
- (2) When will the Government announce the details of the LSPS?
- (3) Will the Government consult the public before announcing the details of the said scheme?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 356)

Reply:

The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address which seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership that is based on fairness and high transparency. As stated in the Government's response to the recommendations of the Task Force on Land Supply (TFLS) promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council. We will suitably consult stakeholders, including the relevant panels of the Legislative Council and professional groups in the development sector, on the criteria and implementation framework.

The task of formulating details of the LSPS is mainly conducted by staff of 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 manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)223

(Question Serial No. 5210)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is indicated under this Programme that the 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. Will the Government advise this Committee of the following:

- (1) What are the post titles, duties, as well as the annual salary expenditures of these 22 posts to be created in 2019-2020?
- (2) What are the reasons for the increase in cash flow requirement for non-recurrent items in 2019-20? How much is the cash flow requirement involved?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 357)

Reply:

- (1) The details of and provisions for the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Senior Administrative Officer	1	1.446	Administrative support for streamlining development control
Senior Engineer	1	1.446	Professional support for optimising the use of vacant government sites

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Chief Management Services Officer	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager	1	1.446	Information technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner	2	2.892	Professional support for implementing New Development Areas projects
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	0.610	Technical support for implementing harbourfront enhancement initiatives
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

(2) The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)224

(Question Serial No. 5561)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the estimated annual salary expenditure for the Secretary for Development in 2019-20?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 390)

Reply:

The provision for salary in respect of the position of the Secretary for Development in 2019-20 is \$4.1 million.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)225****(Question Serial No. 5088)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding its work in relation to the Code on Access to Information, will the Administration advise this Committee on the following:

- 1) concerning the requests for information under the Code on Access to Information received by the Development Bureau (Planning and Lands Branch) for which only some of the required information was provided, please state in table form: (i) the content of the requests for which only some of the required information was provided; (ii) the reasons for providing some of the information only; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests for which only some of the required information was provided	(ii) Reasons for providing some of the information only	(iii) How the requests were eventually handled

- 2) concerning the requests for information under the Code on Access to Information received by the Development Bureau (Planning and Lands Branch) for which the required information was not provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; and (iii) how the requests were eventually handled.

Year

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) How the requests were eventually handled

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 123)

Reply:

- 1) For the requests for information under the Code on Access to Information (the Code) received by the Development Bureau (Planning and Lands Branch) (DEVB(PLB)) for which only some of the required information was provided, the requisite information from January to September 2018 is tabulated as follows:

Content of the requests for which only some of the required information was provided by DEVB(PLB)	Reasons for providing some of the information only	How the requests were eventually handled
<p>(a) Number of the Administrative Officer Grade staff in DEVB and each of its housekeeping departments as at 31 May 2018; and</p> <p>(b) Number of the abovementioned staff who have obtained approval for taking up outside work as at 31 May 2018 (<u>One request</u>)</p>	<p>Exemption provision under paragraph 2.13 of the Code: Research, statistics and analysis</p>	<p>Information provided in part</p>

- 2) For the requests for information under the Code received by DEVB(PLB) for which the required information was not provided, the requisite information from January to September 2018 is tabulated as follows:

Content of the requests refused by DEVB(PLB)	Reason for refusal	How the requests were eventually handled
Information about the telephone survey being carried out by the Task Force on Land Supply (TFLS) (One request)	Exemption provision under paragraph 2.13 of the Code: Research, statistics and analysis	The telephone survey was still underway at the time of receipt of request, hence the applicant was informed in the reply that upon completion of the telephone survey and relevant analysis, the requested information would be included in the report of TFLS to be publicised. Subsequently, the report of TFLS, with the requested information included, was publicised in December 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)226

(Question Serial No. 5463)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

As for the development of the New Central Harbourfront, what is the work at the current stage for the reassembly of the Queen's Pier? Please provide details of the estimated expenditure and timetable of the work.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 208)

Reply:

Following two stages of public engagement exercise, the Urban Design Study of the New Central Harbourfront (UDS) recommended the reassembly of the Queen's Pier (QP) between Central Piers Nos. 9 and 10. To take the UDS recommendation forward, the Government conducted in 2016 a community engagement exercise on the design options for reassembly of QP between Central Piers Nos. 9 and 10. Divergent views were received on the proposed reassembly, including views on different aspects of architectural design, concerns over the cost of reassembly and alternative views on the reassembly location.

The Government is carefully considering the way forward in the light of views received. As the QP-related work is conducted as part of the overall duties of relevant colleagues in the Development Bureau and Civil Engineering and Development Department, we do not have separate breakdown on the expenditure incurred for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)227

(Question Serial No. 5493)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding Site 3 of the new Central Harbourfront, please advise on

- a) the plans for the site;
- b) the current progress of the site;
- c) the timetable of the site;
- d) the expenditure of the site.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 238)

Reply:

As recommended in the Urban Design Study for the New Central Harbourfront (UDS) completed in 2011 and set out in the planning brief subsequently endorsed by the Town Planning Board, Site 3 is to be developed into an integrated development, including office and retail uses with the provision of a continuous landscaped deck, public open space and other supporting facilities. The Government is taking forward development of Site 3 in accordance with the recommendations of the UDS, and the site would be released for open land sale upon completion of the relevant procedures such as roadworks authorisation and finalisation of the sale conditions. Following established practice, the tentative timing for disposing the site will be announced in the context of the Land Sale Programme.

The work in relation to preparing Site 3 for land disposal will be absorbed by existing staff resources of relevant bureaux and departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)228

(Question Serial No. 3946)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Please set out, in tabular form, the building age distribution of buildings in Hong Kong as at 31 December 2017, broken down by district.

Building age	Number of buildings																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

- (b) Regarding Operation Building Bright (OBB), will the Government inform this Committee of the following:

Please set out, in tabular form, the building age distribution for OBB participant buildings, broken down by District Council districts.

Building age	Number of OBB participant buildings																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

Please set out, in tabular form, the numbers of buildings in different building age which have participated in OBB, the average subsidy granted for each project and total amount of subsidy granted, in each of the past five years, broken down by district.

Year (2013/2014/ 2015/2016/2017)	OBB participant buildings																		
Building age	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Below 30 years	Number of building/ Average subsidy per project/ Total amount of subsidy granted																		
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

Please set out, in tabular form, the building condition of OBB participant buildings before rehabilitation since the launch of OBB, broken down by building age.

	Number of OBB participant buildings belonging to the following building condition categories before rehabilitation				
	Good	Satisfactory	Less Satisfactory	Varied	Poor
Below 30 years					
30-39 years					
40-49 years					
50-59 years					
60-69 years					
70 years or above					

Please set out, in tabular form, the expenditure and staff allocation of the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) in relation to OBB over the past five years.

	Expenditure of the URA	Staff allocation of the URA	Expenditure of the HKHS	Staff allocation of the HKHS
2013				
2014				
2015				
2016				
2017				

(c) Regarding the Integrated Building Maintenance Assistance Scheme (IBMAS), will the Government inform this Committee of the following:

(i) Please set out, in tabular form, the building age distribution of IBMAS participant buildings up to present, broken down by District Council districts.

Building age	Number of IBMAS participant buildings																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

- (ii) Please set out, in tabular form, the numbers of buildings in different building age which have participated in the IBMAS in each of the past five years, broken down by district.

2013/2014/2015/ 2016/2017	Number of IBMAS participant buildings																			
	Total	Islands	Yuen Long	Tuen Mun	Northern	Tai Po	Sha Tin	Sai Kung	Kwai Tsing	Tsuen Wan	Sham Shui Po	Yau Tsim Mong	Kwun Tong	Wong Tai Sin	Kowloon City	Southern	Eastern	Wan Chai	Central and Western	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1049)

Reply:

- (a) The geographical distribution of private buildings of different age groups as of end 2017 is set out below –

District	Building Age (years)						Total
	Below 30	30-39	40-49	50-59	60-69	70 or above	
Central and Western	1 070	713	987	632	165	106	3 673
Wan Chai	635	445	512	675	223	70	2 560
Eastern	526	499	308	328	98	29	1 788
Southern	1 565	817	433	262	106	111	3 294
Kowloon City	903	579	538	866	453	166	3 505
Wong Tai Sin	200	59	172	153	4	2	590
Kwun Tong	291	290	247	191	4	0	1 023
Yau Tsim Mong	794	447	608	1 177	239	73	3 338
Sham Shui Po	548	399	420	667	213	42	2 289
Tsuen Wan	526	177	211	158	0	9	1 081
Kwai Tsing	308	241	213	16	0	5	783
Sai Kung	1 615	891	268	76	0	5	2 855
Sha Tin	1 105	679	118	32	0	0	1 934
Tai Po	2 272	989	104	22	0	13	3 400
Northern	1 436	119	152	162	0	63	1 932
Tuen Mun	1 158	384	101	11	0	1	1 655
Yuen Long	4 255	1 195	215	22	0	66	5 753
Islands	1 142	496	52	39	0	18	1 747
Total	20 349	9 419	5 659	5 489	1 505	779	43 200

- (b) 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 buildings which have participated/are participating in Operation Building Bright (OBB) in different age groups are set out below-

District	Building Age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	14	107	91	17	0	229
Wan Chai	8	56	97	18	2	181
Eastern	0	74	94	45	3	216
Southern	2	14	11	11	0	38
Kowloon City	34	82	236	249	2	603
Wong Tai Sin	0	23	19	0	0	42
Kwun Tong	14	72	64	0	0	150
Yau Tsim Mong	14	133	322	155	3	627
Sham Shui Po	17	73	268	185	6	549
Tsuen Wan	0	53	82	6	1	142
Kwai Tsing	4	55	5	0	0	64
Sai Kung	0	0	0	0	0	0
Sha Tin	4	6	0	0	0	10
Tai Po	0	23	8	0	0	31
Northern	0	5	11	0	0	16
Tuen Mun	3	15	0	0	0	18
Yuen Long	5	106	4	0	0	115
Islands	0	0	0	0	0	0
Total	119	897	1 312	686	17	3 031

The application period for OBB ended in 2010 and there was thus no application in the past five years. Up to 31 December 2018, a total of 3 025 target buildings had received financial assistance under OBB and 3 006 buildings had had their repair and maintenance works completed. From the inception of OBB in 2009 up to 31 December 2018, the total number of household units provided with financial assistance was about 137 500, involving a total amount of \$2,699 million released.

The works subsidised by OBB and the release of OBB subsidy to owners may span over several years depending on the works progress. Therefore, HKHS, URA and BD have not maintained statistics on the average subsidy granted for each project and the total amount of subsidy granted in each of the past five years, broken down by district. Nor do they have readily available statistics on the building condition of OBB participant buildings before their rehabilitation under OBB.

The administrative cost incurred by HKHS and URA, including staff cost, is absorbed by the two organisations. HKHS and URA are unable to provide a breakdown of the expenditure and manpower incurred solely for administering OBB.

- (c) The Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan under the Integrated Building Rehabilitation Assistance Scheme (formerly named as the Integrated Building Maintenance Assistance Scheme) are funded by URA and HKHS^(Note) with their own resources. HKHS and URA have not maintained statistics on the number of participant buildings in different age groups and different districts.

(Note): Since 1 July 2015, URA has taken over the work of HKHS under the three schemes. HKHS has stopped accepting new applications under the three schemes since then, while continuing to process and follow up applications received on or before 30 June 2015.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)229

(Question Serial No. 5288)

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)
(Ms Bernadette LINN)

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 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 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 (LegCo internal reference no.: 1403)

Reply:

1. The geographical distribution of all private buildings of different age groups as of end 2018 is set out below –

District	Building Age (years)				Total
	20-29	30-39	40-49	50 or above	
Central and Western	557	681	957	1 004	3 199
Eastern	291	506	348	472	1 617
Kowloon City	321	567	565	1 504	2 957
Kwai Tsing	167	232	233	25	657
Kwun Tong	177	277	270	200	924
North	489	141	148	231	1 009
Islands	459	588	59	60	1 166
Sai Kung	696	1 007	365	91	2 159
Sham Shui Po	295	371	429	943	2 038
Sha Tin	464	791	129	35	1 419
Southern	797	819	472	505	2 593
Tai Po	901	1 245	109	40	2 295
Tsuen Wan	231	194	213	179	817
Tuen Mun	418	421	136	13	988
Wan Chai	319	449	523	990	2 281
Wong Tai Sin	99	57	165	170	491
Yau Tsim Mong	383	424	614	1 529	2 950
Yuen Long	2 094	1 601	259	92	4 046
Total	9 158	10 371	5 994	8 083	33 606

Breakdowns on the population distribution and the number of buildings with owners having applied for loans to conduct repair and maintenance works of their buildings 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 is set out below:-

Districts	Building Age			
	30-39	40-49	50 and above	Total
Central & Western	14	107	108	229
Eastern	0	74	142	216
Kowloon City	34	82	487	603
Kwai Tsing	4	55	5	64
Kwun Tong	14	72	64	150
North	0	5	11	16
Islands	0	0	0	0
Sai Kung	0	0	0	0
Sham Shui Po	17	73	459	549
Shatin	4	6	0	10
Southern	2	14	22	38
Tai Po	0	23	8	31
Tsuen Wan	0	53	89	142
Tuen Mun	3	15	0	18
Wan Chai	8	56	117	181
Wong Tai Sin	0	23	19	42
Yau Tsim Mong	14	133	480	627
Yuen Long	5	106	4	115
Total	119	897	2 015	3 031

HKHS, URA and BD do not have readily available statistics on the date of participation in OBB 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 subsidised by OBB and the release of OBB subsidy to owners may span over several years depending on the works progress. From the inception of OBB in 2009 up to 31 December 2018, the total number of household units provided with financial assistance is about 137 500, involving a total amount of \$2,699 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 2018, a total of 3 025 target buildings have received financial assistance under OBB and 3 006 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.

3. According to information provided by HKHS, the number of BMGSEO applications with approval in principle granted in different districts in the past five years from 1 January 2014 to 31 December 2018, and the age distribution of the buildings in which the relevant property units are located are tabulated in the **Annex**.

In the five years from 1 January 2014 to 31 December 2018, the respective annual total amounts of subsidy committed to be released were \$48 million in 2014, \$80 million in 2015, \$71 million in 2016, \$54 million in 2017 and \$66 million in 2018.

While OBB is administered on a building basis, BMGSEO applications are submitted on the basis of individual property units. HKHS does not have readily available 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. 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 2014 to 31 December 2018**

2014	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	0	19	73	43	5	140
Eastern	0	98	101	73	155	20	447
Kowloon City	0	2	33	57	48	22	162
Kwai Tsing	0	4	94	82	6	0	186
Kwun Tong	1	6	81	32	19	0	139
North	0	1	20	6	0	0	27
Islands	0	3	0	4	0	0	7
Sai Kung	0	4	77	0	0	0	81
Sham Shui Po	0	0	19	30	37	29	115
Sha Tin	1	1	389	45	0	0	436
Southern	0	0	10	17	3	0	30
Tai Po	0	1	73	12	6	0	92
Tsuen Wan	0	0	31	18	25	1	75
Tuen Mun	0	9	174	139	0	0	322
Wan Chai	0	0	3	23	34	10	70
Wong Tai Sin	0	12	105	13	6	1	137
Yau Tsim Mong	0	3	31	40	97	32	203
Yuen Long	0	5	35	47	10	0	97
Total	2	149	1 295	711	489	120	2 766

2015	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
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
Total	2	71	1 354	776	484	202	2 889

2016	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
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
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

2017	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	0	20	40	31	21	112
Eastern	0	6	39	73	32	69	219
Kowloon City	0	0	2	48	36	27	113
Kwai Tsing	0	1	44	20	12	0	77
Kwun Tong	0	2	32	34	3	19	90
North	1	1	37	45	0	0	84
Islands	0	0	0	1	0	0	1
Sai Kung	0	14	59	1	1	0	75
Sham Shui Po	0	0	9	57	18	21	105
Sha Tin	0	4	59	109	0	0	172
Southern	0	0	4	13	1	0	18
Tai Po	0	0	63	43	8	0	114
Tsuen Wan	0	0	28	7	52	0	87
Tuen Mun	0	3	74	277	4	0	358
Wan Chai	0	0	0	11	42	31	84
Wong Tai Sin	0	2	46	36	4	5	93
Yau Tsim Mong	0	1	5	30	39	64	139
Yuen Long	0	6	7	20	4	0	37
Total	1	40	528	865	287	257	1 978

2018	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	1	6	22	11	13	53
Eastern	0	8	27	130	63	47	275
Kowloon City	0	0	6	51	97	55	209
Kwai Tsing	0	0	25	44	21	1	91
Kwun Tong	0	2	28	43	14	14	101
North	0	7	91	33	3	4	138
Islands	0	0	1	2	1	0	4
Sai Kung	0	14	69	17	2	0	102
Sham Shui Po	0	0	7	50	28	56	141
Sha Tin	0	5	52	124	5	0	186
Southern	0	1	3	34	1	3	42
Tai Po	1	1	58	27	7	0	94
Tsuen Wan	0	1	8	10	24	5	48
Tuen Mun	0	19	51	76	8	0	154
Wan Chai	0	0	2	16	23	31	72
Wong Tai Sin	0	8	50	46	25	18	147
Yau Tsim Mong	0	0	2	44	48	70	164
Yuen Long	0	5	8	27	17	0	57
Total	1	72	494	796	398	317	2 078

CONTROLLING OFFICER'S REPLY**DEVB(PL)230****(Question Serial No. 5290)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide a list of :

- (1) All currently vacant residential sites, together with information such as their location, site area, period of vacancy;
- (2) 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 (LegCo internal reference no.: 1406)

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". Relevant details 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). Nonetheless, as explained when providing the above one-off statistics, the figures were derived by taking the total area of land carrying the respective land use zonings and deducting from it the area of private land, land already allocated for specific uses and land involving features like slopes and roads. By nature, the figures so derived illustrate just the area of land carrying the status of being "unallocated and unleased"; they are not an indication of the suitability of individual land parcels therein for development. Given the limitations of such statistics, we have not conducted regular stock-taking or updating in similar format.

In general, given the pressing need for increasing housing supply, for so long as individual parcels of vacant government land have been assessed as suitable for housing development, the Government will take action to pursue the development by taking forward the relevant statutory procedures (such as rezoning for residential use and authorisation of roadworks) and disposal arrangements. In this regard, the Government has been disseminating information on sites (including vacant government sites) to be rezoned for residential purpose (2019 Reply Serial No. DEVB(PL)047). The Lands Department has also uploaded onto its website a list of vacant government sites (including those falling within residential zones) available for community uses on an application basis, pending the realisation of the earmarked long-term uses if any (<https://www.landsd.gov.hk/en/vgl/vgl.htm>).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)231****(Question Serial No. 5317)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Please set out, in tabular form, the building age distribution of buildings in Hong Kong as at 31 December 2017, broken down by district.

Building age	Number of buildings																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			
Total																			

- (b) Regarding Operation Building Bright (OBB), will the Government inform this Committee of the following:

Please set out, in tabular form, the building age distribution for OBB participant buildings, broken down by District Council districts.

Building age	Number of OBB participant buildings																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			
Total																			

Please set out, in tabular form, the numbers of buildings in different building age which have participated in OBB, the average subsidy granted for each project and total amount of subsidy granted, in each of the past five years, broken down by district.

Year (2013/2014/ 2015/2016/ 2017)	OBB participant buildings																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total	
Building age																				
Below 30 years	Number of buildings/ Average subsidy per project/ Total amount of subsidy granted																			
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

Please set out, in tabular form, the building condition of OBB participant buildings before rehabilitation since the launch of OBB, broken down by building age.

	Number of OBB participant buildings belonging to the following building condition categories before rehabilitation				
	Good	Satisfactory	Less Satisfactory	Varied	Poor
Below 30 years					
30-39 years					
40-49 years					
50-59 years					
60-69 years					
70 years or above					

Please set out, in tabular form, the expenditure and staff allocation of the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) in relation to OBB over the past five years.

	Expenditure of the URA	Staff allocation of the URA	Expenditure of the HKHS	Staff allocation of the HKHS
2013				
2014				
2015				
2016				
2017				

(c) Regarding the Integrated Building Maintenance Assistance Scheme (IBMAS), will the Government inform this Committee of the following:

(i) Please set out, in tabular form, the building age distribution of IBMAS participant buildings up to present, broken down by District Council districts.

Building age	Number of IBMAS participant buildings																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

- (ii) Please set out, in tabular form, the numbers of buildings in different building age which have participated in the IBMAS in each of the past five years, broken down by district.

2013/2014/2015/ 2016/2017	Number of IBMAS participant buildings																			
	Total	Islands	Yuen Long	Tuen Mun	North	Tai Po	Sha Tin	Sai Kung	Kwai Tsing	Tsuen Wan	Sham Shui Po	Yau Tsim Mong	Kwun Tong	Wong Tai Sin	Kowloon City	Southern	Eastern	Wan Chai	Central and Western	
Below 30 years																				
30-39 years																				
40-49 years																				
50-59 years																				
60-69 years																				
70 years or above																				

- (d) Please set out, in tabular form, the building condition of IBMAS participant buildings before rehabilitation since the launch of IBMAS, broken down by building age.

	Number of IBMAS participant buildings belonging to the following condition categories before rehabilitation				
	Good	Satisfactory	Less Satisfactory	Varied	Poor
Below 30 years					
30-39 years					
40-49 years					
50-59 years					
60-69 years					
70 years or above					

- (e) Please set out, in tabular form, the expenditure and staff allocation of the URA in relation to the IBMAS over the past five years.

	Expenditure of the URA	Staff allocation of the URA
2013		
2014		
2015		
2016		
2017		

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2033)

Reply:

- (a) The geographical distribution of private buildings of different age groups as of end 2017 is set out below –

District	Building Age (years)						Total
	Below 30	30-39	40-49	50-59	60-69	70 or above	
Central and Western	1 070	713	987	632	165	106	3 673
Wan Chai	635	445	512	675	223	70	2 560
Eastern	526	499	308	328	98	29	1 788
Southern	1 565	817	433	262	106	111	3 294
Kowloon City	903	579	538	866	453	166	3 505
Wong Tai Sin	200	59	172	153	4	2	590
Kwun Tong	291	290	247	191	4	0	1 023
Yau Tsim Mong	794	447	608	1 177	239	73	3 338
Sham Shui Po	548	399	420	667	213	42	2 289
Tsuen Wan	526	177	211	158	0	9	1 081
Kwai Tsing	308	241	213	16	0	5	783
Sai Kung	1 615	891	268	76	0	5	2 855
Sha Tin	1 105	679	118	32	0	0	1 934
Tai Po	2 272	989	104	22	0	13	3 400
North	1 436	119	152	162	0	63	1 932
Tuen Mun	1 158	384	101	11	0	1	1 655
Yuen Long	4 255	1 195	215	22	0	66	5 753
Islands	1 142	496	52	39	0	18	1 747
Total	20 349	9 419	5 659	5 489	1 505	779	43 200

- (b) 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 buildings which have participated/are participating in Operation Building Bright (OBB) launched in 2009 in different age groups is set out below-

District	Building Age (years)					Total
	30-39	40-49	50-59	60-69	70 or above	
Central and Western	14	107	91	17	0	229
Wan Chai	8	56	97	18	2	181
Eastern	0	74	94	45	3	216
Southern	2	14	11	11	0	38
Kowloon City	34	82	236	249	2	603
Wong Tai Sin	0	23	19	0	0	42
Kwun Tong	14	72	64	0	0	150
Yau Tsim Mong	14	133	322	155	3	627
Sham Shui Po	17	73	268	185	6	549
Tsuen Wan	0	53	82	6	1	142
Kwai Tsing	4	55	5	0	0	64
Sai Kung	0	0	0	0	0	0
Sha Tin	4	6	0	0	0	10
Tai Po	0	23	8	0	0	31
North	0	5	11	0	0	16
Tuen Mun	3	15	0	0	0	18
Yuen Long	5	106	4	0	0	115
Islands	0	0	0	0	0	0
Total	119	897	1 312	686	17	3 031

The application period for OBB ended in 2010 and there was thus no application in the past five years. Up to 31 December 2018, a total of 3 025 target buildings had received financial assistance under OBB and 3 006 buildings had had their repair and maintenance works completed. From the inception of OBB in 2009 up to 31 December 2018, the total number of household units provided with financial assistance was about 137 500, involving a total amount of \$2,699 million released.

The works subsidised by OBB and the release of OBB subsidy to owners may span over several years depending on the works progress. Therefore, HKHS, URA and BD have not maintained statistics on the average subsidy granted for each project and the total amount of subsidy granted in each of the past five years, broken down by district. Nor do they have readily available statistics on the building condition of OBB participant buildings before their rehabilitation under OBB.

The administrative cost incurred by HKHS and URA, including staff cost, is absorbed by the two organisations. HKHS and URA are unable to provide a breakdown of the expenditure and manpower incurred solely for administering OBB.

(c) to (e)

The Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan under the Integrated Building Rehabilitation Assistance Scheme (formerly named as the Integrated Building Maintenance Assistance Scheme) are funded by URA and HKHS^(Note) with their own resources. HKHS and URA do not have readily available information giving a breakdown of the expenditure and manpower incurred solely for the three schemes. Nor do they have readily available statistics, in the format as requested, on the number of participant buildings in different age groups and different districts, or the building condition of these buildings before joining the three schemes.

(Note): Since 1 July 2015, URA has taken over the work of HKHS under the three schemes. HKHS has stopped accepting new applications under the three schemes since then, while continuing to process and follow up applications received on or before 30 June 2015.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)232****(Question Serial No. 5318)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

The Urban Renewal Authority (URA) is engaging external consultants to conduct a planning study for Yau Ma Tei and Mong Kok districts (Yau Mong District Study) regarding urban renewal. Will the Government inform this Committee of the following:

- (a) The names of the external consultants engaged by the URA, the estimated year of completion of and estimated expenditure for the study.
- (b) The URA has mentioned that it might ask the Government to relax planning restrictions at the district level, so as to let the URA develop even more housing units in the Yau Mong district. Meanwhile, the URA has indicated that it was considering plot ratio transfer to attract more private developers to take part in urban renewal projects. Regarding plot ratio transfer or relaxing planning restrictions at the district level, has the Planning Department ever conducted related studies on these fronts? If yes, what are the study results?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2034)

Reply:

- (a) To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA), with the support of the appointed consultant AECOM, commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources. The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study. The Yau Mong District Study is expected to be completed in end 2019/early 2020.

- (b) The Planning Department conducted planning studies, for example, the Urban Renewal Strategy Study completed in 1999 and the Stage II Study on Review of Metroplan and the Related Kowloon Density Study completed in 2003, to examine possible measures that might facilitate urban renewal including relaxation of plot ratio. Having regard to those studies, it was generally concluded then that while there might be scope for selective relaxation of plot ratio control for individual large-scale comprehensive redevelopment schemes, blanket plot ratio relaxation in Kowloon was considered not appropriate at that juncture in view of the infrastructure capacity and other constraints. As these studies were completed some years ago, the Government welcomes the initiative of URA to carry out the Yau Mong District Study with a view to formulating new approaches and developing long-term strategies to address urban decay problems in the old urban areas.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)233

(Question Serial No. 5319)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide the estimated expenditure and work plan for the new item of Operation Building Bright 2.0 for the coming financial year. Why is the funding bid submitted to the Legislative Council (LegCo) for approval in the context of the Appropriation Bill 2018 instead of being separately submitted to LegCo Finance Committee for funding approval?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2035)

Reply:

To protect public safety, the Government earmarked \$3 billion for Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under MBIS. The Urban Renewal Authority (URA) received 579 eligible applications, covering 479 buildings ^(Note), in the first round of applications. It is expected that some 280 Category 1 buildings will be undertaking various stages of work under MBIS in 2019, ranging from the procurement of the prescribed inspection to the carrying out of the requisite repair works.

^(Note) Application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC.

Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called “3-nil” buildings, which are buildings that do not have an owners’ corporation or an owners’ committee, or have not engaged any property management company). The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost. BD targets to commence the prescribed inspection for a total of 250 Category 2 buildings in 2019. Based on current projections, the estimated cash flow requirement for the two categories of buildings in 2019-20 is \$530 million.

It is not a new arrangement to include in the draft Estimates funding proposals for creating commitments or increasing expenditure ceilings for approved commitment items under the General Revenue Account, for scrutiny and approval by the Legislative Council (LegCo) in the context of the Appropriation Bill. The Government explained the relevant arrangements to the Finance Committee in early 2015. In this particular case, before the funding proposal for OBB 2.0 was included in the draft Estimates, we provided relevant information to and consulted the LegCo Panel on Development on 20 December 2017. We included the necessary provision for OBB 2.0 under the respective heads and sub-heads of expenditure, as well as provided appropriate information in the Controlling Officer’s Report for Members’ consideration. The funding proposal was subsequently approved in the context of the Appropriation Bill on 10 May 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)234

(Question Serial No. 5324)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government states that 480 000 housing units, including 290 000 public housing units, will be built over the next ten years. Please set out in detail the information of the sites planned for residential use in the future, as well as the information of those planned to be rezoned for residential use, including their respective area, district, planned number of residents, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2040)

Reply:

As announced in the Long Term Housing Strategy (LTHS) Annual Progress Report 2018 published by the Transport and Housing Bureau in December 2018, the total housing supply target for the ten-year period from 2019-20 to 2028-29 is 450 000 units and the Government has revised the public/private split from 60:40 to 70:30. Accordingly, the public and private housing supply targets are 315 000 units and 135 000 units respectively.

The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets. Suitable sites are allocated to the Hong Kong Housing Authority (HA) and Hong Kong Housing Society (HKHS) for public housing development, or disposed for private residential development through the Land Sale Programme in accordance with the established mechanism having regard to the housing supply targets.

As stated in the LTHS Annual Progress Report 2018, the Government has identified land for the construction of about 248 000 public housing units in the above ten-year period, assuming that all sites identified can be smoothly delivered on time for housing development. According to the forecasts as at December 2018, the estimated number of units and the location of public housing projects to be completed by HA and the HKHS in the coming five years (2018-19 to 2022-23) by district are set out at **Annex**.

For public housing projects with completion dates scheduled for 2023-24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, infrastructure construction and site formation works, etc.. In many cases, the project sites are still subject to technical studies or investigation. Some of the sites also involve land resumption, clearance, or re-provisioning of affected facilities. For projects involving Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, no detailed information and programme can be provided at this stage. Nonetheless, information will be provided in good time according to the rolling production programme. The Government will also consult relevant District Councils when appropriate. As for private housing, the supply target of 135 000 units for the above ten-year period will continue to be met through various private housing land supply sources including government land sale, railway property development projects, projects of the Urban Renewal Authority and private development/redevelopment projects. Based on the projection as at end-December 2018, the projected supply of first-hand private residential property market for the coming three to four years is at about 93 000 units.

On land supply, under the Government's multi-pronged strategy, a total of over 380 000 housing units will be provided in the short-to-medium term, mainly by way of changing existing land uses and increasing development intensity for some 210 housing sites identified through land use reviews, which will contribute over 310 000 housing units (over 70% of which are for public housing). At the same time, the Government is pressing ahead with the implementation of various projects including new development areas for Kwu Tung North/Fanling North, Hung Shui Kiu and Yuen Long South, and new town extension in Tung Chung, which are expected to provide some 210 000 housing units. Together with railway property development projects, over 230 000 housing units will be provided in the medium-to-long term. In total, the short, medium and long-term land supply initiatives are expected to provide over 610 000 housing units.

HA's Public Rental Housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) Production (2018-19 to 2022-23)

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	5.3 [#]
		Eastern Harbour Crossing Site Phase 7	500		0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	1.6
		Lai Chi Kok Road - Tonkin Street Phase 1^	2 500		1.5
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300		0.8
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 1	400		7.9 [#]
		So Uk Phase 2	3 700		
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	20 500	
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 [#]
		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	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
	Extended Urban	Sha Tin	Fo Tan	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	13 800	

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
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 [#]
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	12.4 [#]
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 300	
2021-22					
Urban	Eastern	Chai Wan Road [^]	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 [#]
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	12.4 [#]
			Sub-total	14 400	
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6 [#]
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi [^]	2 900	3 700	2.2
		Lai Cho Road	800		0.58
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	6.7
			Sub-total	12 900	
			Total	72 900	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Note: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

The figure includes all phases. Some of these phases will not be completed in the year.

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

^ GSH Projects announced in or before March 2019.

**HA's Other Subsidised
Sale Flats (Other SSFs) Production (2018-19 to 2022-23)**

Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1*	824	824	2.0 [#]
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 500	2.0 [#]
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 [#]
			Sub-total	4 400	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Sub-total	6 800	

Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub district	Gross Site Area (ha) (about)@
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	5 400	
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6 [#]
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500	0.4
			Sub-total	1 500	
			Total	24 600	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

The figure includes all phases. Some of these phases will not be completed in the year.

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

HKHS's Public Rental Housing (PRH) Production (2018-19 to 2022-23)

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	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5 [#]
			Sub-total	1 000	
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			Sub-total	300	
			Total	1 300	

(Based on Hong Kong Housing Society's flat production forecast as at December 2018)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* Senior Citizen Residences Scheme Project

The figure includes all phases. Some of these phases will not be completed in the year.

**HKHS's Subsidised Sale Flats (SSF) Production
(2018-19 to 2022-23)**

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
2019-20					
Extended Urban	Sha Tin	Sha Tin Area 36C(Greenhill Villa)*	1 020	1 350	1.2
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330		0.2
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290	0.3
			<i>Sub-total</i>	1 640	
			Total	1 640	

(Based on Hong Kong Housing Society 's flat production forecast as at December 2018)

Note : * These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)235****(Question Serial No. 5328)**

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)
(Ms Bernadette LINN)

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 (LegCo internal reference no.: 2044)

Reply:

The “North East New Territories New Development Areas Planning and Engineering Study” (the Study) was jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD). The expenditures on the Study (excluding in-house staff cost) in the past five years are as follows:

Financial Year	Expenditure (\$M)
2014-15	3.78
2015-16	0.79
2016-17	0.61
2017-18	0
2018-19	0

The Study has already been completed and all outstanding payments were settled in 2016-17.

The Study was undertaken by PlanD and CEDD, and supervised by Development Bureau as part of colleagues' overall duties covering also other areas of work. We are therefore unable to provide a breakdown indicating the staff costs incurred solely on work related to the Study.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)236****(Question Serial No. 5333)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out, in tabular form, 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 (LegCo internal reference no.: 2049)

Reply:

The Development Bureau (DEVB), with support from relevant bureaux/departments (B/Ds), is aiming to secure funding approval from the Finance Committee (FC) of the Legislative Council for the site formation and engineering infrastructure works of the First Phase development of the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA), and the detailed design for the Remaining Phase amongst other things. Subject to FC's approval within the first half of 2019, Lands Department will commence the land resumption and clearance for the First Phase in a progressive manner starting from the second half of 2019. In parallel, the Civil Engineering and Development Department will start the First Phase works and the detailed design of the Remaining Phase.

Meanwhile, DEVB will continue to coordinate B/Ds' efforts in resolving various issues to ensure smooth implementation of the KTN/FLN NDA. These include -

- (a) expediting the eligibility check of the 445 households affected by the First Phase for compensation and rehousing benefits upon receipt of household information, and advancing the eligibility check of those households to be affected by subsequent phases but have expressed a wish for moving out earlier;
- (b) expediting the eligibility check of the 141 business undertakings affected by the First Phase for ex-gratia allowances, as well as providing assistance as far as possible to operators who wish to relocate their business elsewhere;

- (c) through an inter-departmental working group led by Social Welfare Department, discussing with elderly home operators at Dills Corner Garden the interim arrangement for some 160 elderly residents affected by the First Phase clearance, as well as the relocation of all the elderly residents to the new welfare complex in 2023;
- (d) liaising with farmers affected by the First Phase on re-farming options, including the Special Agricultural Land Rehabilitation Scheme, as well as the future Long Valley Nature Park and Agricultural Park; and
- (e) rendering assistance as far as possible to villagers in handling their pets.

The manpower and other operating expenditure for DEVB and other B/Ds in taking forward the KTN/FLN development will be met by provisions included in the respective Heads of Expenditure under the 2019-20 Draft Estimates. As the staff involved are often also responsible for other duties, we are not in a position to pinpoint the provisions attributable to work on KTN/FLN development alone.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)237

(Question Serial No. 7235)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please set out the monthly salary, allowances and other expenses for the Secretary for Development over the past three 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 (LegCo internal reference no.: 1460)

Reply:

The monthly salary in respect of the position of Secretary for Development (SDEV) stood at \$298,115 from April 2016 to June 2017 and was revised to \$333,900 and \$340,250 with effect from July 2017 and July 2018 respectively. 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), 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)238****(Question Serial No. 5005)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With regard to “draw 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”, please inform us of the following:

1. The list and geographical distribution of the vacant government sites and school premises under the Government's plan;
2. Details of the plan to optimise the use of vacant sites, the workflow and the expected use of the \$1 billion funding.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2036)

Reply:

1. A list of vacant government sites (including vacant school premises on government land) under Lands Department's management and available for application for short-term use is uploaded onto the department's “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en). The website provides the details of more than 850 individual vacant sites, including their location, site area and application status.
2. The funding scheme would provide non-government organisations with subsidies to pursue one-off, basic, and essential capital works required to make the vacant sites/premises under short-term tenancies fit for taking forward a variety of socially beneficial initiatives. Such works may include, for example, slope upgrading works, site formation, erection of temporary structures (such as those using modular integrated construction methods), provision of sewerage/drainage, pedestrian/vehicular access, renovation of dilapidated premises, installation of fire safety equipment or barrier-free facilities, etc. The costs in relation to consultancy services commissioned to determine the technical feasibility or parameters of the

proposed works, as well as insurance policies covering any potential claims that may arise during surveys, investigations and renovation works, may also be covered. Details about the funding scheme (including the application form and procedure) have been uploaded onto our website (https://www.devb.gov.hk/en/issues_in_focus/Funding_Scheme_to_Support_the_Use_of_Vacant_Government_Sites_by_Non_government_Organisations/index.html). Once we receive applications, we would examine the technical feasibility and budget of the proposed works as soon as possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)239

(Question Serial No. 5006)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding “continuing 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”, please inform us of the following:

1. The progress of the study at this stage and the expected year and quarter of the year for its completion;
2. The membership composition of the steering committee engaged in the study and the expenditure on commissioning the said committee;
3. The respective estimated expenditures with regard to the four aspects of redevelopment, rehabilitation, revitalisation and preservation of the two districts.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2037)

Reply:

1. To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study).

URA has completed the baseline review on the physical attributes of the study area, and has briefed the Yau Tsim Mong District Council on the findings. Based on the findings on the scale of urban decay, development density, transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. A selection framework for identification of “Potential Urban Renewal Opportunity Areas” will be developed. Selected opportunity areas will be consolidated into options of “Master Renewal Concept Plans” (MRCP) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

URA has also been reviewing the existing institutional framework and implementation mechanisms. The findings will contribute towards formulating enhanced urban renewal implementation strategies to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation. The Yau Mong District Study is expected to be completed in end 2019/early 2020.

2. URA has set up a steering committee with the participation of the Development Bureau and relevant government departments to take forward the Yau Mong District Study. The membership of the steering committee comprises the senior management of URA and representatives of Development Bureau, Buildings Department, Lands Department and Planning Department. Other government departments including Architectural Services Department, Drainage Services Department, Environmental Protection Department, Food and Environmental Hygiene Department, Home Affairs Department, Leisure and Cultural Services Department and Water Supplies Department are also involved on a need basis. As the relevant bureau/departments are providing support to URA for undertaking the study as part of their overall duties, we are unable to provide a separate breakdown of the resources incurred by the Government solely for such supportive work.
3. It is premature at this stage for URA to estimate the expenditure in relation to redevelopment, rehabilitation, revitalisation and heritage preservation proposals in these two districts arising from the Yau Mong District Study.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)240

(Question Serial No. 5007)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding “enhancing the ex-gratia compensation and rehousing arrangements for domestic occupants in squatters and business undertakings affected by government development clearance exercises”, the Secretary for Development has promised in the meeting on the Government’s proposed enhancements to ex-gratia compensation and rehousing arrangements for government development clearance exercises that briefing sessions will be held in those urban areas with squatters. Please inform us of the following:

- (1) In which districts will the said briefing sessions be held and what are the specific timetables?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2038)

Reply:

Since the announcement of the enhanced general ex-gratia compensation and rehousing arrangements of government development clearance exercises on 10 May 2018, the Development Bureau and Lands Department (LandsD) have been engaging different stakeholders. Apart from listening to the views of Legislative Counsel (LegCo) Members and deputations’ views at the LegCo Panel meetings held in May and June 2018, we also briefed local stakeholders (such as relevant District Councils, Rural Committees, carees (including residents’ groups and concern groups affected by key government development clearance exercises in the pipeline) on various occasions. Subsequent to the Finance Committee (FC)’s approval of the proposal on ex-gratia compensation in July 2018, we continued to engage local stakeholders, particularly those who will be affected by key government development clearance exercises in the upcoming year, on the enhanced general ex-gratia compensation and rehousing arrangements.

Separately, to complement the approved proposal of extending the arrangements on non-means tested rehousing and enhanced cash ex-gratia allowances to eligible households currently residing in surveyed/licenced non-domestic structures, LandsD launched a one-off voluntary registration exercise on a territory-wide scale on 1 November 2018 for domestic occupants residing in surveyed/licenced non-domestic structures to apply for registration for the purpose of being considered for the compensation and rehousing arrangements in Government's future development clearance exercises. In relation to this, LandsD rolled out territory-wide publicity and conducted targeted briefings for local stakeholders. As far as the urban areas are concerned, briefing sessions on the one-off voluntary registration exercise were held in Cha Kwo Ling and Lei Yue Mun in December 2018 and in Wong Chuk Hang in April 2019. LandsD will continue to maintain liaison with local stakeholders and take into consideration their requests when arranging briefing sessions in urban areas as appropriate.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)241****(Question Serial No. 5011)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding “continuing to oversee the implementation of major initiatives under Urban Renewal Strategy (URS)”, the Government has established the District Urban Renewal Forum for implementing the URS. It is mentioned, inter alia, in paragraph 4.13 “Proposals on Urban Renewal” of the final report of the Study on Urban Renewal Plan for Kowloon City in 2014 that “...we will explore the feasibility of developing a vehicle repair centre to re-provision for vehicle repair workshops affected by redevelopment”.

In this connection, please inform us of the progress of the proposed development of a vehicle repair centre, details of the funding and timetable of the plan, as part of the Bureau’s work in overseeing the Urban Renewal Authority’s implementation of its Corporate Plan.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2042)

Reply:

The Kowloon City District Urban Renewal Forum (the KC DURF) submitted the Urban Renewal Plan for Kowloon City (the Plan) to the Government in 2014. The Plan serves as a reference for the related government bureaux and departments, the Urban Renewal Authority (URA), the public and other stakeholders including developers, owners, non-governmental organisations etc. which could take part in the implementation of the Plan. Since then, the Government and the URA have been implementing various proposals under the Plan. Specifically, the URA has commenced a total of eight projects in Kowloon City since 2016 taking into account the recommendations of the Plan.

The KC DURF noted that there were many small scale vehicle repair workshops in the “5 Streets” and “13 Streets” Area in To Kwa Wan, and that the operators generally hoped to continue their business in Kowloon upon redevelopment of the area. Therefore,

the KC DURF suggested under the Plan to explore the feasibility of developing a vehicle repair centre for the relocation of such workshops. URA has subsequently explored the idea and considered that there are practical problems in re-provisioning in the same district those vehicle repair workshops affected by URA's redevelopment projects, taking into account the statutory land uses permitted for the area under redevelopment, as well as the statutory requirements on issues involving safety and environmental protection for vehicle repair workshops.

Under the URA's prevailing acquisition policy for non-domestic properties, the URA will offer to owner-operators affected by its redevelopment projects the market value of the premises plus an ex-gratia allowance (EGA) (which is 35% of its market value or four times of its Rateable Value (RV), whichever is higher). For affected tenant-operators, the URA will offer EGA which is three times of its RV. In addition to EGA, an additional payment of ex-gratia business allowance (EGBA) may also be payable to owner-operators or tenant-operators subject to compliance with specific requirements laid down by the URA. Owner-operators or tenant-operators may also lodge a claim for business loss in lieu of EGA and EGBA. Besides, the URA Board approved in June 2017 enhancements to its policies for ex-gratia payments to non-domestic owner-occupiers and tenants who are affected by its redevelopment projects.

The URA, together with relevant Government departments, will continue to monitor the situation and continue exploring appropriate measures to minimise the impacts on special trades including vehicle repair workshops arising from its redevelopment projects.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)242****(Question Serial No. 5012)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding “continuing to oversee the implementation of major initiatives under Urban Renewal Strategy (URS),” it is mentioned in paragraph 32 of the URS that the Urban Renewal Authority (URA) should “conduct a freezing survey to determine eligibility for ex-gratia allowances and rehousing ... to prevent and deter “imposters” from taking up residence in the project area afterwards and abusing the compensation system or the rehousing scheme and to deter unfair eviction of tenants.” It is clearly shown that the purpose of the freezing survey is to safeguard the rights of those who are affected.

However, Mr TAM Kin-keung, the incumbent General Manager (Acquisition and Clearance) of URA, said at a meeting with the shop tenants affected by the redevelopment of To Kwa Wan that even those street-front shop tenants who moved in after the completion of the freezing survey could obtain the compensation granted by URA. On the contrary, those street-front shop tenants who had been evicted by the owners before the successful acquisition of the property by URA would lose their “ex-gratia business allowance”.

In this connection, please advise this Committee what the Government will do, in monitoring the implementation of URA’s initiatives, to plug the loophole caused by the freezing survey with a view to safeguarding the rights of the residents affected by redevelopment.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2043)

Reply:

Under section 23(2) of the Urban Renewal Authority Ordinance, the date on which a project is first published in the Government Gazette will be regarded as the commencement date of the implementation of the project. On the commencement date, the Urban Renewal Authority (URA) will conduct a freezing survey to determine the eligibility for ex-gratia allowances and rehousing. The survey should be completed on the same day or at most within a few days. The purpose of the survey is to obtain occupancy information as at the

commencement date in order to prevent and deter “imposters” from occupying the project area afterwards and abusing the compensation system/rehousing scheme and to deter unfair eviction of tenants.

In a situation where a non-domestic tenant who has been registered in the freezing survey but has vacated the premises before acquisition by URA of the property interest, URA will make reference to the information as obtained from the freezing survey and reserve the tenant’s right to the entitlement for a special ex-gratia business allowance (EGBA), the amount of which is directly proportional to the number of years of continuous operation by the tenant-operator in the property. This enhancement to the policy for ex-gratia payment was introduced in 2017, and applies to all the redevelopment projects commenced by URA and being implemented in To Kwa Wan.

As for a non-domestic tenant who moves in a premises after the freezing survey, the tenant will only be offered an ex-gratia allowance to facilitate his/her relocation, but not the special EGBA.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)243****(Question Serial No. 4523)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

The Steering Committee on Land Supply (SCLS) chaired by the Financial Secretary (FS) is tasked, among others, to co-ordinate the overall plans for development and supply of land in Hong Kong for various uses, and adjust supply in response to changes in demand. Please advise this Committee of the following:

1. The number of sessions of meeting held by the SCLS, as well as the additional recurrent and non-recurrent expenditures involved over the past five years;
2. In March 2019, the FS announced that the SCLS would be re-structured. He also stated that all the Directors of Bureaux would take part in making land demand forecasts and establishing a land reserve. Please provide the latest terms of reference and membership of the SCLS.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 66)

Reply:

The Steering Committee on Land Supply (SCLS), chaired by the Financial Secretary, is a standing and inter-departmental forum within the Government to coordinate work on planning, development and land supply. Before the recent re-organisation, Members of the SCLS included Secretary for Development, Secretary for Transport and Housing, Secretary for the Environment, Secretary for Financial Services and the Treasury, Permanent Secretary for Transport and Housing (Housing)/Director of Housing, Permanent Secretary for the Environment/Director of Environmental Protection, Director of Planning, Director of Lands, Director of Civil Engineering and Development, and Commissioner for Transport. Between the establishment of SCLS in early 2013 and 31 March 2019, a total of 20 meetings were held. The Development Bureau provides secretariat support to 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 area of work.

Taking account of the recommendations tendered by the Task Force on Land Supply and to strengthen the Government's high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition and terms of reference of SCLS have been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department (namely Permanent Secretary (Housing)/Director of Housing, Permanent Secretary (Environment)/Director of Environmental Protection, Director of Planning, Director of Lands, Director of Civil Engineering and Development, and Commissioner for Transport) and the Government Economist, while other Heads of Department who are not standing members of SCLS may be invited to attend on a need basis.

Specifically, the SCLS upon its re-organisation will look into the following aspects in a continuous manner -

- (a) adopt a vision-driven and forward-looking approach in re-assessing our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population;
- (b) oversee the adoption of an infrastructure-led and capacity creating approach in planning and providing strategic transport infrastructure, as well as integration of land use planning and infrastructure decision making;
- (c) consider implementation arrangements to be adopted for major development projects; and
- (d) coordinate cross-bureau efforts and monitor progress to ensure that land supply strategy and its implementation are taken forward in a timely and effective manner.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)244

(Question Serial No. 4766)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

This year, the Planning and Lands Branch of the Development Bureau will continue to work with the Harbour 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. Regarding the development of Site 3 of the new Central Harbourfront, will the Government inform this Committee of the following:

1. The respective open space per person, local open space per person and district open space per person for Mid-levels West Planning Area, Sai Ying Pun and Sheung Wan Planning Area, Kennedy Town and Mount Davis Planning Area, Wan Chai Planning Area and Mid-levels East Planning Area;
2. As the Government plans to develop Site 3 of the new Central Harbourfront for commercial use, please advise on the development timetable of the subject site.
3. Will the Government conduct comprehensive public consultation on the development of Site 3 of the new Central Harbourfront?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 361)

Reply:

1.

Based on the Planning Department's figures on open space provision in 2018 with inputs from the Leisure and Cultural Services Department and Housing Department, and population figures in the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing provision of open space and provision per person in the Central & Western and Wan Chai districts are set out in the table below. We do not maintain such information by planning area.

District	Total Open Space (ha) (about)	Total Open Space Per Person (square metres) (about)	District Open Space (ha) (about)	District Open Space Per Person (square metres) (about)	Local Open Space (ha) (about)	Local Open Space Per Person (square metres) (about)
Central and Western	57.45	2.36	39.98	1.64	17.47	0.72
Wan Chai	51.0	2.83	35.9	1.99	15.1	0.84

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. and 3.

As recommended in the Urban Design Study for the New Central Harbourfront (UDS) completed in 2011, Site 3 will incorporate a low-density commercial development with building height significantly lower than surrounding office blocks; a quality and green public open space occupying more than half of the site area (i.e. at least 2.5 hectares); and a continuous landscaped deck, stretching across the site in a north-south direction and bringing people from the hinterland of Central to the new harbourfront, which will enhance the accessibility of the New Central Harbourfront.

These above UDS recommendations were made after extensive public engagement exercises. Different public and advisory bodies, including the Legislative Council Panel on Home Affairs and Panel on Development, Antiquities Advisory Board, former Harbour-front Enhancement Committee, Town Planning Board and the 18 District Councils, had been consulted during the process. The Government is taking forward development of Site 3 in accordance with the recommendations of the UDS. The Site has not been included in the 2019-20 Land Sale Programme. Similar to other commercial sites disposed of by the Government, the Government will make necessary announcement in the land sale programmes following the established practice.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)245

(Question Serial No. 4767)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government plans to develop Site 3 of the new Central Harbourfront for commercial use. In this connection, will the Government inform this Committee of the following:

1. Has the Government considered retaining the General Post Office in Central for its original or other public uses? If yes, what are the details? If not, what are the reasons?
2. Has the Government considered retaining the Star Ferry Car Park for its original or other public uses? If yes, what are the details? If not, what are the reasons?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 362)

Reply:

As recommended in the Urban Design Study for the New Central Harbourfront (UDS) completed in 2011 following two stages of extensive public engagement exercises, Site 3 will incorporate a low-density commercial development with building height significantly lower than surrounding office blocks; a quality and green public open space occupying more than half of the site area (i.e. at least 2.5 hectares); and a continuous landscaped deck, stretching across the site in a north-south direction and bringing people from the hinterland of Central to the new harbourfront, which will enhance the accessibility of the New Central Harbourfront.

The Government is taking forward development of Site 3 in accordance with the recommendations of the UDS. According to the design concept in the UDS, both the General Post Office and Star Ferry Car Park would be demolished after suitable reprovisioning arrangements. Retaining the two buildings will contravene the design concept and requirements stipulated in the concerned planning brief, undermining the overall development potential of Site 3 and preventing the vision of creating a more attractive, vibrant and accessible New Central Harbourfront from being brought into fruition. Accordingly, the Government will continue to take forward the development of Site 3 according to the original design concept and the planning brief of the site.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)246****(Question Serial No. 4769)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

This year, the Development 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. Regarding the development of a community garden at Western District Public Cargo Working Area, will the Government inform this Committee of the following:

1. What are the progress and expenditure involved for the development of community garden at Berths No. 1 to 3 of the Western District Public Cargo Working Area?
2. What will be the Government's criteria in selection of the non-governmental organisation or social enterprise and the validity period of the successful tender?
3. How will the Government ensure that the harbourfront site at the Western District Public Cargo Working Area will be open to pets and the public?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 364)

Reply:

1. and 2.

Following the release of a 172-metre sea frontage of the former Berth No. 1 to 3 of the Western District Public Cargo Working Area (WDPCWA), and having regard to the views of Central and Western District Council, the Harbourfront Commission's Task Force on Harbourfront Developments of Hong Kong Island and some local concern groups, the Development Bureau (DEVB) agreed in March 2018 to let out the hinterland part of the site (about 2 000 m²) to a non-governmental organisation (NGO) or social enterprise to run a community garden through a three-year short-term tenancy at nominal rent, while the adjacent harbourfront part of the site (about 5 900 m²) would be developed into a promenade-cum-public open space to be operated by the Government.

The project estimate of designing and constructing the promenade-cum-public open space is \$29.92 million. Construction commenced in August 2018, with its boardwalk section along the waterfront completed and open to public in March 2019. The entire promenade-cum-public open space is expected to be fully completed by end 2019.

As for the community garden to be operated on a self-sustainable basis, an NGO operator has been selected through an invitation for proposal exercise based on pre-determined criteria including diversity and accessibility of activities organised by the community garden, compatibility of proposed uses with the harbourfront environment and district engagement activities. The selected NGO would commence works in May 2019 for progressive completion from end 2019 to tie in with the opening of the rest of the promenade-cum-public open space.

3.

The community farm will operate with an open style in that its outdoor area will be opened to the public. This together with the government-operated promenade-cum-public open space will make available around 7 500 m² (out of the total 7 900 m²) for public enjoyment round the clock. A pet garden will be provided on the promenade-cum-public open space, on top of other facilities that would enhance experience at the harbourfront including shelters, lightings, benches, public toilet, railings and resurfaced paving blocks etc.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)247

(Question Serial No. 4770)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Planning Department submitted an application to the Town Planning Board in 2017 for rezoning a harbourfront site at Cha Kwo Ling Road in Yau Tong for construction of a campus for Vocational Training Council (VTC). Meanwhile, it is stated that the Development Bureau (DEVB) will continue 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. Regarding the Cha Kwo Ling harbourfront, will the Government inform this Committee of the following:

1. In 2006, the harbourfront site at Cha Kwo Ling Road was reserved for development of the Cha Kwo Ling Park but the site was subsequently rezoned for construction of the VTC campus. Please advise on the reasons for the change of zoning?
2. How will the rezoning of the harbourfront site at Cha Kwo Ling Road accomplish the DEVB's "stated mission" of creating a harbourfront for "enjoyment for all"?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 365)

Reply:

1. The area that has been rezoned to facilitate the Vocational Training Council (VTC) campus development (the subject area) is occupied by existing developments including the Kwun Tong Sewage Pumping Station (KTSPS), a liquefied petroleum gas filling station and Wai Lok Street, as well as land reserved for various uses including an extension of the KTSPS, the development of the tunnel ventilation shaft and administration building of the proposed Trunk Road 2, and a 50m wide waterfront promenade cum public open space (POS). As land reservation is no longer required for the extension of the KTSPS and the ventilation shaft and administration building, there is an opportunity for reviewing the land uses of the subject area.

To support the policy objective of allowing young people to develop their interests and realise their potential through vocational and professional education and training, and considering that there is a need to enhance some of the VTC institutions and facilities, the Government considered a site of around 4.2 hectares within the subject area to be suitable for the proposed development.

To take forward the proposal, the subject area was rezoned to “Government, Institution or Community” on the draft Kai Tak Outline Zoning Plan (OZP), which was subsequently approved by the Chief Executive in Council on 15 May 2018.

2. Although the total land area zoned “Open Space” in the subject area has been reduced from 5.2 hectares to 4.2 hectares, VTC has agreed to reduce its development scale and construct 1 hectare of POS within its project site for handing back to the Government for management and maintenance upon completion. The total provision of waterfront promenade cum POS will therefore remain unchanged at 5.2 hectares. To facilitate early delivery of the waterfront promenade cum POS and its adjacent areas, resources have been earmarked in the 2019-20 Budget for pushing forward commencement of their construction in around 2024-25 and, preparation is underway to, among others, engage a design and construction consultant for the detailed planning work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)248

(Question Serial No. 5903)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Regarding the development of the Lok Ma Chau Loop (the Loop), please provide a detailed breakdown of estimate on the following:
 - I. The study costs for working with the Shenzhen Municipal Government to jointly explore the co-development of the Loop.
 - II. The number of innovation and technology employment opportunities of the Hong Kong-Shenzhen Innovation and Technology Park (the Park) to be set up in the Loop and the manpower ratio of Hong Kong and Shenzhen.
2. The Hong Kong Special Administrative Region Government will be responsible for the construction of the necessary infrastructure within the Loop and its surrounding area. Please provide a detailed breakdown of the estimated overall construction expenditure. Meanwhile, is it the case that the Shenzhen Municipal Government has the ownership of the Park without having to invest in the development of the area?
3. Will the Government grant land to the Hong Kong Science and Technology Parks Corporation for the development at the Loop without compensation?
4. What are the study costs and manpower involved in the arrangement between the Hong Kong side and Shenzhen side to facilitate the exit and entry of mutually approved personnel of the Shenzhen side?
5. The Government wishes to take forward the construction of the Park as soon as possible; please provide a detailed breakdown of the funding provision for the Advance Works and the design of Main Works Package 1.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 120)

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 (ITB) as the lead policy bureau. The Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/the Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL) for development of the Park as well as the supporting infrastructural facilities.

1.

- I. So far, three consultancies have been commissioned for the Loop development. One is the planning and engineering study (including associated site investigation works) completed in 2014 with total expenditure of \$30.3 million borne by the HKSAR Government. The other two are the on-going consultancies related to the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1, with estimated total expenditure of \$11.8 million and \$39.6 million respectively up to the end of 2019-20.
- II. Upon completion of Stage 1 of the Science Park Expansion Programme, the gross floor area (GFA) of the Hong Kong Science Park (HKSP) will reach 400 000m², creating about 17 000 jobs. The GFA of the Park will be about three times that of the HKSP. On a proportional basis, it is estimated that around 50 000 jobs will be created. Innovation and technology development involves cross-region and cross-boundary exchange of talent and knowledge. At the current stage, ITB has no plans to restrict the proportion of local, Mainland or overseas personnel to be employed by enterprises and organisations in the Park.

2. & 3.

According to the “Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen” (the MOU) signed between the HKSAR Government and Shenzhen Government on 3 January 2017, the Shenzhen side confirms that the HKSAR Government possesses the Loop in accordance with the law since 1 July 1997. The Shenzhen side does not have the ownership of the Loop. The MOU also provides that the HKSAR Government will be responsible for developing the necessary infrastructure within the Loop and its surrounding area (including site formation and infrastructural facilities), and will lease the formed land within the Loop to Hong Kong Science and Technology Parks Corporation (HKSTPC) by appropriate land disposal means for the development of the Park. The preliminary land disposal arrangement of the Loop is to grant the land to the HSITPL, a wholly owned subsidiary of HKSTPC set up in October 2017 with the responsibilities to build, operate, maintain and manage the Park. The detailed land grant arrangement will be subject to the approval of the Executive Council.

4.

According to the MOU, the Hong Kong side would take effective measures to facilitate the exit and entry of mutually approved personnel of the Shenzhen side. Details of the arrangements will be studied and discussed by the relevant departments of the two Governments through the “Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop”. As advised by ITB, there is no concrete idea at this stage.

5.

The Government obtained funding approval from the Finance Committee of Legislative Council (LegCo) in May 2018 for the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1. The approved project estimate for the Advance Works construction and the detailed design and site investigation of the Main Works Package 1 are \$517.6 million and \$268.3 million respectively, both in money-of-the-day (MOD) prices. The cost breakdowns as set out in our funding submission to LegCo (Paper No. PWSC (2017-18)34) are reproduced as follows:

Advance Works	\$ million (in MOD prices)
(a) Land decontamination	58.9
(b) Establishment of an Ecological Area	230.1
(c) Construction of a temporary access, minor improvement works to Ha Wan Tsuen East Road and other ancillary works	60.9
(d) Construction of temporary noise barriers and miscellaneous roadworks along Lok Ma Chau Road	4.1
(e) Ground treatment works	55.3
(f) Environmental mitigation measures and environmental monitoring and audit programme for the works in (a) to (e) above	12.1
(g) Consultants' fees	7.6
(i) <i>contract administration</i>	4.1
(ii) <i>environmental monitoring & audit programme</i>	0.7
(iii) <i>management of resident site staff (RSS)</i>	2.8
(h) Remuneration of RSS	41.8
(i) Contingencies	46.8
Total	517.6

Detailed design and site investigation of Main Works Package 1	\$ million (in MOD prices)
(a) Consultants' fees	206.6
(i) <i>detailed design</i>	190.1
(ii) <i>preparation of tender documents and assessment of tenders</i>	16.3
(iii) <i>management of RSS for site investigation works</i>	0.2
(b) Remuneration of RSS for site investigation works	3.4
(c) Site investigation works	34.0
(d) Contingencies	24.3
Total	268.3

The 2018-19 Budget has set aside \$20 billion for the first phase of the Park development to fund site formation and infrastructure works (undertaken by DEVB/CEDD based on the outcome of the detailed design and site investigation of Main Works Package 1), as well as superstructure and initial operation (undertaken by ITB/HKSTPC).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)249****(Question Serial No. 6496)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the respective numbers of visits to various District Councils (DCs) made and district activities attended by the Secretary for Development in the past two years, as well as the details thereof.

District	DC Meetings Attended	District Visits Made	Community Activities Attended	Government Activities Attended
Central and Western	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Eastern	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Southern	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Wan Chai	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Kowloon City	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Kwun Tong	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Sham Shui Po	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Yau Tsim Mong	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Wong Tai Sin	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Islands	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:

District	DC Meetings Attended	District Visits Made	Community Activities Attended	Government Activities Attended
Kwai Tsing	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
North	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Sai Kung	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Sha Tin	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Tai Po	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Tsuen Wan	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Tuen Mun	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:
Yuen Long	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:	Date: Venue: Details:

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 476)

Reply:

During the period from 1 July 2017 since the Secretary for Development (SDEV) took office to 31 March 2019, he made visits to 16 districts for inspection and to meet with District Council Members of the respective districts to exchange views on district matters. Details are as follows:

District	Inspection Date
Central and Western	29 August 2017
Eastern	3 May 2018
Southern	15 May 2018
Kowloon City	5 March 2019
Kwun Tong	25 October 2017
Sham Shui Po	28 July 2017
Yau Tsim Mong	11 December 2017
Wong Tai Sin	26 October 2018
Islands	7 December 2018
Kwai Tsing	18 February 2019
North	25 January 2019
Sai Kung	28 September 2018
Sha Tin	24 August 2018

District	Inspection Date
Tsuen Wan	14 December 2018
Tuen Mun	23 November 2018
Yuen Long	25 October 2018

Besides, SDEV attended the following community activities during the same period:

Activity	Date
Islands District Cultural Festival - Islands District Cantonese Opera Show in Celebration of the 69th Anniversary of the Founding of the People's Republic of China	3 October 2017
Tai O Dragon Boat Race	18 June 2018
Celebration of Sha Tin Festival 2018 cum Switch-on Ceremony for Festive Lighting	8 December 2018

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)250

(Question Serial No. 3849)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Pilot Scheme for Arbitration on Land Premium, please inform this Committee of the details of the successful cases since the launch of the scheme, including the number of successful cases and the expenditure involved.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 30)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 and was last extended in October 2018 for two years up to October 2020.

As at the end of February 2019, the Lands Department (LandsD) had extended a total of 33 invitations to the lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 33 invitations, one involving a net increase of about 30 flats proceeded to arbitration which was concluded in December 2015. For that particular case, the Government incurred an expenditure of around \$1.3 million on professional expenses and its share of the arbitration fees (not counting the in-house manpower resources deployed). For the remaining invitations, the applicants chose to continue the premium negotiations with LandsD, including two lease modification/land exchange cases in which the applicants had once agreed in principle to proceed to arbitration, but later decided to accept the land premium proposed by LandsD without the need for arbitration.

Separately, LandsD declined one application for arbitration which did not meet the policy objective of increasing land supply. That case was later settled through premium negotiation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)251

(Question Serial No. 7243)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the use of social media, will the Government inform this Committee of the following:

1. The expenditure incurred by the Development Bureau (Planning and Lands Branch) (DEVB, PLB) on publicity on the social media, as well as the staff establishment involved therein over the past three years;
2. The criteria adopted by the DEVB, PLB in assessing the effectiveness of the publicity effort and whether the expenditure was properly spent.

Asked by: Hon KWONG Chun-yu (LegCo internal reference no.: 91)

Reply:

The maintenance of the website and social media (i.e. Facebook and Youtube) of the Development Bureau 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. 4409)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. The establishment of Development Bureau (Planning and Lands Branch) 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. What are the reasons?
2. Please set out the numbers of posts among the said 22 new posts by their rank, job nature and salary.
3. According to the Analysis of Financial and Staffing Provision under Programme (2), the 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. Regarding the cash flow requirement for non-recurrent items, please specify those non-recurrent items and set out the additional cash requirement for each item.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 50)

Reply:

(1) & (2)

The Development Bureau (Planning and Lands Branch) will create the following posts in 2019-20 to strengthen the administrative support for streamlining development control amongst departments under the Branch; to implement a funding scheme to optimise the use of vacant government sites by non-government organisations; to kick-start and spearhead the development and implementation of Common Spatial Data Infrastructure; to strengthen support at the bureau level for implementing the New Development Areas projects; and to strengthen the manpower of the Harbour Office for pushing forward the formulation and implementation of harbourfront enhancement initiatives: -

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Senior Administrative Officer	1	1.446	Administrative support for streamlining development control
Senior Engineer	1	1.446	Professional support for optimising the use of vacant government sites
Chief Management Services Officer	1	1.446	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager	1	1.446	Information technology support for developing and implementing Common Spatial Data Infrastructure
Senior Town Planner	2	2.892	Professional support for implementing New Development Areas projects
Town Planner/Assistant Town Planner	2	1.561	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/Assistant Building Services Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	0.758	Professional support for developing and implementing Common Spatial Data Infrastructure

<u>Rank</u>	<u>No.</u>	<u>Estimated Expenditure on Salaries in 2019-20</u> (\$ million)	<u>Duties</u>
Landscape Architect/Assistant Landscape Architect	1	0.758	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	1.561	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	0.781	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I	2	1.534	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	0.610	Technical support for implementing harbourfront enhancement initiatives
Assistant Clerical Officer	5	1.372	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

(3) The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)253****(Question Serial No. 3477)**

<u>Head:</u>	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
<u>Subhead (No. & title):</u>	(000) Operational expenses
<u>Programme:</u>	(2) Buildings, Lands and Planning
<u>Controlling Officer:</u>	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
<u>Director of Bureau:</u>	Secretary for Development

Question:

Matters Requiring Special Attention in 2019-20 include to “continue to support the Urban Renewal Authority 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.” What are the expenditure involved in the study and the work progress? Will the Government consider allocating resources to conduct similar “urban renewal” planning study for Sham Shui Po district? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 57)

Reply:

To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources.

The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in other districts, including Sham Shui Po (SSP).

URA has completed the baseline review on the physical attributes of the study area, and has briefed the Yau Tsim Mong District Council on the findings. Based on the findings on the scale of urban decay, development density, transport and infrastructure capacity, and environmental issues of the study area, URA will identify opportunities and constraints to address the key issues and problem areas. A selection framework for identification of “Potential Urban Renewal Opportunity Areas” will be developed. Selected opportunity areas will be consolidated into options of “Master Renewal Concept Plans” (MRCP) in subsequent stages. After the MRCP options have been formulated, public engagement will be carried out to solicit views on the options.

URA has also reviewed the existing institutional framework and implementation mechanisms. The findings will contribute towards formulating enhanced urban renewal implementation strategies to be adopted by URA. These recommendations will eventually be incorporated into the MRCP options for testing and implementation. The Yau Mong District Study is expected to be completed in end 2019/early 2020.

URA will, in parallel, continue to pursue urban renewal work in SSP, which is one of its priority areas. As of 1 March 2019, URA has commenced 65 redevelopment projects since its inception in 2001, and 21 of these, i.e. around one-third, are located in SSP. URA has also provided assistance for owners of over 426 buildings in SSP under its various building rehabilitation programmes to improve the building environment and living condition.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)254

(Question Serial No. 3656)

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

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

- 1) Will the Bureau please provide the following information of the funds overseen by the Bureau: date of incorporation, objectives and mode of operation; and the balance, government injection amount, investment or other income and total expenditure of the funds in 2015-16, 2016-17 and 2017-18? If there are other funds within the purview of the Bureau not being listed below, please also provide information as per the items above.
- 2) Regarding the funds overseen by the Bureau, how will the Government assess and monitor the situation of various subsidies? Are there any indicators for reviewing the effectiveness of the funds? If yes, what is the latest situation? If not, what are the reasons?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 17)

Reply:

There is no fund separately set up outside the Government's annual accounts and overseen by the Development Bureau (Planning and Lands Branch).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)255

(Question Serial No. 3790)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in Programme (2) that the Development Bureau will co-ordinate among relevant departments to advance the study on developing brownfield sites in New Territories North. In this connection, please inform this Committee of the following:

- 1.) The progress of the Study on Existing Profile and Operations of Brownfield Sites in the New Territories and the feasibility studies on multi-storey buildings for accommodating brownfield operations, which were scheduled to be completed in 2018; these studies' expected time of completion and public announcement of the results.
- 2.) The details of expenditure of the two above-mentioned studies.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 9)

Reply:

- 1.) Planning Department (PlanD) is finalising a study on the distribution and profile of brownfield operations in the New Territories. The study is expected to be completed by mid-2019, after which the study findings will be promulgated.

Also, Civil Engineering and Development Department (CEDD) has commissioned a consultancy study on the feasibility of accommodating brownfield operations in multi-storey buildings (MSBs). In the light of the consultant's recommendations, Government will formulate policy measures to promote development of MSBs and incentivise brownfield operations to be relocated to such MSBs for announcement within 2019, together with the release of the study report.

- 2.) The incurred and estimated expenditure for the “Study on Existing Profile and Operations of Brownfield Sites in the New Territories” commissioned by PlanD are about \$8.73 million and \$0.93 million in 2018-19 and 2019-20 respectively.

The same for the feasibility study on MSBs commissioned by CEDD are about \$5.52 million and \$2.43 million in 2018-19 and 2019-20 respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)256

(Question Serial No. 3792)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in “Matters Requiring Special Attention in 2019-20” that the Government will “continue to explore with the MTR Corporation Limited (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”. In this connection please inform this Committee of the following:

1. The land ownership of the Siu Ho Wan Depot site. Is repurchase/redemption required for the development? If yes, please provide the estimated expenditure thereof.
2. A list of other stations and related sites along rail lines which are assigned to the MTRCL for management/development but not yet developed.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 11)

Reply:

The Siu Ho Wan Depot Site is currently held and owned by the MTR Corporation Limited (MTRCL) for use as a railway workshop and a maintenance depot. It is estimated that topside development at the Site can provide no less than 14 000 residential units in the medium to long term. We intend to develop the site into a Siu Ho Wan community with public and private housing as well as community facilities. In taking forward the project, it is necessary to consider, among others, the interface between the depot operations and topside development in ensuring that normal operation of the workshop and depot will be maintained at all times to support the railway services, how the MTRCL as the current lot owner and depot operator will participate, matters on lease conditions, etc. The key objective is that the development potential of the Site will be unlocked to meet the public's keen demand for housing. The details are being considered.

Where sites are granted to MTRCL, they are granted for specific uses as set out in the leases concerned. Whether sites granted for the operation of railways and railway-related facilities are suitable for development is subject to assessment. The Government will continue to explore with the MTRCL the development potential of these railway-related sites with a view to unlocking their potential for residential and other developments, having regard to site-specific circumstances and other relevant factors to be assessed case-by-case. As with the case of Siu Ho Wan Depot Site, we will promulgate identified cases as and when ready.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)257

(Question Serial No. 3794)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the Smart Tender scheme, please inform this Committee of 1.) the number of applications received and approved since the launch of the Smart Tender scheme in May 2016, as well as the expenditure involved; 2.) the number of applications received and approved in 2018-19, as well as the expenditure involved.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 13)

Reply:

1.) To cultivate the best practices in undertaking building repair and maintenance works and help prevent bid-rigging syndicates from interfering with the normal operation of the building repair and maintenance markets, the Urban Renewal Authority (URA) launched the “Smart Tender” Building Rehabilitation Facilitation Services scheme in May 2016 to strengthen technical assistance and professional advice to property owners for carrying out building repair and maintenance works. To encourage more property owners to take up Smart Tender, the Government has committed \$300 million to enable property owners to participate in Smart Tender at a concessionary rate (the concession scheme). This initiative implemented by the Government in partnership with URA was launched on 3 October 2017.

As of 28 February 2019, a total of 666 valid applications for Smart Tender had been received by URA since the launch of Smart Tender and a total of 578 had been approved. Up to 28 February 2019, the Government’s funding committed for those approved applications seeking subsidies under the concession scheme is about \$22 million.

2.) From 1 April 2018 to 28 February 2019, a total of 223 valid applications for Smart Tender had been received. Over the same period, a total of 279 applications ^(Note) had been approved and the Government's funding committed for the concession scheme is about \$12 million ^(Note).

- End -

^(Note) The number of approved applications and the amount of funding committed may not necessarily correspond to the valid applications received in the same year.

CONTROLLING OFFICER'S REPLY

DEVB(PL)258

(Question Serial No. 4057)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

1. Please provide the recruitment figures, including the number of applicants and intakes, of non-civil service contract (NCSC) staff recruited by the Planning and Lands Branch (PLB) of the Development Bureau (DEVB) in each of the past three financial years, and the number of non-Chinese applicants recruited;
2. Please tabulate the wastage figures and wastage rates of NCSC staff in different ranks of the PLB of DEVB in each of the past three financial years;
3. Has the Government found out the detailed reasons for staff wastage of NCSC staff in different ranks of the PLB of DEVB?

Asked by: Hon QUAT Elizabeth (LegCo internal reference no.: 124)

Reply:

In the past three years, the Development Bureau (Planning and Lands Branch) conducted four recruitment exercises for filling five non-civil service contract (NCSC) positions. There were no non-Chinese applicants in these exercises. A total of three NCSC staff left the service during the period for various personal reasons. Relevant details are as follows:

	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u> (as at 28 February 2019)
Number of applicants	66 in one recruitment exercise	No recruitment exercise was conducted	572 in three recruitment exercises
Number of NCSC staff employed	1	1 ^(Note 1)	2 ^(Note 2)
Number of NCSC staff who left the service	1	1	1

Note 1: From the recruitment exercise conducted in 2016-17.

Note 2: Not yet counting the employment of staff under a recruitment exercise involving one NCSC position yet to be concluded as at 28 February 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)259

(Question Serial No. 3363)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2019-20”, the Administration states that it will 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. Does the Administration consult stakeholders involved? If yes, of the details; if no, of the reasons. In addition, what kind of incentives would the Administration consider to provide in order to increase the number of participants for this Pilot Scheme? Also, please provide the manpower and resources allocated for this Pilot Scheme as well as the target and scope of this Pilot Scheme.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 63)

Reply:

The Chief Executive outlined the Land Sharing Pilot Scheme (LSPS) in the 2018 Policy Address which seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership that is based on fairness and high transparency. As stated in the Government’s response to the recommendations of the Task Force on Land Supply (TFLS) promulgated in February 2019, the Government is in the process of drawing up more specific criteria and implementation details of the LSPS, with a view to inviting applications in the second half of 2019 after seeking the endorsement of the Chief Executive-in-Council. We will suitably consult stakeholders, including the relevant panels of the Legislative Council and professional groups in the development sector, on the criteria and implementation framework.

The task of formulating details of the LSPS is mainly conducted by staff of 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 manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)260

(Question Serial No. 3365)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2019-20”, the Administration states that it will oversee the implementation of a package of new measures to facilitate revitalisation of industrial buildings. Will the Administration inform this Council of the details of those new measures as aforementioned, including the scope, target, timetable and its implications on urban renewal and industrial development in Hong Kong? Does the Administration consult the stakeholders and review the reasons that brought to the failure of its "old" measures in revitalising industrial buildings? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 65)

Reply:

Under the previous revitalisation scheme for industrial buildings, as at the end of 2018, the Lands Department (LandsD) approved a total of 133 applications for wholesale conversion or redevelopment of aged industrial buildings. Upon gradual completion of conversion or redevelopment works, these projects would provide more than 2.1 million square metres of converted or new floor space for different non-industrial uses.

Having reviewed the effectiveness of the previous scheme to meet Hong Kong’s changing social and economic needs and make better use of our valuable land resources, Government has reactivated the revitalisation scheme for industrial buildings after the announcement by the Chief Executive at her 2018 Policy Address. The six new measures which are being implemented now are as follows –

- (a) exempt waiver fees to incentivise wholesale conversion of industrial buildings aged 15 years or above in “Commercial”, “Other Specified Uses” annotated “Business” and “Industrial” zones, with a condition that 10% of the converted floor space should be designated for specific uses prescribed by Government;

- (b) allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% to incentivise redevelopment of industrial buildings constructed before 1987 at sites located outside “Residential” zones in Main Urban Areas and New Towns (apart from similar plot ratio relaxation for “Residential” zones introduced a few years ago), subject to approval by the Town Planning Board;
- (c) exercise flexibility in the application of planning and building design requirements, and charge a nil waiver fee, to facilitate the provision of transitional housing units in wholesale-converted industrial buildings without industrial uses;
- (d) relax the waiver application policy to permit certain uses for the arts and cultural sectors, creative industries, and innovation and technology sectors in existing units of industrial buildings;
- (e) broaden the permissible use of buffer floors to cover “telecommunications exchange centres” and “computer/data processing centres” to facilitate partial conversion of lower floors of industrial buildings into non-industrial uses; and
- (f) promulgate a broader definition for “godown” use under lease provisions.

We have been engaging stakeholders in various sectors during the policy evaluation to listen to their expectations and views about this subject, and would continue to do so during the implementation of the aforesaid measures. In addition, we briefed the Panel on Development about these measures on 19 December 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)261

(Question Serial No. 3367)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

In “Matters Requiring Special Attention in 2019-20”, the Administration states that it will work with the relevant departments including LandsD to review the Pilot Scheme for Arbitration on Land Premium. In this connection, will the Administration inform this Council the latest progress of this Scheme, the number of cases involved and the target of this Scheme? In addition, will the Administration consider to extend this Pilot Scheme and transform it into a consistent policy? if yes, of the details; if not, of the reasons. Will the Administration consider modifying this Pilot Scheme and allow land owners to initiate the application for arbitration in deciding land premium paid instead of the current situation that only Lands Department takes up the initiation to make such offer? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 67)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 and was last extended in October 2018 up to October 2020.

As at the end of February 2019, the Lands Department (LandsD) had extended a total of 33 invitations to the applicants to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 33 invitations, one involving a net increase of about 30 flats proceeded to arbitration which was concluded in December 2015. The remaining applicants chose to continue the premium negotiations with LandsD, including two lease modification/land exchange cases in which the applicants had once agreed in principle to proceed to arbitration, but later decided to accept the land premium proposed by LandsD without the need for arbitration.

Separately, LandsD declined one application for arbitration which did not meet the policy objective of increasing land supply. That case was later settled through premium negotiation.

Under the current arrangement as stipulated in the “Information Note relating to the Pilot Scheme for Arbitration on Land Premium” promulgated by LandsD on its website (https://www.landsd.gov.hk/en/images/doc/Arbitration_Doc3.pdf), either the applicant of lease modification/land exchange cases (Applicant) or LandsD may propose to resort to arbitration if the Applicant and the Government cannot agree on a land premium amount after at least two appeals on premium lodged by the Applicant. Every application for arbitration submitted to LandsD pursuant to the Pilot Scheme will be considered on its own merits and consent to arbitration is necessary from both parties before arbitration can be used for adjudicating the premium payable.

The Government is now exploring possible refinements to the detailed implementation arrangements of the Pilot Scheme, and will consult the relevant professionals and stakeholders when ready later in the year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)262

(Question Serial No. 3371)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Financial Secretary mentions in paragraph 141, that the Steering Committee on Land Supply will be re-structured to strengthen the coordination of land supply. In this connection, will the Government advise this Committee:

1. of the composition and mission of the Committee before and after reconstruction.
2. of the details of strategic issues with priority and the discussion timetable.
3. whether the demand on transitional housing will also be considered when setting the target of land reserve.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 71)

Reply:

The Steering Committee on Land Supply (SCLS), chaired by the Financial Secretary, is a standing and inter-departmental forum within the Government to coordinate work on planning, development and land supply. Before the recent re-organisation, Members of the SCLS included Secretary for Development, Secretary for Transport and Housing, Secretary for the Environment, Secretary for Financial Services and the Treasury, Permanent Secretary for Transport and Housing (Housing)/Director of Housing, Permanent Secretary the Environment/Director of Environmental Protection, Director of Planning, Director of Lands, Director of Civil Engineering and Development, and Commissioner for Transport. Taking account of the recommendations tendered by the Task Force on Land Supply and to strengthen the Government's high-level steer in overseeing and coordinating the strategy and planning of land supply, the composition and terms of reference of SCLS have been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department (namely Permanent Secretary (Housing)/Director of Housing, Permanent Secretary (Environment)/Director of Environmental Protection, Director of

Planning, Director of Lands, Director of Civil Engineering and Development, and Commissioner for Transport) and the Government Economist, while other Heads of Department who are not standing members of SCLS may be invited to attend on a need basis.

Specifically, the SCLS upon re-organisation will look into the following aspects in a continuous manner -

- (a) adopt a vision-driven and forward-looking approach in re-assessing our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population;
- (b) oversee the adoption of an infrastructure-led and capacity creating approach in planning and providing strategic transport infrastructure, as well as integration of land use planning and infrastructure decision making;
- (c) consider implementation arrangements to be adopted for major development projects; and
- (d) coordinate cross-bureau efforts and monitor progress to ensure that land supply strategy and its implementation are taken forward in a timely and effective manner.

In addition to the above issues, SCLS will also consider the size of the land reserve we should target for. By its nature, land reserve is meant to provide land supply in the longer term. As such, we initially consider that housing land in the land reserve should be meant for development of permanent housing units. On the other hand, transitional housing is intended to provide interim relief to housing shortage pending the availability of permanent housing units. If sufficient land is set aside to meet the long-term housing needs then the land demand for transitional housing in the long term should not arise.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)263****(Question Serial No. 5412)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

- (a) Please provide the areas, in hectares (ha), of agricultural lands that are Government-owned at present, and the areas (ha) of active agricultural lands and deserted agricultural lands among such lands.

	Private Land	Government Land	Total Area
Active agricultural land (ha) (percentage of total area)			
Abandoned agricultural land (ha) (percentage of total area)			
Total area (ha) (percentage of total area)			

- (b) Further to the above, please provide the following information in respect of the Government-owned agricultural lands: the lot numbers, districts, existing land condition (e.g. leased out for agricultural purposes, vacant), areas, names of lessees or leasing organisations, rentals and terms of lease.

Lot number	District	Area (ha)	Existing land condition (e.g. vacant, leased out for agricultural purposes, leased out for other purposes. (For other purposes, please specify))	Name of Lessees or leasing organisation (for lands leased out)	Rental and terms of lease (for lands leased out)

- (c) The Report of the Task Force on Land Supply recommends “tapping into private agricultural land reserve in the New Territories” for development in the short-to-medium term. However, in view of the scarcity of agricultural land in Hong Kong, the recommendation may incur conflict with the New Agriculture Policy. How will the land be allocated? Is there any plan to limit the use of agricultural land to agricultural purposes only? If yes, please inform this Committee of the details. If not, please give the reasons.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 157)

Reply:

(a) and (b)

According to the results of a rolling survey conducted by the Agriculture, Fisheries and Conservation Department (AFCD) in 2018, there were around 4 330 hectares (ha) of agricultural land in Hong Kong, of which around 740 ha (17%) were under active farming use.

The breakdown of the agricultural land by active/abandoned and land ownership is tabulated as follows:

	Private Land	Government Land	Total Area
Active agricultural land (ha) (percentage of total area)	550 (74%)	190 (26%)	740 (100%)
Abandoned agricultural land (ha) (percentage of total area)	2 850 (79%)	740 (21%)	3 590 (100%)
Total area (ha) (percentage of total area)	3 400 (79%)	930 (21%)	4 330 (100%)

AFCD’s survey on agricultural land is conducted on a rolling basis to record the empirical situation of the surveyed land inspected at different time points. Active agricultural land refers to farmland which is cultivated for production at the time of the survey, while abandoned agricultural land refers to farmland covered by wild growth without any signs of cultivation. As AFCD’s survey seeks to capture the general picture of agricultural land without the detailed land status information involved, we count, in the table above, those agricultural land parcels which do not fall onto private lots as government land. The Lands Department has no readily available information on the details of each land allocation involved for the government land referred to in the table above, the compilation of which would entail substantial manpower resources.

- (c) The New Agriculture Policy (NAP) seeks to promote the modernisation and sustainable development of the local agriculture sector through measures including setting up an Agricultural Park (Agri-Park) of 80 ha in Kwu Tung South (among which about 50 ha will be rehabilitated fallow farmland), and conducting a consultancy study to identify quality agricultural land as Agricultural Priority Areas and to explore suitable policies and measures to encourage owners to put fallow land into long-term agricultural use.

On the other hand, the Task Force’s recommendation of “tapping into private agricultural land reserve in the New Territories”, or the Land Sharing Pilot Scheme (LSPS) outlined at the 2018 Policy Address, seeks to unlock the development potential of privately-owned agricultural lots in the New Territories for both public and private housing development through public-private partnership on the basis of fairness and high transparency.

Though both NAP and LSPS involve the use of agricultural land, the two are not in conflict with each other given the extensive distribution of agricultural land and variations in the development potential of different land parcels. In face of acute land shortage on all fronts, the challenge is how to make good use of scarce land resources to meet society’s diversified needs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)264****(Question Serial No. 5126)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide details of the development of the cases with compulsory sale orders granted over the past ten years according to the table below:

Case number	Lot number	Address Of the property	Site area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment	Use after redevelopment	Before redevelopment			After redevelopment			Details of combination of sites	
								Plot ratio	Number of residential units	Gross floor area	Plot ratio	Number of residential units	Gross floor area		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 410)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council 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. Given that significant resources are required to compile the details of cases with compulsory sale order granted over an extended period of time, we have only compiled the information for the past five years, which is set out at **Annex**.

Annex

Case Number	Lot number	Address of the property	Site Area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	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 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	2,139,649 m ²	\$1 739	\$1 739	RC	RC◇	^	161	^	*	*	Non-domestic GFA = 3,209,5m ² ◇ Domestic GFA = 15,956,3m ² ◇	Building construction has not been completed
LDCS 3000/2014	Subsection I of Section J of Kowloon Inland Lot No. 1171 and the Remaining Portion of Section J of Kowloon Inland Lot No. 1171	Nos. 148-148A Austin Road, Kowloon, Hong Kong	531.632m ²	\$286.9	\$286.9	R	C◇	^	20 (Total no. of domestic flats of Nos. 148-150 A Austin Road)	^	11.997	Not Applicable	Non-domestic GFA = 6,294,4m ² ◇ (Combined site)	The redevelopment site covers Nos. 148-150A Austin Road and the development is a hotel. OP for the redevelopment has been issued
LDCS 7000/2014	Kwun Tong Inland Lot No. 3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#	\$1 621.6	\$1 621.6	I	#	1091	0	20,280.5m ²	#	#	#	No approved redevelopment proposal
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 ²	\$750	\$750	RC	RC◇	^	97	^	*	*	Non-domestic GFA = 1,401,9m ² ◇ Domestic GFA = 5,808,7m ² ◇	Works not yet commenced
LDCS 9000/2014	Sub-section I 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 ² (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, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon)	\$473	\$473	R	RC◇	^	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)	^	*	*	Non-domestic GFA = 3,262,8m ² ◇ Domestic GFA = 15,677,960m ² ◇ (Combined site)	The redevelopment site covers Nos. 452-462 Sai Yeung Choi Street, which is not under compulsory sale application no. LDCS 9000/2014. Works not yet commenced

Case Number	Lot number	Address of the property	Site Area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	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 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 ² (Aggregate site area of Nos. 13-23 Jupiter Street)	\$197	\$197	R	R/C◇	^	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	^	*	*	Non-domestic GFA = 685,9m ² ◇ Domestic GFA = 6,152,2m ² ◇ (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street Building construction has not been completed
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015-11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m ²	\$941	\$941	RC	R/C◇	^	48	^	*	*	Non-domestic GFA = 895,049m ² ◇ Domestic GFA = 7,394,56m ² ◇	Building construction has not been completed
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 ²	\$267	\$267	R	R/C◇	^	24	^	*	*	Non-domestic GFA = 622,237m ² ◇ Domestic GFA = 3,016,764m ² ◇	Building construction has not been completed
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 ² (Aggregate site area of 99-103A Connaught Road West)	\$309	\$309	RC	C◇	^	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	^	*	Not applicable	Hotel GFA = 1,031,10m ² ◇ (Combined site)	The approved proposal is a hotel or commercial development, which may be confirmed later by the lot owner. The redevelopment site covers Nos. 99-103A Connaught Road West Works not yet commenced
			1274,695m ² (Aggregate site area of 96-103A Connaught Road West & 91 Des Voeux Road West)				C◇					*	Not applicable	
LDCS 22000/2014	The Remaining Portion of Sub-section 3 of Section M of Kowloon Marine Lot No. 28	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	1,868,651m ²	\$1,698	\$1,698	RC	R/C◇	^	238	^	*	*	Non-domestic GFA = 2,809,5m ² ◇ Domestic GFA = 14,003,3m ² ◇	Building construction has not been completed
LDCS 23000/2014	Section K, L, M and N of New Kowloon Inland Lot No. 3586	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	#	\$418	\$418	RC	#	^	12	^	#	#	#	No approved development proposal

Case Number	Lot number	Address of the property	Site Area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	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 24000/ 2014	Section JJ, II, HI and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	#	\$92.4	\$106.4	R	#	^	12	^	#	#	#	No approved development proposal
LDCS 25000/ 2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon (The site is renamed as No. 10 La Salle Road, Ho Man Tin)	839.5m ²	\$128.1	\$128.1	R	R◇	^	32	^	*	*	Domestic GFA = 2009.8m ² ◇	Building construction has not been completed
LDCS 1000/ 2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1756705m ²	\$2055	\$2055	RC	C◇	^	60	^	*	*	Non-Domestic GFA = 25,938.5m ² ◇	Works not yet commenced
LDCS 3000/ 2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m ²	--	--	RC	C◇	^	10	^	*	*	Non-Domestic GFA = 90380m ² (Combined site)	The redevelopment site covers Nos. 21-27 Ashley Road. Works not yet commenced.
LDCS 6000/ 2015	Sub-section 1 of Section B of Inland Lot No. 120 and Sub-section 1 of Section B of Inland Lot No. 122	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	629989m ²	\$1049.3	\$1049.3	RC	RC◇	^	38	^	*	*	Non-domestic GFA = 788.8m ² ◇ Domestic GFA = 5,169.1m ² ◇	Works not yet commenced

Case Number	Lot number	Address of the property	Site Area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	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 9000/2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m ²	\$1 620	\$1 620	RC	C◇	^	81	^	*	*	Non-domestic GFA=12,1839m ² ◇ (Combined site)	The redevelopment site covers Nos. 222-228 Wanchai Road Works not yet commenced
LDCS 14000/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Jau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1045728m ² (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	\$413	\$413	R	R/C◇	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	1,852.8 m ² (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA=980.4m ² ◇ Domestic GFA=7,843.0m ² ◇ (Combined site)	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road Works not yet commenced
LDCS 17000/2015	Section Q and Section R of Inland Lot No. 73	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m ²	\$441	\$441	RC	C◇	^	8	^	*	*	Non-domestic GFA=3982.1m ² ◇ (Combined site)	The redevelopment site covers Nos. 11-15 Matheson Street Works not yet commenced
LDCS 1000/2016	Section B of Shauiwan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1,198,837m ²	\$1 401	\$1 401	RC	R/C◇	^	135	^	*	*	Non-domestic GFA=1668.3m ² ◇ Domestic GFA=10,882.8m ² ◇	Works not yet commenced
LDCS 4000/2016	The Remaining Portion of Section A and B, Sub-section 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	No. 61, 63, 65 and 67 Soy Street, Kowloon	328.317m ²	\$386.4	\$386.4	RC	R/C◇	^	15	^	*	*	Non-domestic GFA=587.9m ² Domestic GFA=2,367.0m ²	Works not yet commenced
LDCS 5000/2016	Section A-E and the Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No. 1, Kowloon	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	1223.997m ²	\$1 445	\$1 445	RC	R/C◇	^	42	^	*	*	Non-domestic GFA=1,833.9m ² Domestic GFA=9,179.6m ²	Works not yet commenced

Case Number	Lot number	Address of the property	Site Area	Upset price by auction (\$ million)	Transaction price by auction (\$ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	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 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	#	\$485	\$485	RC	#	^	28	^	#	#	#	No approved redevelopment proposal
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	\$81.2	\$81.2	R/C	#	Non-domestic = 0.868 Domestic = 3.327	6	Non-domestic GFA = 64.26m ² Domestic GFA = 24626m ²	#	#	#	No approved redevelopment proposal
LDCS 3000/2018	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	#	\$249.1	(Auction yet to be conducted)	R/C	#	^	15	^	#	#	#	No approved redevelopment proposal

Legend :

- # Information is not available since a redevelopment proposal has yet to be submitted/approved
- ^ No information on PR/GFA is available in the approved building plans as the buildings were designed based on 'volume calculations' or 'building height requirement' as appropriate.
- * According to established practice, information on the number of residential flats and plot ratio cannot be disclosed under the obligation of confidence. The two pieces of information would be made available respectively in the Occupation Permit and the approved buildings plans deposited with Buildings Department after the redevelopment project is completed
- ◇ Information is extracted from the "Monthly Digest" of the Buildings Department. The information may be subject to changes.
- R Residential
- C Commercial
- R/C Residential/Commercial
- I Industrial

CONTROLLING OFFICER'S REPLY

DEVB(PL)265

(Question Serial No. 5127)

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)
(Ms Bernadette LINN)

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 inform this Committee of the number of compulsory sale order applications and compulsory sale orders granted, broken down by year and by district as specified in the table below, in the five years before (i.e. 2007, 2008, 2009, 2010, 2011) and after the amendment of the Ordinance; and

	Number of compulsory sale order applications																			
	Total	Islands	Yuen Long	Tuen Mun	North	Tai Po	Sha Tin	Sai Kung	Kwai Tsing	Tsuen Wan	Sham Shui Po	Yau Tsim Mong	Kwun Tong	Wong Tai Sin	Kowloon City	Southern	Eastern	Wan Chai	Central and Western	
Before amendment of the Ordinance	2007																			
	2008																			
	2009																			
	2010																			
	2011 (before 1 April)																			
After amendment of the Ordinance	2011 (on or after 1 April)																			
	2012																			
	2013																			
	2014																			
	2015																			
	2016																			
	2017																			
	2018																			

		Number of compulsory sale orders granted																			
		Total	Islands	Yuen Long	Tuen Mun	North	Tai Po	Sha Tin	Sai Kung	Kwai Tsing	Tsuen Wan	Sham Shui Po	Yau Tsim Mong	Kwun Tong	Wong Tai Sin	Kowloon City	Southern	Eastern	Wan Chai	Central and Western	
Before amendment of the Ordinance	2007																				
	2008																				
	2009																				
	2010																				
	2011 (before 1 April)																				
After amendment of the Ordinance	2011 (on or after 1 April)																				
	2012																				
	2013																				
	2014																				
	2015																				
	2016																				
	2017																				
	2018																				

Regarding the Lands Tribunal’s processing of cases related to the Ordinance, please provide the average time required for completion of a compulsory sale order application?

Regarding the processing of compulsory sale order applications, please provide, in tabular form, the number of applications received by the Lands Tribunal, cases of applications withdrawn, rejected, and orders granted, in the five years before (i.e. 2007, 2008, 2009, 2010, 2011) and after the amendment of the Ordinance.

Year	Number of compulsory sale order applications received by the Lands Tribunal	Number of cases of compulsory sale order applications withdrawn	Number of cases of compulsory sale order applications rejected	Number of cases of compulsory sale order applications granted

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 411)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance), which was enacted by the Legislative Council 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. The number of compulsory sale applications received and compulsory sale orders granted by the Lands Tribunal during the period from 2007 to 2018, with breakdown by year and by district, are tabulated at **Annex A**.

The Lands Tribunal is an independent judicial body and it adjudicates compulsory sale applications in accordance with the requirements laid down in the Ordinance and examines each application on its own merits. We have not kept track of the time taken by the Lands Tribunal to process each compulsory sale application.

Information on compulsory sale applications handled by the Lands Tribunal during the period from 2007 to 2018 is tabulated at **Annex B**.

Compulsory sale applications received by Lands Tribunal (2007 – 2018)

Year	District	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
	Before the Notice came into effect	2007	7	4	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0
2008		5	2	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	10
2009		2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	8
2010* (Jan-Mar)		0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	4	0	2	3	4	0	0	6	1	0	0	0	0	0	0	0	0	0	20
	2011	12	3	8	1	6	0	0	11	5	0	0	0	0	0	0	0	0	0	46
	2012	4	2	15	1	22	0	1	9	3	0	0	0	0	0	0	0	0	0	57
	2013	4	1	3	0	0	0	2	2	4	0	0	0	0	0	0	0	0	0	16
	2014	4	2	0	0	2	1	1	10	5	0	0	0	0	0	0	0	0	0	25
	2015	1	3	3	3	2	0	0	3	2	0	0	0	0	0	0	0	0	0	17
	2016	2	2	1	0	4	0	0	2	0	0	0	0	0	0	0	0	0	0	11
	2017	2	1	4	0	5	0	1	2	0	0	0	0	0	0	0	0	0	0	15
2018	8	4	5	0	9	0	1	5	7	0	0	0	0	0	0	0	0	0	39	

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

Compulsory sale orders granted by Lands Tribunal (2007 – 2018)

Year	District	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
	Before the Notice came into effect	2007	0	3	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0
2008		1	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
2009		2	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4
2010* (Jan-Mar)		0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	1	0	0	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	7
	2011	3	2	0	1	2	0	0	5	1	0	0	0	0	0	0	0	0	0	14
	2012	1	0	8	0	17	0	0	2	1	0	0	0	0	0	0	0	0	0	29
	2013	1	0	2	0	0	0	1	2	1	0	0	0	0	0	0	0	0	0	7
	2014	2	1	0	0	2	0	1	3	4	0	0	0	0	0	0	0	0	0	13
	2015	1	2	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	6
	2016	0	1	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	4
	2017	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
2018	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

Compulsory sale applications handled by Lands Tribunal (2007 – 2018)

	Year	Number of compulsory sale applications received	Number of compulsory sale applications withdrawn [#]	Number of compulsory sale applications rejected [#]	Number of compulsory sale orders granted [#]
Before the Notice came into effect	2007	14	0	0	6
	2008	10	1	0	4
	2009	8	1	0	4
	2010* (Jan-Mar)	1	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	20	3	0	7
	2011	46	7	1	14
	2012	57	1	0	29
	2013	16	0	0	7
	2014	25	0	0	13
	2015	17	0	0	6
	2016	11	2	0	4
	2017	15	1	0	1
	2018	39	0	0	1

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

The compulsory sale applications withdrawn/rejected and compulsory sale orders granted do not necessarily correspond to the compulsory sale applications received during the same year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)266****(Question Serial No. 5151)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

The Government stated in the previous Budget that “The review on small house policy is still ongoing. Nonetheless, as we have stated previously, any review inevitably involves complicated issues in aspects such as legal, environment, housing, land use planning and demand on land, all of which require careful examination. The Development Bureau has to accord priorities to other more pressing policy issues under its purview and has indicated previously that the review of the small house policy is not a priority task for the time being.” In this connection, will the Government inform this Committee of the following:

- (1) what those “other more pressing policy issues” are, and
- (2) the criteria adopted by the Government in determining the urgency of the above-mentioned policy issues.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 478)

Reply:

- (1) and (2)

The Court of First Instance of the High Court handed down a judgment on 8 April 2019 on a judicial review of the small house policy, and ruled that the Free Building Licence arrangement under the policy, being a lawful traditional right and interest of the indigenous inhabitants of the “New Territories” within the meaning of Article 40 of the Basic Law, is lawful and constitutional, while the Private Treaty Grant and Land Exchange arrangements under the policy are not. The Government will consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice. The judicial review and subsequent appeals, if any, would have implications for the small house policy.

The review of the policy itself involves complicated issues in aspects such as legal, environment, housing, land use planning and demand for land. At the moment, the Development Bureau has to accord priorities to taking forward identified measures to increase land supply, including implementation of the land supply strategy and the eight priority land supply options recommended by the Task Force on Land Supply and accepted by the Government in February 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)267

(Question Serial No. 5161)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

Regarding the measures formulated to rationalise the standards and procedures adopted by departments under the Planning and Lands Branch in scrutinising development projects, will the Government inform this Committee of the following:

- (1) Details of the current standards and procedures; and
- (2) Details of the enhancement measures.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 488)

Reply:

Private development projects are generally subject to development control parameters imposed by departments under the Planning and Lands Branch (PLB) of the Development Bureau, namely the Buildings Department (BD), the Lands Department (LandsD) and the Planning Department (PlanD), amongst others. With time, given their different objectives and the context under which the control parameters were imposed, the standards and definitions adopted by the three departments when imposing the parameters may differ. The streamlining exercise seeks to explore how best to consolidate and rationalise the standards and definitions adopted by PLB departments when scrutinising development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements.

To this end, a Steering Group under the chairmanship of Permanent Secretary for Development (Planning and Lands) and comprising the directors of the three departments have been established. The Steering Group has started its review of individual development control parameters by batches, and is consulting a dedicated joint sub-committee (JSC) set up under the Land and Development Advisory Committee, which comprises representatives from professional bodies and the industry, on the streamlining measures as and when they are ready.

The first batch of streamlining measures cover three development control parameters, namely building height restrictions, landscape requirements and site coverage of greenery (SCG), and has just been promulgated. Regarding building height control, PlanD has been designated as the authority to specify the nature and scale of building height restriction, unless a relevant clause in the existing lease explicitly stipulates a different specification or requires a different interpretation. Besides, building height restrictions will no longer be imposed in new or modified leases if requirements in the relevant outline zoning plan can adequately control building height. As regards landscape requirements, a simple landscape requirement for maintaining the conditions of landscape and plants will be specified in new or modified leases, unless PlanD or another relevant government bureau or department (B/D) requests to impose additional landscape requirements for fulfilling specific objectives, in which case PlanD or the relevant B/D will be designated as the authority to enforce such requirements. Regarding SCG, BD has been designated as the authority to interpret and determine the applicability of and compliance with the SCG requirement stipulated under the Sustainable Building Design Guidelines, including the requirement imposed under lease.

In consultation with the JSC, the Steering Group will continue to examine further room for streamlining the approval process in areas such as interpretation of gross floor area and site coverage, and will implement the necessary arrangements progressively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)268

(Question Serial No. 5162)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

It is disclosed in the Controlling Officer's Report that the Planning and Lands Branch will, "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". In this connection, will the Government inform this Committee of the following:

- (1) Please set out the numbers and names of public facilities built on government land under the multi-storey mode of development in each of the past five years, by District Council districts; and
- (2) The substantial measures to ensure that multi-storey development of public facilities on government land will become more proactive and co-ordinated.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 489)

Reply:

(1)

Given the scarcity of land resources in Hong Kong, the Government has all along adopted the principle of "single site, multiple use" and "optimisation of land resources", and proposes, where appropriate and practicable, the provision of compatible facilities and services through multi-storey development within a development project to achieve optimal land use and for convenience of the public in using different public facilities. As individual bureaux/departments used to work on their own for the co-ordination and implementation of multi-storey development of public facilities, we do not have statistics on the past multi-storey development of public facilities.

(2)

As mentioned in the 2018 Policy Agenda, we will pursue more vigorously the “single site, multiple use” model in multi-storey development on government land by adopting a more proactive and co-ordinated approach in planning government construction projects which involve a number of user departments, so as to consolidate and provide more “Government, Institution or Community” (G/IC) facilities with a view to making optimal use of limited land resources. Specific measures for implementation of the “single site, multiple use” model include the following:

1. The Government Property Agency will steer and take forward multi-storey development projects with cross-bureaux facilities to strengthen internal co-ordination in areas such as design, development programme and funding arrangements, with a view to expediting the delivery of these facilities;
2. The Planning Department will refine the existing arrangements regarding reservation and utilisation of government sites by tightening up the reservation of government sites by single departments and recommending a higher reference plot ratio where circumstances permit, so as to fully optimise the development potential of these sites;
3. Piloting the new arrangement in suitable G/IC projects. \$22 billion has been set aside in the Budget to take forward the first batch of “single site, multiple use” development projects. The initially identified projects include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of facilities on several government sites in Tsuen Wan Town Centre.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)269

(Question Serial No. 5163)

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Provision for this programme in 2019-20 is 70.3% higher than the revised estimate for 2018-19. The controlling officer explains that this is due to the increased cash flow requirement for non-recurrent items and creation of 22 posts. In this connection, will the Government inform this Committee of the following:

- (1) The respective names of the said non-recurrent items;
- (2) The respective reasons for the increased cashflow requirement for the said non-recurrent items;
- (3) The respective names of the newly created posts; and
- (4) The respective functions of the said posts.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 490)

Reply:

(1) & (2) The details of the non-recurrent items are as follows:

Non-recurrent items	Revised cashflow requirement in 2018-19 (\$ million)	Estimated cashflow requirement in 2019-20 (\$ million)	Reasons for increase
Subsidy for property owners to participate in Smart Tender scheme	40	60	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Operation Building Bright 2.0	290	530	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Building Maintenance Grant Scheme for Elderly Owners	20	80	To meet estimated increase in cashflow requirement arising from the demands of on-going and new commitments
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	-	50	To meet the estimated cashflow requirement after the scheme was launched in February 2019

(3) & (4) The details of the 22 posts are as follows:

<u>Rank</u>	<u>No.</u>	<u>Duties</u>
Senior Administrative Officer	1	Administrative support for streamlining development control
Senior Engineer	1	Professional support for optimising the use of vacant government sites
Chief Management Services Officer	1	Management support for developing and implementing Common Spatial Data Infrastructure
Senior Systems Manager	1	Information technology support for developing and implementing Common Spatial Data Infrastructure

<u>Rank</u>	<u>No.</u>	<u>Duties</u>
Senior Town Planner	2	Professional support for implementing New Development Areas projects
Town Planner/Assistant Town Planner	2	Professional support for developing and implementing Common Spatial Data Infrastructure and implementing harbourfront enhancement initiatives
Building Services Engineer/Assistant Building Services Engineer	1	Professional support for implementing harbourfront enhancement initiatives
Land Surveyor/Assistant Land Surveyor	1	Professional support for developing and implementing Common Spatial Data Infrastructure
Landscape Architect/Assistant Landscape Architect	1	Professional support for implementing harbourfront enhancement initiatives
Quantity Surveyor/Assistant Quantity Surveyor	2	Professional support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Structural Engineer/Assistant Structural Engineer	1	Professional support for implementing harbourfront enhancement initiatives
Executive Officer I	2	Executive support for optimising the use of vacant government sites and implementing harbourfront enhancement initiatives
Senior Technical Officer	1	Technical support for implementing harbourfront enhancement initiatives
Assistant Clerical Officer	5	Clerical support for optimising the use of vacant government sites, developing and implementing Common Spatial Data Infrastructure, implementing New Development Areas projects and harbourfront enhancement initiatives

CONTROLLING OFFICER'S REPLY

DEVB(PL)270

(Question Serial No. 3612)

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

Subhead (No. & title): (700) General non-recurrent
(Item 802 Operation Building Bright 2.0)
(Item 878 Building Maintenance Grant Scheme for Elderly
Owners)

Programme: (2) Buildings, Lands and Planning

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

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, 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 2018;
- 3) The number of applications for subsidy schemes with approval in principle granted in different districts in 2017-18 and 2018-19, and the age distribution of the buildings in which the relevant property units are located.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 68)

Reply:

- 1) According to information provided by the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department, the number of buildings which participated in Operation Building Bright (OBB) launched in 2009 and Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) in different age groups as of end 2018 are set out below –

OBB (launched in 2009)

	Building Age (years)			
	30-39	40-49	50 and above	Total
Number of participating buildings	119	897	2 015	3 031

BMGSEO

	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Number of participating buildings	208	1 386	11 698	6 213	4 237	1 413	25 155

- 2) The geographical distribution of all private buildings of different age groups from 20 years to 50 years and above as of end 2018 is set out below.

District	Building Age (years)				
	20-29	30-39	40-49	50 or above	Total
Central and Western	557	681	957	1 004	3 199
Eastern	291	506	348	472	1 617
Kowloon City	321	567	565	1 504	2 957
Kwai Tsing	167	232	233	25	657
Kwun Tong	177	277	270	200	924
North	489	141	148	231	1 009
Islands	459	588	59	60	1 166
Sai Kung	696	1 007	365	91	2 159
Sham Shui Po	295	371	429	943	2 038
Sha Tin	464	791	129	35	1 419
Southern	797	819	472	505	2 593
Tai Po	901	1 245	109	40	2 295
Tsuen Wan	231	194	213	179	817
Tuen Mun	418	421	136	13	988
Wan Chai	319	449	523	990	2 281
Wong Tai Sin	99	57	165	170	491
Yau Tsim Mong	383	424	614	1 529	2 950
Yuen Long	2 094	1 601	259	92	4 046
Total	9 158	10 371	5 994	8 083	33 606

- 3) Application for OBB launched in 2009 ended in 2010 and hence there was no application received or any approval in principle granted during the year of 2017 and 2018. Information on the number of applications for BMGSEO with approval in principle granted in different districts in 2017 and 2018, and the age distribution of the buildings in which the relevant property units are located is set out below –

2017 District	Age of the building in which the relevant property unit is located (years)						Total
	Less than 10	10-19	20-29	30-39	40-49	50 or above	
Central and Western	0	0	20	40	31	21	112
Eastern	0	6	39	73	32	69	219
Kowloon City	0	0	2	48	36	27	113
Kwai Tsing	0	1	44	20	12	0	77
Kwun Tong	0	2	32	34	3	19	90
North	1	1	37	45	0	0	84
Islands	0	0	0	1	0	0	1
Sai Kung	0	14	59	1	1	0	75
Sham Shui Po	0	0	9	57	18	21	105
Sha Tin	0	4	59	109	0	0	172
Southern	0	0	4	13	1	0	18
Tai Po	0	0	63	43	8	0	114
Tsuen Wan	0	0	28	7	52	0	87
Tuen Mun	0	3	74	277	4	0	358
Wan Chai	0	0	0	11	42	31	84
Wong Tai Sin	0	2	46	36	4	5	93
Yau Tsim Mong	0	1	5	30	39	64	139
Yuen Long	0	6	7	20	4	0	37
Total	1	40	528	865	287	257	1 978

2018	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	1	6	22	11	13	53
Eastern	0	8	27	130	63	47	275
Kowloon City	0	0	6	51	97	55	209
Kwai Tsing	0	0	25	44	21	1	91
Kwun Tong	0	2	28	43	14	14	101
North	0	7	91	33	3	4	138
Islands	0	0	1	2	1	0	4
Sai Kung	0	14	69	17	2	0	102
Sham Shui Po	0	0	7	50	28	56	141
Sha Tin	0	5	52	124	5	0	186
Southern	0	1	3	34	1	3	42
Tai Po	1	1	58	27	7	0	94
Tsuen Wan	0	1	8	10	24	5	48
Tuen Mun	0	19	51	76	8	0	154
Wan Chai	0	0	2	16	23	31	72
Wong Tai Sin	0	8	50	46	25	18	147
Yau Tsim Mong	0	0	2	44	48	70	164
Yuen Long	0	5	8	27	17	0	57
Total	1	72	494	796	398	317	2 078

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)271****(Question Serial No. 3613)**

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)
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Apart from the nine housing sites in Kai Tak Development Area and Anderson development already transferred to the Hong Kong Housing Society and the Housing Authority, are there any plans in the next 24 months to convert other sites originally intended for private housing development into public housing use? If yes, what are the plans?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 69)

Reply:

In view of the society's keen demand for public housing in recent years, the Government announced in June 2018 the conversion of nine sites originally intended for private housing for public housing use. These sites are capable of providing some 11 000 public housing units. Counting from 2013-14, the Government has converted a total of 21 sites originally intended for private housing for public housing use, which are capable of providing some 27 000 public housing units.

The Government has established procedures in the allocation of sites for public and private housing purposes during site search and planning process. In considering the housing types of individual sites, the Government has to take into account holistic planning, including the ratio of public and private housing in the concerned areas, and the different needs of public and private housing developments for community facilities, transport facilities, and infrastructural facilities in the area (such as water supplies, drainage, roads, etc.), and whether the location, area, and development scale of individual sites would be suitable for public housing development. At the same time, the Government also needs to take into account the demand for private housing in the society, and continue to keep a certain number of sites for land sale in order to maintain a sustained and steady private housing land supply. The Government will continue to keep the situation under review and assess the most suitable land uses for different sites.

To address the shortage of public housing in the long run, the key is to continually increase the overall land supply. The Government will continue to identify sites for public and private housing development, and adopt a multi-pronged approach in increasing land supply in a sustained and steady manner in order to achieve the ten-year public housing supply target under the Long Term Housing Strategy.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)272

(Question Serial No. 3615)

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)
(Ms Bernadette LINN)

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 2015-16 to 2018-19 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 (LegCo internal reference no.: 71)

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^(Note¹) commissioned with funds allocated from 2015-16 to 2018-19 (up to end February 2019) -

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<p>Consultancy study on development strategy of a Common Spatial Data Infrastructure (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>	<p><u>2016-17</u> Nil</p> <p><u>2017-18</u> 2,993,000</p> <p><u>2018-19</u> 1,746,000</p>	<p>March 2017/ Completed (August 2018)</p>	<p>Five briefing sessions would be conducted within one year after acceptance of the final report in August 2018.</p> <p>The Government will expedite the development of CSDI upon securing funding approval from LegCo in respect of \$300 million reserved and as announced in the 2019 Budget.</p>	<p>The executive summary of the consultancy study report will be uploaded onto Development Bureau (DEVB)'s website.</p>
<p>Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites</p> <p>The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites.</p> <p>Study findings would help the deliberations on whether a Harbourfront Authority is to be established.</p>	<p><u>2015-16</u> 2,975,000</p> <p><u>2016-17</u> 525,000</p> <p><u>2017-18</u> Nil</p> <p><u>2018-19</u> Nil</p>	<p>June 2015/ Completed (September 2016)</p>	<p>Took into account the findings in considering the idea of establishing a Harbourfront Authority</p>	<p>Main findings of the consultancy were shared with the Harbourfront Commission.</p>
<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><u>2017-18</u> Nil</p> <p><u>2018-19</u> Nil</p>	<p>October 2015/ Completed (February 2019)</p>	<p>The study was terminated in early 2019 due to a change in planning for the concerned area.</p>	<p>Interim findings were shared with the Development Panel of Legislative Council, the Kowloon City District Council and Harbourfront Commission.</p>

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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> 1,190,000</p> <p><u>2017-18</u> 210,000</p> <p><u>2018-19</u> Nil</p>	<p>March 2016/ Completed (March 2017)</p>	<p>The findings of the consultancy study have laid the foundation for the formulation of the evaluation mechanism and assessment criteria for assessing proposals received under the facilitation scheme for provision of pedestrian links by the private sector outside Kowloon East, which allows the private sector to apply for waiving land premium payable for lease modification arising from the construction of pedestrian links outside Kowloon East.</p>	<p>The executive summary of the consultancy report has been uploaded to the website of DEVB.</p>
<p>Consultancy Study for the Review of the Code of Practice (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>	<p><u>2015-16</u> 220,000</p> <p><u>2016-17</u> 429,780</p> <p><u>2017-18</u> Nil</p> <p><u>2018-19</u> Nil</p> <p>(Note²)</p>	<p>May 2012/ December 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>
<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>	<p><u>2015-16</u> Nil</p> <p><u>2016-17</u> 192,060</p> <p><u>2017-18</u> 128,040</p> <p><u>2018-19</u> Nil</p>	<p>October 2012/ Completed (March 2018)</p>	<p>Chinese version of the CoP is under preparation.</p>	<p>The Buildings Department (BD) has promulgated the new CoP for Structural Use of Glass 2018 (English version) and posted it on BD's website.</p>

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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>2015-16</u> Nil</p> <p><u>2016-17</u> Nil</p> <p><u>2017-18</u> Nil</p> <p><u>2018-19</u> 357,000</p> <p>(Note²)</p>	<p>November 2013/ November 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Consultancy Study on the Investigation Technologies of Water Seepage</p> <p>The study is for exploring the most suitable method for identifying sources of water seepage in buildings to be deployed in handling water seepage reports by the Joint Office set up by the Food and Environmental Hygiene Department and BD.</p>	<p><u>2015-16</u> 458,000</p> <p><u>2016-17</u> 823,350</p> <p><u>2017-18</u> 2,370,740</p> <p><u>2018-19</u> 109,000</p>	<p>October 2014/ March 2019</p>	<p>Not applicable</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 on 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>	<p><u>2015-16</u> 2,024,000</p> <p><u>2016-17</u> 1,214,640</p> <p><u>2017-18</u> 809,760</p> <p><u>2018-19</u> 405,000</p> <p>(Note²)</p>	<p>February 2015/ December 2020</p>	<p>Not applicable</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 (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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> 118,780</p> <p><u>2017-18</u> 118,780</p> <p><u>2018-19</u> 1,069,850</p>	<p>September 2015/ March 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Consultancy Study on the Review of the Mechanism for Encouraging a Quality Built Environment through Gross Floor Area (GFA) Concession</p> <p>The study is for reviewing the effectiveness of the extant GFA concession mechanism for promoting sustainable building designs and exploring linking the relevant GFA concession with appropriate performance indicators.</p>	<p><u>2017-18</u> 30,230</p> <p><u>2018-19</u> 181,370</p> <p>(Note³)</p>	<p>September 2017/ September 2019</p>	<p>Not applicable</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 (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<p>Study on Proposed Multi-storey Buildings in Yuen Long Area for Brownfield Operations – Feasibility Study</p> <p>The study is for investigating the feasibility of accommodating brownfield operations in multi-storey buildings in Yuen Long area.</p>	<p><u>2016-17</u> 2,660,000</p> <p><u>2017-18</u> 4,922,000</p> <p><u>2018-19</u> 2,143,000</p> <p>(Note⁴)</p>	<p>June 2016/ 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>Study on Proposed Multi-storey Buildings in Hung Shui Kiu (HSK) New Development Area (NDA) for Brownfield Operations – Feasibility Study</p> <p>The study is for investigating the feasibility of accommodating brownfield operations in multi-storey buildings in HSK NDA.</p>	<p><u>2016-17</u> 2,508,000</p> <p><u>2017-18</u> 3,772,000</p> <p><u>2018-19</u> 3,372,000</p> <p>(Note⁴)</p>	<p>July 2016/ 2019</p>	<p>Not applicable</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>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>

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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> 341,620</p> <p><u>2017-18</u> 378,940</p> <p><u>2018-19</u> 600,000</p> <p>(Note²)</p>	<p>March 2015/ 2019</p>	<p>Not applicable</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><u>2017-18</u> 474,310</p> <p><u>2018-19</u> 772,280</p> <p>(Note²)</p>	<p>May 2015/ 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>
<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>	<p><u>2017-18</u> 3,343,960</p> <p><u>2018-19</u> 4,782,430</p> <p>(Note³)</p>	<p>April 2017/ 2019</p>	<p>Not applicable</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 (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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>	<p><u>2017-18</u> 1,941,200</p> <p><u>2018-19</u> Nil (Note³)</p>	<p>September 2017/ 2019</p>	<p>Not applicable</p>	<p>Not applicable</p>

Note¹ - Planning and engineering studies on individual sites, which are not regarded as public policy studies and strategic public policy studies, are not included.

Note² - Consultancy studies straddle 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20. The split of consultancy fee in 2019-20 is provided in part (2) of the reply.

Note³ - Consultancy studies straddle 2017-18, 2018-19 and 2019-20. The split of consultancy fee in 2019-20 is provided in part (2) of the reply.

Note⁴ - Consultancy studies straddle 2016-17, 2017-18, 2018-19 and 2019-20. The split of consultancy fee in 2019-20 is provided in part (2) of the reply.

2) Consultancy studies^(Note⁵) for which funds have been included in the 2019-20 estimates

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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>	249,000	March 2017/ Completed (August 2018)	<p>Five briefing sessions would be conducted within one year after acceptance of the final report in August 2018.</p> <p>The Government will expedite the development of CSDI upon securing funding approval from LegCo in respect of the \$300 million reserved and as announced in the 2019 Budget.</p>	The executive summary of the consultancy study report will be uploaded onto DEVB's website.
<p>Consultancy Services on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas</p>	Subject to price of accepted tender	Mid 2019/ End 2020 (tentative)	Not applicable	Not applicable
<p>Consultancy Services on Design Guidelines for Promenades and Measures for Better Water-land Interface</p>	Subject to price of accepted tender	Mid 2019/ End 2020 (tentative)	Not applicable	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 2019	Not applicable	Not applicable
<p>Consultancy Study on the Review of the Building (Planning) Regulations</p>	1,071,000	November 2013/ November 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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>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 on 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>	1,215,000	February 2015/ December 2020	Not applicable	Not applicable
<p>Consultancy Study on the Review of the Mechanism for Encouraging a Quality Built Environment through GFA Concession</p> <p>The study is for reviewing the effectiveness of the extant GFA concession mechanism for promoting sustainable building designs and exploring linking the relevant GFA concession with appropriate performance indicators.</p>	392,950	September 2017/ September 2019	Not applicable.	Not applicable

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<p>Consultancy Study on the Review of the Guide to Fire Safety Design for Cavems 1994 (Guide)</p> <p>The study is for reviewing and updating the requirements on cavern design as well as extending the scope of application of the existing Guide to cover the potential uses promulgated in the Cavern Master Plan published by the Civil Engineering and Development Department; and the drafting of an updated Guide.</p>	500,000	April 2019/ March 2024	Not applicable	Not applicable
<p>Consultancy Study on the Review of CoP for Overall Thermal Transfer Value in Buildings 1995 (OTTV code)</p> <p>The study is to update the OTTV code for the second review of the OTTV standards before 2025 as stipulated under the Energy Saving Plan for Hong Kong's Built Environment 2015~2025+.</p>	500,000	January 2020/ February 2021	Not applicable	Not applicable
<p>Study on Proposed Multi-storey Buildings in Yuen Long Area for Brownfield Operations – Feasibility Study</p> <p>The study is for investigating the feasibility of accommodating brownfield operations in multi-storey buildings in Yuen Long area.</p>	1,144,000	June 2016/ 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<p>Study on Proposed Multi-storey Buildings in HSK NDA for Brownfield Operations – Feasibility Study</p> <p>The study is for investigating the feasibility of accommodating brownfield operations in multi-storey buildings in HSK NDA .</p>	1,282,000	July 2016/ 2019	Not applicable	Not applicable
<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>	2,767,000	March 2015/ 2019	Not applicable	Not applicable
<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>	1,057,520	May 2015/ 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees (\$)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
<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>	930,000	April 2017/ 2019	Not applicable	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>	3,048,800	September 2017/ 2019	Not applicable	Not applicable

Note⁵ - Planning and engineering studies on individual sites, which are not regarded as public policy studies and strategic public policy studies, are not included.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)273****(Question Serial No. 3466)**

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 Programme that the Department has completed the consultancy study on water seepage in buildings. What are the details? With reference to the written reply (Reply Serial No. DEVB(PL)090) to the Special Meetings of the Finance Committee last year, the authorities has applied new technological methods in pilot districts in the past financial year. Please list the types of new technological methods applied and their effectiveness and practicability in each pilot district. Is there a proposed timetable for the authorities to adopt the effective new technological methods for comprehensive application?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 1001)

Reply:

The consultancy study commissioned by the Buildings Department (BD) recommended that the following five new testing methods may be applied for Stage III investigation:

- (a) Infrared thermographic test (IT);
- (b) Microwave concrete sub-layer moisture content test (MT);
- (c) Radar scanning survey;
- (d) Static pressure test; and
- (e) Material analysis by micro-spectroscopy inspection.

The consultant had conducted an in-depth study on the above testing methods including carrying out field tests to assess the methods and considered that the tests are technically feasible to assist the identification of the source of water seepage in buildings. The new testing methods have their respective strengths and limitations. For example, while MT and IT could be effective in investigating seepage through concrete slabs, they could not be effectively applied under some circumstances such as ceilings with concrete spalling, ceilings with tiles finishes and blockage by pipes/building services. Where the new testing technologies could not be effectively applied, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD has to resort to conventional testing methods.

Since the second half of June 2018, JO has applied new testing technologies such as IT and MT in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western). With the experience gained and data obtained through the pilot application of the new testing methods, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)274****(Question Serial No. 5332)**

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 and uses of the units (commercial, restaurant, hotel and guesthouse, residential, etc.).

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2048)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of industrial buildings (IBs) ⁽¹⁾ in Hong Kong from 2014 to 2018 is as follows –

District	2014	2015	2016	2017	2018
Central and Western	11	11	11	10	10
Eastern	94	93	92	91	90
Kowloon City	71	70	69	69	69
Kwai Tsing	279	280	277	279	279
Kwun Tong	328	328	329	329	328
North	83	84	85	86	86
Islands	19	19	17	17	17
Sai Kung	54	55	60	61	61
Sham Shui Po	123	124	123	121	122
Sha Tin	77	77	78	78	78

District	2014	2015	2016	2017	2018
Southern	59	59	57	56	57
Tai Po	106	105	104	105	104
Tsuen Wan	160	157	153	148	148
Tuen Mun	110	110	112	117	117
Wan Chai	1	1	1	1	1
Wong Tai Sin	60	58	59	59	59
Yau Tsim Mong	76	75	72	72	72
Yuen Long	140	135	135	138	139
Total	1 851	1 841	1 834	1 837	1 837

BD does not compile statistics on the number of IB units and on the current use of individual units.

Note ⁽¹⁾: IBs refer to those involving industrial use, industrial/commercial use and warehouse use as described in occupation permits. The figures include IBs 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)275****(Question Serial No. 6196)**

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 rectification of irregularities of building works associated with sub-divided flats (SDFs)(including those used for domestic purposes in industrial buildings) by the Buildings Department, would the Bureau inform this Committee of the following:

- (a) Please provide in table form the list of target buildings inspected, the numbers of SDFs involved and SDFs with irregularities as well as the irregularities involved in each building in the past five years.

Year	Name and address of the target building inspected	Number of SDFs in the building	Number of SDFs with irregularities	Details of the irregularities involved
------	---	--------------------------------	------------------------------------	--

- (b) Regarding the SDFs rectified of irregularities, please provide in table form the names of buildings concerned and details of the irregularities involved in the past five years.

Year	Name and address of the building with "SDFs rectified of irregularities"	Number of SDFs with irregularities	Details of the irregularities involved
------	--	------------------------------------	--

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 3014)

Reply:

Apart from responding to reports, the Buildings Department (BD) also takes enforcement action for rectifying building irregularities in sub-divided flats (SDFs) through large scale operations (LSOs). Disclosure of the list of target buildings may affect the enforcement action that will be taken by BD. It is therefore inappropriate to disclose the names of the target buildings involved.

Statistics on the overall number of SDFs inspected, SDFs with irregularities identified and SDFs rectified of irregularities in the past five years are tabulated below –

Year	Number of SDFs inspected	Number of SDFs with irregularities identified⁽¹⁾	Number of SDFs rectified of irregularities⁽¹⁾
2014	2 218	282	295
2015	3 466	288	207
2016	3 045	262	254
2017	2 230	266	253
2018	1 798	604	249

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

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 serious water seepage, and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)276

(Question Serial No. 6724)

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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 (LegCo internal reference no.: 7023)

Reply:

1. Insofar as the abuse of premises in industrial buildings (IBs) for domestic purpose is concerned, apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against illegal domestic use in IBs in an orderly and systematic manner through large scale operations since April 2012. BD will issue discontinuation orders against the owners requiring the cessation of the illegal domestic use. Where actionable building irregularities are identified, BD will also issue removal orders against the owners concerned. BD does not compile statistics on the numbers 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 in the past five years is set out below –

District	Number of IB premises inspected	Number of prosecutions instigated against failure to comply with removal orders/ discontinuation orders ⁽¹⁾	Number of convictions ⁽¹⁾
Eastern	29	0	0
Southern	29	0	0
Wong Tai Sin	128	0	0
Kwun Tong	592	1	0
Yau Tsim Mong	137	0	0
Sham Shui Po	138	0	0
Kowloon City	86	2	6
Sha Tin	60	0	0
Tai Po	1	0	0
Sai Kung	1	0	0
Tsuen Wan	480	11	14
Tuen Mun	303	0	0
Yuen Long	14	0	0
Kwai Tsing	385	0	0
Total	2 383	14	20

Note ⁽¹⁾: The figures do not necessarily correspond to the IBs premises inspected in the same period. The prosecution and conviction cases include actionable UBWs not involving domestic use in IBs.

2. BD does not compile statistics on the numbers of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings being used for domestic purpose.
3. BD does not compile statistics on the numbers of tenants involved in prosecutions and conviction cases in connection with sub-divided flats (SDFs). Information on the geographical distribution of SDFs inspected, prosecutions instigated against non-compliance with removal orders or discontinuation orders issued in respect of SDFs, and convictions in the past five years is set out below –

District	Number of SDFs inspected	Number of prosecutions instigated against failure to comply with removal orders/ discontinuation orders ⁽²⁾	Number of convictions ⁽²⁾
Central and Western	920	11	13
Wan Chai	537	8	6
Eastern	553	30	28
Southern	359	4	4
Kowloon City	1 918	149	121
Wong Tai Sin	268	1	0
Kwun Tong	1 148	6	4
Yau Tsim Mong	2 226	174	114
Sham Shui Po	1 599	186	178
Tsuen Wan	1 093	17	15
Kwai Tsing	606	2	0
Sai Kung	3	0	0
Sha Tin	124	6	5
Tai Po	304	1	1
North	95	4	3
Tuen Mun	326	0	0
Yuen Long	677	0	0
Islands	1	0	0
Total	12 757	599	492

Note ⁽²⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

4. BD does not compile statistics on the numbers of inspections and tenants involved in prosecution and conviction cases in connection with rooftop structures. Information on the geographical distribution of prosecutions instigated against non-compliance with removal orders in respect of unauthorised rooftop structures and convictions in the past five years is set out below –

District	Number of prosecutions instigated against failure to comply with removal orders	Number of convictions ⁽³⁾
Central and Western	89	69
Wan Chai	111	63
Eastern	186	141
Southern	24	15
Kowloon City	272	227
Wong Tai Sin	121	97
Kwun Tong	215	182
Yau Tsim Mong	414	291
Sham Shui Po	175	129
Tsuen Wan	182	146
Kwai Tsing	129	104
Sai Kung	111	89
Sha Tin	93	67
Tai Po	164	111
North	144	78
Tuen Mun	98	84
Yuen Long	251	185
Islands	36	20
Total	2 815	2 098

Note ⁽³⁾: The figures do not necessarily correspond to the prosecutions instigated in the same period.

5. There is no clear definition of “unlawful residential units”. Unauthorised rooftop structures and SDFs used for domestic purpose are the most common types of structures dealt with by BD under its enforcement programme against unauthorised building works. The geographical distribution of SDFs inspected, prosecutions instigated against non-compliance with orders and convictions in respect of SDFs and unauthorised rooftop structures in the past five years is provided in parts 3 and 4 of the reply above.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)277****(Question Serial No. 6725)**

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 complaints received and prosecutions instigated due to unauthorised alterations and obstructions to barrier-free facilities in buildings in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7024)

Reply:

Upon receiving reports on unauthorised alteration of barrier-free facilities in private buildings, the Buildings Department (BD) would upon verification issue statutory orders to direct the subject owners to carry out rectification works. The numbers of reports received, statutory orders issued and prosecutions instigated by BD against unauthorised alteration of barrier-free facilities in private buildings in the past five years are tabulated below –

	2014	2015	2016	2017	2018
Number of reports on unauthorised alteration of barrier-free facilities received	52	19	44	49	60
Number of statutory orders issued by BD against unauthorised alteration of barrier-free facilities ⁽¹⁾	13	13	14	6	30
Number of prosecutions instigated against failure to comply with statutory orders in connection with rectification of barrier-free facilities ⁽¹⁾	2	0	1	0	0

Note ⁽¹⁾: The number of orders issued and the number of prosecutions do not necessarily correspond to the reports received in the same year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)278****(Question Serial No. 4184)**

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:

Among the minor works applications received by the Buildings Department in the last five years, please state the numbers of applications for converting units in domestic/composite buildings into sub-divided domestic units, as well as the numbers of applications approved, their geographical distribution and the numbers of converted units and sub-divided domestic units involved.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1075)

Reply:

With the Minor Works Control System, building owners may carry out minor works under simplified requirements without the need to obtain prior approval and consent of the Buildings Department (BD) before the commencement of such works.

Class I minor works item 1.41 regulates the subdivision of a domestic flat into three or more rooms, at least three of which are provided with lavatories or other sanitary fitments, and the resulting number of such rooms in the flat is greater than that shown on the approved plan.

The number of minor works submissions involving minor works item 1.41 received by the BD in the past five years is tabulated as follows –

Year	Number of Notices of Commencement⁽¹⁾	Number of Certificates of Completion^{(1) & (2)}
2014	357	295
2015	221	257
2016	83	91
2017	126	99
2018	118	59
Total	905	801

Note ⁽¹⁾: Each submission may involve more than one minor works item or one unit.

Note ⁽²⁾: The number of certificates of completion received may not necessarily correspond to the number of notice of commencement received in the same year.

BD does not compile statistics on the geographical distribution of the above minor works submissions and the number of converted units/sub-divided domestic units involved in these submissions.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)279****(Question Serial No. 5013)**

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 list the relevant statistics of domestic buildings with demolition consents issued by the Buildings Department in the last five years by the 18 districts:

District	Year and month of issuance	Type of buildings	Number of buildings involved	Number of domestic units involved

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2044)

Reply:

A breakdown of the total number of demolition consent issued by the Buildings Department (BD) by district in the past five years is set out in the table below. BD does not compile statistics of domestic buildings with demolition consent based on their district, year of issuance, type of buildings, number of buildings and domestic units involved.

	Number of Demolition Consent Issued																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2014	14	8	7	8	12	0	16	8	7	3	1	2	4	3	1	4	7	4	109
2015	15	10	8	4	11	3	4	11	9	3	4	2	2	6	1	1	2	3	99
2016	17	7	8	8	9	0	1	10	9	4	3	2	0	1	2	2	2	6	91
2017	17	6	7	5	18	1	7	6	5	3	3	7	1	3	1	3	5	6	104
2018	12	15	2	5	4	0	3	5	7	8	0	3	2	2	1	1	2	12	84

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)280****(Question Serial No. 5407)**

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 statistics of old domestic buildings in Hong Kong by the 18 districts:

District	Buildings built before 1950			Buildings built between 1950 and 1959			Buildings built between 1960 and 1969			Buildings built between 1970 and 1979		
	Total no. of buildings	No. of buildings without lifts	No. of domestic units	Total no. of buildings	No. of buildings without lifts	No. of domestic units	Total no. of buildings	No. of buildings without lifts	No. of domestic units	Total no. of buildings	No. of buildings without lifts	No. of domestic units

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2045)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of private domestic buildings ⁽¹⁾ in Hong Kong with the occupation permit (OP) issued in different year groups as of end of 2018 is as follows –

District	Buildings with OP issued before 1950 ⁽²⁾	Buildings with OP issued between 1950 and 1959	Buildings with OP issued between 1960 and 1969	Buildings with OP issued between 1970 and 1979
Central and Western	74	198	548	676
Eastern	22	133	268	312
Kowloon City	155	581	614	529
Kwai Tsing	4	0	13	95
Kwun Tong	0	2	138	133
North	43	0	158	122
Islands	0	0	23	60
Sai Kung	0	0	68	441
Sham Shui Po	62	269	529	379
Sha Tin	0	0	29	97
Southern	86	100	211	498
Tai Po	8	0	23	107
Tsuen Wan	5	2	144	146
Tuen Mun	1	0	6	94
Wan Chai	69	272	580	452
Wong Tai Sin	1	2	112	111
Yau Tsim Mong	92	332	1 005	477
Yuen Long	54	0	16	257
Total	676	1 891	4 485	4 986

Note ⁽¹⁾: Including composite buildings which comprise domestic and non-domestic units.

Note ⁽²⁾: Including pre-war buildings.

BD does not compile statistics on the number of buildings with or without lifts and the number of domestic units in buildings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)281

(Question Serial No. 4202)

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 “continuing the publicity and public education campaign to disseminate building safety messages to building owners, occupants, building professionals, contractors, workers, property management personnel, students and the general public, and foster a building safety culture”, please inform this Committee:

- 1.) of the publicity and public education campaigns implemented in the past three years, as well as the expenditure and manpower involved;
- 2.) of the plan, expenditure and manpower of the publicity and public education campaign this year;
- 3.) what is the criteria for assessing the effectiveness of the publicity and public education campaigns?

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 12)

Reply:

- 1.) The Buildings Department (BD) undertook, among other things, the following public education and publicity (PEP) activities in the past three years to promote building safety and foster building safety culture in the community:
 - (a) conducting over 100 briefings, events, visits, etc. for the building industry, students and the general public each year;
 - (b) revamping BD's website to improve its usability and uploading relevant guidelines onto BD's website and BD's thematic website on building safety regularly;

- (c) organising an annual large-scale publicity event, namely the Building Safety Week, which included a wide variety of activities such as roadshows, comic drawing and drama competitions for students, exhibitions and seminars for the general public and a symposium for building professionals and registered contractors;
- (d) launching and maintaining the mobile application for Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme;
- (e) maintaining the mobile application for the Minor Works Control System;
- (f) launching and operating an e-learning centre to promulgate an on-line Building Safety Certificate Course targeting building owners and the general public;
- (g) broadcasting Announcements in the Public Interest (APIs) on TV, radio, buses, trains and online media; and
- (h) producing various short video films and broadcasting them on BD's website and during BD's events.

The total expenditure for the printing of publicity materials, producing and broadcasting APIs and short films, and employing outsourced contractors and service providers to carry out PEP activities on building safety for 2016-17, 2017-18 and 2018-19 were about \$12.8 million, \$10.9 million and \$17.1 million (estimated) respectively.

The related work was handled by six staff of the Public Education and Publicity Unit (PEPU) in 2016-17 and 2017-18 and eight staff of PEPU in 2018-19 as well as three staff of the Information Unit (IU) of BD as part of their overall duties. BD is not able to provide a breakdown of the manpower expenditure involved solely for the aforementioned events and other PEP activities.

- 2.) In 2019-20, BD will undertake similar PEP activities as in the past three years to promote building safety and foster a building safety culture. The manpower in IU will remain unchanged and two additional civil service posts will be created in PEPU. The total expenditure to carry out PEP activities on building safety is estimated to be \$16.9 million.
- 3.) To assess the effectiveness of the PEP activities, BD records the number of participants in each activity and collect feedback from participants. For on-line promotional activities, parameters such as the number of reaches and views are obtained from the media services providers to assess their effectiveness.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)282****(Question Serial No. 6108)**

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 list the numbers of removal orders issued against unauthorised building works by the Buildings Department and cases with orders complied with in the past five years by district.

District Council district	2014		2015		2016		2017		2018	
	No. of removal orders issued	No. of removal orders complied with	No. of removal orders issued	No. of cases removal orders complied with	No. of removal orders issued	No. of cases removal orders complied with	No. of removal orders issued	No. of removal orders complied with	No. of removal orders issued	No. of removal orders complied with

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 129)

Reply:

The geographical distribution of removal orders issued and removal orders complied with in the past five years is tabulated below –

District	2014		2015		2016		2017		2018	
	No. of removal orders issued	No. of removal orders complied with ⁽¹⁾	No. of removal orders issued	No. of removal orders complied with ⁽¹⁾	No. of removal orders issued	No. of removal orders complied with ⁽¹⁾	No. of removal orders issued	No. of removal orders complied with ⁽¹⁾	No. of removal orders issued	No. of removal orders complied with ⁽¹⁾
Central and Western	435	1 332	1 136	1 131	707	1 215	867	857	717	916
Eastern	888	1 298	806	1 542	1 081	1 244	1 871	1 353	1 563	1 135
Southern	395	352	634	292	291	528	262	576	274	381
Wan Chai	714	700	681	972	882	723	841	870	1 182	816
Kowloon City	2 121	1 630	1 615	1 661	1 892	1 321	1 725	2 032	1 528	1 768
Kwun Tong	1 885	1 236	464	1 740	1 206	1 159	626	1 242	632	998
Sham Shui Po	1 308	773	1 013	1 016	828	1 408	1 307	1 831	1 655	1 439
Wong Tai Sin	426	343	301	408	278	282	204	536	353	416
Yau Tsim Mong	1 259	2 117	2 621	2 140	2 325	2 248	2 050	1 883	1 941	1 745
Islands	17	21	23	13	47	22	36	29	43	38
Kwai Tsing	413	451	569	536	474	1 062	661	916	369	535
North	131	112	183	88	324	239	316	259	199	271
Sai Kung	74	135	87	127	112	86	129	69	92	59
Sha Tin	208	519	1 479	403	545	810	192	723	178	375
Tai Po	380	287	176	176	335	233	708	290	391	345
Tsuen Wan	570	375	150	609	420	817	485	753	474	636
Tuen Mun	211	306	665	517	530	496	247	670	317	433
Yuen Long	381	393	315	291	624	545	655	562	911	439
Total	11 816	12 380	12 918	13 662	12 901	14 438	13 182	15 451	12 819	12 745

Note ⁽¹⁾: The figures do not necessarily correspond to the removal orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)283****(Question Serial No. 3847)**

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 inform this Committee of the geographical distribution of sub-divided flats inspected in the last three years.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 13)

Reply:

The geographical distribution of sub-divided flats (SDFs) inspected in the last three years is tabulated as follows –

District	Number of SDFs inspected in 2016, 2017 and 2018
Central and Western	311
Wan Chai	257
Eastern	297
Southern	344
Islands	1
Wong Tai Sin	154
Kwun Tong	630
Yau Tsim Mong	1 227
Sham Shui Po	802
Kowloon City	837
North	68

District	Number of SDFs inspected in 2016, 2017 and 2018
Sha Tin	59
Tai Po	176
Sai Kung	2
Tsuen Wan	767
Tuen Mun	188
Yuen Long	471
Kwai Tsing	482
Total	7 073

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)284

(Question Serial No. 4633)

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 completing “the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings”, would the authorities inform this Committee:

- a) the parties, manpower and resources involved for the whole consultancy study;
- b) the respective numbers of water seepage reports received and cases with investigation completed by the Joint Office set up by the Food and Environmental Hygiene Department and the Buildings Department, as well as the number of completed cases where the source of water seepage could not be identified in the past three years;
- c) whether indicators will be set for investigation time in order to complete the investigation within a specified timeframe; if so, of the details; if not, of the reasons; and
- d) the timetable for reviewing and implementing the new technologies.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 118)

Reply:

- a) The consultancy study commissioned by the Buildings Department (BD) was administered by BD staff of the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD as part of their overall duties. The estimated expenditure of the study is about \$4.1 million. BD is not able to provide a breakdown of the manpower and expenditure solely involved in the administration of the consultancy study.

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

Number of Cases	2016	2017	2018
Reports received	36 376	36 002	36 684
Reports handled ⁽¹⁾	29 148	30 605	28 221
• Cases screened out ⁽²⁾	13 196	14 732	14 571
• Cases with investigations concluded	15 952	15 873	13 650
- Source of water seepage identified	6 846	6 253	5 729
- Source of water seepage could not be identified and investigation terminated	3 721	4 172	3 164
- Seepage ceased during investigation	5 385	5 448	4 757

Note ⁽¹⁾: The figures do not necessarily correspond to the reports received in the same year.

Note ⁽²⁾: These include unjustified cases and withdrawn cases where no investigation was conducted by JO.

- c)&d) The time spent on 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 or occupants are cooperative. As JO staff have to enter the premises concerned for carrying out non-destructive tests to identify the source of seepage, JO could normally complete the investigation and inform the informant of the outcome within 90 working days with the co-operation of the concerned owners/occupants. If the investigation could not be completed within 90 working days, JO will notify the informant of the progress of the investigation. The above investigation time frame has been stipulated in JO's "Notes to Owners/Occupants – General Procedures for Investigating Water Seepage" which will be issued to the concerned owners/occupants upon receipt of a water seepage report.

Since the second half of June 2018, JO has applied new testing technologies such as infrared thermography and microwave tomography in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western). With the experience gained and data obtained through the pilot application of the new testing methods, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)285

(Question Serial No. 4634)

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 operation on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes in target buildings. In this connection, would the authorities advise this Committee:

- a) of the number of outstanding removal orders and of the categories into which they fall;
- b) whether there is any target for removal in order to reduce the backlog cases; if not, what are the reasons?
- c) whether there is any plan to increase manpower and resources to speed up the work of clearing backlog cases of outstanding removal orders; if so, of the increase in the number of staff and of the expenditure involved; if not, of the reasons?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 119)

Reply:

As at end 2018, there were about 53 000 outstanding removal orders issued against unauthorised building works (UBWs) in the whole territory. The Buildings Department (BD) does not compile separate statistics on the number of different types of UBWs involved in the outstanding removal orders.

BD has set targets for clearing outstanding removal orders and posted the progress of meeting such targets in BD's website.

BD has implemented improvement measures to speed up the clearance of outstanding removal orders such as upgrading its Building Condition Information System to enhance monitoring of the progress of enforcement action, streamlining its operation procedures, redeployment of resources and re-adjusting its work priorities as appropriate. In addition, BD has been allocated additional resources in the past years to cope with various operation needs, including clearance of outstanding removal orders. The task of clearing outstanding removal orders is carried out by the existing manpower resources of the two Existing Buildings Divisions, the Mandatory Building Inspection Division and the Minor Works and Signboard Control Section of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. They comprise a total of 638, 693 and 695 professional and technical staff members in 2017-18, 2018-19 and 2019-20 (estimate) respectively. We are not able to provide a breakdown of the manpower resources involved solely for clearing outstanding removal orders.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)286

(Question Serial No. 4635)

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 and rectification of irregularities of building works associated with sub-divided flats”, would the authorities inform 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 in 2018-19;
- 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 (LegCo internal reference no.: 120)

Reply:

- a) The Buildings Department (BD) received 10 862 reports on sub-divided flats (SDFs) from 2016 to 2018 from members of the public or other government departments, among which BD identified SDFs in 5 006 reports. Among these 5 006 reports, 237 SDFs were found to be associated with building irregularities that had to be followed up by the issue of removal orders.
- b) Apart from responding to reports, BD also takes enforcement action against building irregularities associated with SDFs through large scale operations (LSOs).

In 2018-19 (as at end December 2018), BD inspected 1 432 SDFs in total in response to reports from members of the public or other government departments and through LSOs. 98 SDFs were so far found to be associated with building irregularities which had to be followed up by the issue of removal orders while further assessment or detailed investigations were still being conducted for some cases. As at end December 2018, the building irregularities associated with 95 of these SDFs were not yet rectified. BD would continue to follow up these cases.

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) BD has implemented improvement measures to speed up the enforcement actions against building irregularities identified in SDFs, such as upgrading its Building Condition Information System to enhance monitoring of the progress of enforcement action, streamlining its operation procedures, redeployment of resources and re-adjusting its work priorities as appropriate. In addition, BD has been allocated additional resources in the past years to cope with various operation needs, including clearance of outstanding cases in relation to SDFs.

Enforcement action against building irregularities associated with SDFs is carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. There will be no change in manpower in BD for enforcement actions related to SDFs in 2019-20. We are not able to provide a breakdown of the manpower involved solely for carrying out enforcement action in relation to SDFs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)287

(Question Serial No. 4636)

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 Operation Building Bright 2.0 in collaboration with the Urban Renewal Authority (URA), would the authorities inform this Committee:

- a) of the estimated number of units, manpower and resources involved;
- b) of the division of work between the Bureau and URA.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 121)

Reply:

To protect public safety, the Government earmarked \$3 billion to launch Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called "3-nil" buildings, which are buildings that do not have an owners' corporation or an owners' committee, or have not engaged any property management company). The Buildings Department (BD) proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

The Government expects the funding under OBB 2.0 would be able to support the commissioning of inspection and repair works of 2 500 buildings (under both Categories 1 and 2) over the five-year period beginning 2018-19. Both BD and the Urban Renewal Authority (URA) have not made any estimation on the total number of units involved under OBB 2.0.

As the Government's partner in implementing OBB 2.0, URA is responsible for administering the scheme. URA bears the associated costs of staffing, office accommodation and outsourced independent consultancy service fees from its own resources.

The work performed by BD under OBB 2.0 is to be carried out by 160 professional and technical staff of the Mandatory Building Inspection Sections of BD as part of their overall duties. BD is unable to provide a breakdown of the expenditure and manpower incurred solely for this task.

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of OBB 2.0 as part of its overall portfolio. DEVB is unable to provide a breakdown of the manpower resources deployed solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)288

(Question Serial No. 3366)

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 2019-20”, the Administration states that it will 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. In this connection, will the Administration inform this Council the manpower and resources allocated for such review and will the Administration announce and report to this Council concerning the result of the above review? If yes, of the timetable and details; if no, of the reasons. Also, concerning the new Code of Practice, does the Administration conduct a comprehensive review as well as consultation for this regard? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 66)

Reply:

The Buildings Department (BD) has completed the reviews on the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R). To provide further facilitation to the industry, bring greater convenience to members of the public and keep in pace with the latest technological advancements and societal needs, it is proposed to –

- (a) revamp the B(C)R to change the current prescriptive provisions to performance-based ones as far as practicable, and to enhance standards on the design and construction of buildings, streets, building works and street works; and
- (b) amend the B(MW)R to include more works items under the prevailing Minor Works Control System to facilitate the public to carry out such works lawfully.

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019, and aim to finalise the amendments to the extant regulations with a view to tabling them in the LegCo in the near future.

As regards seismic-resistant design for buildings in Hong Kong, BD had previously conducted a public consultation exercise to gauge views of the general public and stakeholders of the building industry on the subject, and reported to the LegCo Panel on Development the outcome of the consultation. Taking into account the consultation feedback, BD is formulating a new code of practice (CoP) to set out the detailed technical guidelines, and will engage stakeholders as per its established consultation mechanism.

BD is responsible for the review of the various building regulations, standards and CoPs as part of its overall duties. BD could not provide a breakdown of the manpower and expenditure solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)289

(Question Serial No. 3375)

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:

Provision for 2019-20 is \$83.8 million (5.38%) higher than the revised estimate for 2018-19. The provision is increased to cope with the workload arising from processing new building plans. In this regard, would the authorities inform this Committee:

1. whether the manpower for “processing new building plans” will be strengthened; if so, of the number of staff and expenditure;
2. whether the authorities are satisfied with the present efficiency in “processing building plans”; whether there is any room for improvement; if so, of the details; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 73)

Reply:

1. To cope with the increasing workload arising from processing of building plan submissions including projects adopting Modular Integrated Construction and transitional housing projects, the manpower in the Buildings Department (BD) will be strengthened by the creation of 30 new non-directorate posts in 2019-20, comprising 12 professional posts (Building Surveyor / Structural Engineer), 10 technical posts (Survey Officer (Building) / Technical Officer (Structural)), seven clerical posts and one motor driver post. The increase in expenditure is about \$16.4 million per annum.
2. BD has been reviewing the plan approval process regularly with a view to improving the efficiency of plan processing and facilitating the preparation of plans that meet BD's requirements. To this end, BD has implemented various measures such as adopting a curtailed check system and putting in place a pre-submission enquiry mechanism to facilitate registered building professionals in confirming the design principles of their projects at an early stage so that they may avoid abortive

preparation work and fast track processing for simple alteration and addition works. In addition, BD has been working in partnership with registered building professionals to improve its services and to provide as far as practicable facilitation in the building plan approval process. Specifically, BD regularly reviews and issues practice notes and circular letters as guidance to practitioners and has set up various communication platforms with industry stakeholders, such as Building Sub-committee under the Land and Development Advisory Committee, the Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee (APSEC) and APSEC discussion forum, as well as Technical Committees on various codes of practice.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)290****(Question Serial No. 6412)**

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 the "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of the Buildings Department's Enforcement Action" under the Community Care Fund, please provide a breakdown by the 18 District Council districts of the numbers of applicants, the age distribution of beneficiaries (in ten-year bands), the disbursements in the past three years, and the estimated total number of eligible applicants in the community.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 361)

Reply:

Statistics on the geographical distribution of applications received and disbursements made under the "Relocation Allowance for Residents of Illegal Domestic Premises in Industrial Buildings who Have to Move out as a result of the Buildings Department's Enforcement Action" in the past three years are tabulated below –

District	Number of applicants	Disbursement (HK\$)
Wong Tai Sin	2	16,657
Kwun Tong	5	14,600
Sham Shui Po	4	19,700
Tsuen Wan	10	31,609
Tuen Mun	8	23,903
Kwai Tsing	10	41,273
Total	39	147,742

- 2 -

The Buildings Department does not compile statistics on the age distribution of beneficiaries and is unable to estimate the total number of eligible applicants in the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)291

(Question Serial No. 6427)

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 list the respective numbers of inadequate housing (sub-divided flats in industrial buildings, squatters, rooftop structures and “capsule-like accommodation”) in the territory in the past three years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 406)

Reply:

The Buildings Department does not compile statistics on the number of sub-divided flats in industrial buildings, squatters, rooftop structures and “capsule-like accommodation”.

Separately, according to the Long Term Housing Strategy (LTHS) promulgated in 2014, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target. A major demand component in the housing demand projection is the housing demand arising from inadequately housed households. Please refer to the latest LTHS Progress Report 2018 via the link (https://www.thb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2018.pdf) for details of the report.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)292

(Question Serial No. 6572)

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 unauthorised building works (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 387)

Reply:

The Buildings Department does not compile statistics on the numbers of units and residents involved in relation to unauthorised building works.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)293

(Question Serial No. 6573)

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:

1. In connection with industrial buildings used for domestic purpose, 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.
2. In connection with industrial buildings used for domestic purpose, please specify the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in 2018, broken down by district.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 388)

Reply:

Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against illegal domestic use in industrial buildings (IBs) in an orderly and systematic manner through large scale operations since April 2012. 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 in the past five years and 2018 is set out below –

District	Number of IB premises inspected		Number of prosecutions instigated against non-compliance with removal orders/ discontinuation orders ⁽¹⁾		Number of convictions ⁽¹⁾	
	2014 – 2018	2018	2014 – 2018	2018	2014 – 2018	2018
Eastern	29	2	0	0	0	0
Southern	29	9	0	0	0	0
Wong Tai Sin	128	35	0	0	0	0
Kwun Tong	592	100	1	1	0	0
Yau Tsim Mong	137	19	0	0	0	0
Sham Shui Po	138	14	0	0	0	0
Kowloon City	86	31	2	0	6	0
Sha Tin	60	6	0	0	0	0
Tai Po	1	0	0	0	0	0
Sai Kung	1	0	0	0	0	0
Tsuen Wan	480	31	11	1	14	1
Tuen Mun	303	24	0	0	0	0
Yuen Long	14	2	0	0	0	0
Kwai Tsing	385	58	0	0	0	0
Total	2 383	331	14	2	20	1

Note ⁽¹⁾: The figures do not necessarily correspond to the IBs premises inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)294

(Question Serial No. 6575)

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 (LegCo internal reference no.: 390)

Reply:

The Buildings Department does not compile statistics on the numbers 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)295****(Question Serial No. 6576)**

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 (LegCo internal reference no.: 391)

Reply:

The Building Department (BD) takes enforcement action against unauthorised building works (UBWs) on rooftops in response to public reports and through its large scale operations. 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 rooftop UBWs. The geographical distribution of prosecutions and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from 2014 to 2018 is as follows –

District	Number of prosecutions	Number of convictions⁽¹⁾
Central and Western	89	69
Wan Chai	111	63
Eastern	186	141
Southern	24	15
Islands	36	20
Wong Tai Sin	121	97
Kwun Tong	215	182
Yau Tsim Mong	414	291
Sham Shui Po	175	129
Kowloon City	272	227

District	Number of prosecutions	Number of convictions⁽¹⁾
North	144	78
Sha Tin	93	67
Tai Po	164	111
Sai Kung	111	89
Tsuen Wan	182	146
Tuen Mun	98	84
Yuen Long	251	185
Kwai Tsing	129	104
Total	2 815	2 098

Note⁽¹⁾: The figures do not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)296

(Question Serial No. 4236)

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 Planning and Lands Branch will update the Building (Construction) Regulations and the Building (Minor Works) Regulation in 2019-20. Please state in detail the outline and timetable for the relevant work and the staff establishment responsible for such work (tabulate the number of staff by post).

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 55)

Reply:

The Buildings Department (BD) has completed the reviews on the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R). To provide further facilitation to the industry, bring greater convenience to members of the public and keep in pace with the latest technological advancements and societal needs, it is proposed to –

- (a) revamp the B(C)R to change the current prescriptive provisions to performance-based ones as far as practicable, and to enhance standards on the design and construction of buildings, streets, building works and street works; and
- (b) amend the B(MW)R to include more works items under the prevailing Minor Works Control System to facilitate the public to carry out such works lawfully.

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019, and aim to finalise the amendments to the extant regulations with a view to tabling them in the LegCo in the near future.

BD is responsible for the reviews of the various building regulations including the B(C)R and B(MW)R as part of their overall duties. BD could not provide a breakdown of the manpower involved solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)297****(Question Serial No. 5125)**

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 Government inform this Committee of the following information concerning demolition works handled by the Buildings Department (BD):
Please tabulate the numbers of applications for demolition consent received and demolition consent issued by BD in the past ten years, broken down by district and year.

Number of Applications for Demolition Consent																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2008																			
2009																			
2010																			
2011																			
2012																			
2013																			
2014																			
2015																			

Number of Applications for Demolition Consent																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2016																			
2017																			
2018																			

Number of Demolition Consent Issued																			
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2008																			
2009																			
2010																			
2011																			
2012																			
2013																			
2014																			
2015																			
2016																			
2017																			
2018																			

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 409)

Reply:

A breakdown of the number of applications for demolition consent received by the Buildings Department (BD) by district in the past 11 years is set out as follows –

	Number of Applications for Demolition Consent ⁽¹⁾																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2008	56	36	14	19	22	4	5	19	21	1	4	6	5	5	3	6	18	0	244
2009	33	40	4	6	23	9	7	22	26	2	10	7	10	0	1	8	10	8	226
2010	34	31	10	7	15	3	7	30	12	6	2	2	6	0	7	6	4	5	187
2011	63	43	9	14	37	4	13	42	27	13	6	5	3	0	4	7	10	2	302
2012	52	33	29	19	49	7	14	26	26	9	5	4	3	0	3	8	4	23	314
2013	47	25	19	27	25	0	16	18	16	20	11	7	5	0	4	7	7	6	260
2014	48	32	17	17	31	1	23	28	20	15	2	3	5	9	2	9	14	10	286
2015	37	37	13	8	23	6	8	25	18	13	8	7	9	6	2	4	4	11	239
2016	30	17	21	11	10	4	12	23	12	7	4	5	0	7	3	7	8	11	192
2017	44	11	15	10	23	10	13	12	15	4	5	17	1	5	2	9	8	20	224
2018	24	24	8	23	5	4	6	13	21	17	0	7	8	6	2	1	4	24	197

Note ⁽¹⁾: The figures include resubmission of applications after refusal under section 16(3) of the Buildings Ordinance (Cap. 123).

A breakdown of the number of demolition consent issued by BD by district in the past 11 years is set out as follows –

	Number of Demolition Consent Issued ⁽²⁾																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2008	15	9	6	11	14	1	3	10	11	1	3	2	0	4	1	4	7	0	102
2009	15	18	3	3	24	0	2	7	15	1	1	4	4	0	1	5	3	2	108
2010	13	13	7	4	13	1	2	8	6	3	2	2	3	0	3	4	3	2	89
2011	27	16	3	5	18	0	8	19	9	3	4	5	2	0	0	4	1	1	125
2012	27	13	13	9	36	3	5	11	12	3	4	2	2	0	1	1	2	7	151
2013	17	10	8	10	8	0	8	11	8	8	6	6	0	0	1	2	2	2	107
2014	14	8	7	8	12	0	16	8	7	3	1	2	4	3	1	4	7	4	109
2015	15	10	8	4	11	3	4	11	9	3	4	2	2	6	1	1	2	3	99
2016	17	7	8	8	9	0	1	10	9	4	3	2	0	1	2	2	2	6	91
2017	17	6	7	5	18	1	7	6	5	3	3	7	1	3	1	3	5	6	104
2018	12	15	2	5	4	0	3	5	7	8	0	3	2	2	1	1	2	12	84

Note ⁽²⁾: The figures do not necessarily correspond to the applications for demolition consent received in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)298

(Question Serial No. 5128)

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 Government inform this Committee of the following information related to building safety:

- (a) the total number of buildings inspected by the Buildings Department (BD) in each year since the implementation of the Mandatory Building Inspection Scheme (MBIS);
- (b) please list the number of private buildings in the territory aged 30 to 39 years, 40 to 49 years, 50 to 59 years, 60 to 69 years and 70 years or above that have been inspected by BD under MBIS, broken down by district and building condition at the time of inspection;

Category II	Category I		30 to 39 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		30 to 39 years
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		40 to 49 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		40 to 49 years
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		50 to 59 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		50 to 59 years
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		60 to 69 years
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		60 to 69 years
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category II	Category I		70 years or above
Obvious defects found	Requiring emergency remedial works	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

Category IV	Category III		70 years or above
No apparent defect	Only minor defects found	Central and Western	Total number of buildings inspected
		Wan Chai	
		Eastern	
		Southern	
		Kowloon City	
		Wong Tai Sin	
		Kwun Tong	
		Yau Tsim Mong	
		Sham Shui Po	
		Tsuen Wan	
		Kwai Tsing	
		Sai Kung	
		Sha Tin	
		Tai Po	
		North	
		Tuen Mun	
		Yuen Long	
		Islands	
		Total	

		Total number of buildings inspected (Number of buildings with SDFs)																		
Category IV	Category III	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
No apparent defect	Only minor defects found																			

(c) The Government launched an operation to inspect all private buildings aged 50 or above in the territory in 2010 to determine whether these buildings are structurally safe. From 2010 to present, please list by year i) the number of buildings inspected in each year since 2010; and ii) the building conditions of the buildings inspected.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 412)

Reply:

(a) Under the Mandatory Building Inspection Scheme (MBIS), building owners served with a statutory notice are required to appoint a registered inspector (RI) to carry out inspections and a registered contractor to carry out necessary repairs of their building. Since the implementation of MBIS in 2012, the number of buildings whose owners are served with statutory notices and inspected by RIs under MBIS in each year are tabulated below –

Year	Number of buildings inspected by RIs under MBIS
2013	29
2014	314
2015	530
2016	503
2017	378
2018	427
Total	2 181

(b) The geographical distribution of buildings inspected by RIs under MBIS broken down by building age groups and RIs' assessment on building conditions is tabulated below –

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	33	2
	Wan Chai	30	5
	Eastern	24	2
	Southern	10	3
	Kowloon City	33	3
	Wong Tai Sin	3	0
	Kwun Tong	14	1
	Yau Tsim Mong	36	1
	Sham Shui Po	40	4
	Tsuen Wan	5	0
	Kwai Tsing	24	1

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Sai Kung	2	0
	Sha Tin	12	0
	Tai Po	13	1
	North	1	0
	Tuen Mun	17	0
	Yuen Long	6	2
	Islands	0	0
328	Total	303	25

40 to 49 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	140	9
	Wan Chai	66	15
	Eastern	38	4
	Southern	28	7
	Kowloon City	107	9
	Wong Tai Sin	18	1
	Kwun Tong	43	3
	Yau Tsim Mong	103	4
	Sham Shui Po	64	2
	Tsuen Wan	32	1
	Kwai Tsing	39	0
	Sai Kung	2	1
	Sha Tin	21	5
	Tai Po	15	0
	North	9	4
	Tuen Mun	15	2
	Yuen Long	26	0
	Islands	1	0
834	Total	767	67

50 to 59 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	117	13
	Wan Chai	96	12
	Eastern	33	2
	Southern	28	2
	Kowloon City	119	19
	Wong Tai Sin	18	2
	Kwun Tong	17	2
	Yau Tsim Mong	164	6
	Sham Shui Po	48	4
	Tsuen Wan	11	2
	Kwai Tsing	1	0
	Sai Kung	8	1
	Sha Tin	0	0
	Tai Po	1	1
	North	14	4
	Tuen Mun	0	0
	Yuen Long	2	0
Islands	1	0	
748	Total	678	70

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	30	7
	Wan Chai	38	3
	Eastern	14	4
	Southern	5	0
	Kowloon City	80	6
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	27	4

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Sham Shui Po	14	1
	Tsuen Wan	0	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
	Yuen Long	0	0
	Islands	0	0
233	Total	208	25

70 years or above	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	3	2
	Wan Chai	2	0
	Eastern	0	0
	Southern	0	0
	Kowloon City	2	4
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	10	2
	Sham Shui Po	5	1
	Tsuen Wan	5	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
	Yuen Long	1	0
	Islands	0	1
38	Total	28	10

The Buildings Department (BD) does not compile statistics on the severity of defects identified and the number of buildings with sub-divided flats found during the inspections by RIs under MBIS.

(c) While BD has not conducted any study on the condition of old buildings, it has been implementing MBIS since 2012 which mandates building owners to conduct building inspection and carry out necessary repair works.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)299****(Question Serial No. 5129)**

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 Government inform this Committee of the following information concerning sub-divided flats (SDFs):

Please tabulate the numbers of SDFs inspected, SDFs with irregularities identified during inspection, SDFs rectified of irregularities found during inspection, prosecutions instigated against non-compliance with removal/discontinuation orders and outstanding removal orders associated with irregularities in the past five years, broken down by district.

	Number of SDFs inspected	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities	Number of prosecutions instigated against non-compliance with removal/discontinuation orders	Number of outstanding removal orders associated with irregularities
Central and Western					
Wan Chai					
Eastern					
Southern					
Kowloon City					
Wong Tai Sin					

	Number of SDFs inspected	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities	Number of prosecutions instigated against non-compliance with removal/discontinuation orders	Number of outstanding removal orders associated with irregularities
Kwun Tong					
Yau Tsim Mong					
Sham Shui Po					
Tsuen Wan					
Kwai Tsing					
Sai Kung					
Sha Tin					
Tai Po					
North					
Tuen Mun					
Yuen Long					
Islands					
Total					

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 413)

Reply:

Statistics on the geographical distribution of sub-divided flats (SDFs) inspected, SDFs with irregularities identified, SDFs rectified of irregularities, prosecutions instigated against non-compliance with removal or discontinuation orders and outstanding removal orders associated with irregularities in SDFs in the past five years are tabulated below –

	Number of SDFs inspected	Number of SDFs with irregularities identified ⁽¹⁾	Number of SDFs rectified of irregularities ⁽¹⁾	Number of prosecutions instigated against non-compliance with removal/discontinuation orders ⁽¹⁾	Number of outstanding removal orders associated with irregularities ^{(1)&(2)}
Central and Western	920	61	30	11	27
Wan Chai	537	92	56	8	74
Eastern	553	76	77	30	54
Southern	359	8	6	4	6
Kowloon City	1 918	347	268	149	150
Wong Tai Sin	268	34	12	1	7
Kwun Tong	1 148	62	25	6	32
Yau Tsim Mong	2 226	352	321	174	173
Sham Shui Po	1 599	369	362	186	313
Tsuen Wan	1 093	41	39	17	21
Kwai Tsing	606	43	10	2	16
Sai Kung	3	0	0	0	0
Sha Tin	124	20	13	6	9
Tai Po	304	39	3	1	31
North	95	38	8	4	22
Tuen Mun	326	7	3	0	2
Yuen Long	677	113	25	0	67
Islands	1	0	0	0	0
Total	12 757	1 702	1 258	599	1 004

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

Note ⁽²⁾: The figures are for orders issued in the past five years.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)300****(Question Serial No. 5147)**

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) strives to ensure the building safety of sub-divided flats by the Minor Works Control System. Class I minor works item 1.41 refers to “erection of non-load bearing block wall, laying of solid floor screeding, erection or alteration of aboveground drain in the subdivision of a domestic flat into 3 or more rooms, at least 3 of which are provided with lavatories or other sanitary fitments, and the resulting number of such rooms is greater than that shown on the original approved plan”.

- (a) What are the respective numbers of Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents, as well as Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents received by BD? What is the geographical distribution of the works? Please tabulate the respective numbers of works in the past five years.

Year	Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents	Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents
	Number of works	Number of works

- (b) Please list in the table below the numbers of works in the past five years, broken down by year and district.

District	Year	Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents	Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents
		Number of works	Number of works
Existing Buildings Division 1 Section A			
Existing Buildings Division 1 Section B			
Existing Buildings Division 1 Section C			
Existing Buildings Division 2 Section D			
Existing Buildings Division 2 Section E			
Existing Buildings Division 2 Section F			
Total			

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 432)

Reply:

- (a) The number of minor works submissions involving minor works item 1.41 received by the Buildings Department (BD) in the past five years is tabulated as follows –

Year	Notice of Commencement (includes specified form MW01 ⁽¹⁾ , prescribed plan and details, and other documents)	Certificate of Completion (includes specified form MW02 ⁽¹⁾ , record plan and other documents)
	Number of submissions ⁽²⁾	Number of submissions ^{(2),(3)}
2014	357	295
2015	221	257

Year	Notice of Commencement (includes specified form MW01⁽¹⁾, prescribed plan and details, and other documents)	Certificate of Completion (includes specified form MW02⁽¹⁾, record plan and other documents)
	Number of submissions⁽²⁾	Number of submissions^{(2),(3)}
2016	83	91
2017	126	99
2018	118	59
Total	905	801

Note ⁽¹⁾: Item 1.41 is a Class I minor works item and only specified forms MW01 and MW02 are involved.

Note ⁽²⁾: Each submission may involve one or more minor works items.

Note ⁽³⁾: The number of certificates of completion received may not necessarily correspond to the number of notice of commencement received in the same year.

- (b) BD does not compile statistics on the geographical distribution of the minor works submissions by district.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)301

(Question Serial No. 3616)

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 Programme that the work in 2018 includes “completing the consultancy study on the latest technological methods in identifying sources of water seepage in buildings”. In this connection, please inform this Committee:

- 1) Additional advanced technological testing methods for investigation of water seepage in buildings such as microwave tomography and infrared thermography are proposed in the study. What are the details of the work of formulating detailed technical guidelines for application of these methods in pilot districts in 2018-19 and the expenditure involved?
- 2) When are these methods expected to be applied in the daily work of the Joint Office set up by the Buildings Department and the Food and Environmental Hygiene Department?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 72)

Reply:

- 1)&2) The consultancy study commissioned by the Buildings Department (BD) recommended that the following five new testing methods may be applied for Stage III investigation:
- (a) Infrared thermographic test (IT);
 - (b) Microwave concrete sub-layer moisture content test (MT);
 - (c) Radar scanning survey;
 - (d) Static pressure test; and
 - (e) Material analysis by micro-spectroscopy inspection.

The new testing methods have their respective strengths and limitations. For example, while MT and IT could be effective in investigating seepage through concrete slabs, they could not be effectively applied under some circumstances such as ceilings with concrete spalling, ceilings with tile finishes and blockage by pipes/building services. Where the new testing technologies could not be effectively applied, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD has to resort to conventional testing methods.

Since the second half of June 2018, JO has applied new testing technologies such as IT and MT in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western). With the experience gained and data obtained through the pilot application of new testing methods, JO will evaluate the effectiveness of the new testing technologies and refine the technical guidelines and procedures relating to the use of the testing methods. JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019.

In 2018-19, the expenditure for engaging outsourced consultants for professional investigation is about \$37 million. BD does not compile statistics on the cost of water seepage investigation solely using new technologies.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)302

(Question Serial No. 3617)

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 the past three years;
- 2) of the numbers 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 numbers of convictions in the past three years;
- 3) of the staff establishment and operational expenses of the Joint Office (JO) deployed by the Government in the past three years; and
- 4) of the percentage of the expenditure of JO spent on equipment for checking the source of seepage; and the estimated expenditure last year for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 73)

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	2016	2017	2018
Reports received	36 376	36 002	36 684
Reports handled ⁽¹⁾	29 148	30 605	28 221
• Cases screened out ⁽²⁾	13 196	14 732	14 571
• Cases with investigations concluded	15 952	15 873	13 650
Cases with source identified ⁽¹⁾	6 846	6 253	5 729
Entry warrants granted by the Court ⁽¹⁾	55	62	51

Note ⁽¹⁾: The figures do not necessarily correspond to the reports received in the same year.

Note ⁽²⁾: These include unjustified cases and withdrawn cases where no investigation was conducted by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD).

- 2) In 2016, 2017 and 2018, JO instigated 95, 114 and 82 prosecutions respectively against building owners for their non-compliance with the nuisance notice issued under the Public Health and Municipal Services Ordinance (Cap. 132). There were 68, 49 and 105 convictions in the respective years. 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.
- 3) The staff establishment and the expenditure of BD and FEHD in connection with JO's operation in the past three years are tabulated below –

BD	2016-17	2017-18	2018-19
Number of professional and technical staff	64	64	76
Staff cost and departmental expenses (\$ million)	32.0	34.3	42.2 (estimated)
Expenditure for engaging outsourced consultants (\$ million)	31.0	36.6	36.0 (estimated)

FEHD	2016-17	2017-18	2018-19
Number of investigation and co-ordinating staff	220	224	227
Staff cost and departmental expenses (\$ million)	86.3	99.7	109.2 (estimated)

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

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)303

(Question Serial No. 3618)

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 2017 and 2018 in each of the 18 districts;
- 2) of the number of outstanding building inspection notices broken down by the issuing date of such notices (i.e. one year, two years and three years or above from the issue date);
- 3) of the improvement measures by the Buildings Department (BD) in 2019-20 given the large backlog of building inspection notices or non-compliant notices? What are the details and estimated expenditure involved?
- 4) whether BD has instigated prosecution against non-compliant mandatory building inspection notices in 2017 and 2018; if so, of the number concerned?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 75)

Reply:

- 1) The geographical distribution of statutory notices issued and discharged under the Mandatory Building Inspection Scheme (MBIS) in 2017 and 2018 is shown at Annex.
- 2) As at 31 December 2018, the number of outstanding statutory notices issued under MBIS broken down by the issuing date of such notices is tabulated below. It should be noted that not all such notices have expired as owners are generally given a period of 12 to 15 months for complying a notice and some owners are granted extension of time for compliance –

	Issued in 2017	Issued in 2016	Issued in 2015 or before
Number of outstanding statutory notices issued under the MBIS	5 537	2 829	20 333

- 3) In 2019-20, the Buildings Department (BD) will continue its public education and publicity efforts to enhance public awareness and understanding of the requirements of MBIS. In addition, BD will continue to work with the Home Affairs Department to assist building owners in forming owners' corporations, and collaborate with the Urban Renewal Authority (URA) to provide financial and technical assistance to help owners comply with the statutory notices. 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.

Further, to protect public safety, the Government earmarked \$3 billion to launch Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under MBIS.

There are two categories of buildings under OBB 2.0. Category 1 buildings are those whose owners are prepared to take up the organisation of the inspection and repair works for their buildings under MBIS. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works (e.g. the so-called "3-nil" buildings, which are buildings that do not have an owners' corporation or an owners' committee, or have not engaged any property management company). BD proactively selects Category 2 buildings on a risk basis and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and seeks to recover the cost from owners concerned afterwards. Eligible owners of Category 2 buildings may claim subsidies under OBB 2.0 to cover all or part of such cost.

The Government expects that the funding under OBB 2.0 would be able to support the commissioning of inspection and repair works of 2 500 buildings (under both Categories 1 and 2) over the five-year period beginning 2018-19. Based on current projections, the estimated cash flow requirement in 2019-20 is \$530 million, covering around 500 buildings.

The above-mentioned measures will be implemented by 160 professional and technical staff of the two Mandatory Building Inspection Sections, ten staff of the Public Education and Publicity Unit, and three staff of the Information Unit of BD as part of their overall duties. BD is not able to provide a breakdown of the expenditure to be incurred solely for the relevant work.

- 4) Up to 31 December 2018, BD issued over 23 000 warning letters against building owners who failed to comply with the statutory notices. Besides, BD instigated 44 and 65 prosecutions against building owners who failed to comply with the statutory notices in 2017 and 2018 respectively.

- End -

**Number of Mandatory Building Inspection Notices
issued and discharged in 2017 and 2018**

District	Number of Notices			
	2017		2018	
	Issued	Discharged ^{Note}	Issued	Discharged ^{Note}
Central & Western	1 012	661	244	901
Eastern	1 824	1 542	2 777	3 148
Southern	1 552	215	206	1 337
Wan Chai	770	864	542	1 237
Kowloon City	2 183	1 814	1 216	1 767
Kwun Tong	44	54	101	86
Sham Shui Po	886	552	2 145	930
Wong Tai Sin	25	98	81	21
Yau Tsim Mong	839	419	3 295	1 423
Islands	58	193	1	73
Kwai Tsing	21	9	94	36
North	22	10	8	10
Sai Kung	38	1	0	24
Sha Tin	1 468	1 370	2	41
Tai Po	1 391	78	11	1 392
Tsuen Wan	35	12	189	15
Tuen Mun	146	37	16	41
Yuen Long	70	46	15	37
Total	12 384	7 975	10 943	12 519

Note : The figures do not necessarily correspond to the notices issued in the same year.

CONTROLLING OFFICER'S REPLY

DEVB(PL)304

(Question Serial No. 3619)

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 2015 to 2018;
- 2) of the number of FSIDns yet to be discharged from specified commercial buildings up to March 2019;
- 3) of the number of FSDns issued to and discharged from composite buildings in each of the 18 districts in 2017 and 2018;
- 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 (LegCo internal reference no.: 76)

Reply:

- 1) From 2015 to 2018, the Buildings Department (BD) issued 654 fire safety improvement directions (FSIDns) to specified commercial buildings (SCBs) and 1 757 FSIDns were discharged. The FSIDns discharged may not correspond to the FSIDns issued during the same period.
- 2) As at 1 March 2019, there were 5 431 outstanding FSIDns in respect of SCBs.

- 3) For composite buildings, the geographical distribution of fire safety directions (FSDns) issued and discharged in 2017 and 2018 is tabulated below –

District	Number of FSDns issued		Number of FSDns discharged ^{Note}	
	2017	2018	2017	2018
Central & Western	543	719	168	245
Wan Chai	540	347	302	243
Eastern	243	364	229	238
Southern	90	33	23	53
Yau Tsim Mong	1 011	997	356	377
Sham Shui Po	284	541	126	293
Kowloon City	295	504	249	257
Wong Tai Sin	86	153	88	55
Kwun Tong	32	122	4	61
Tsuen Wan	58	113	16	6
Tuen Mun	18	54	2	7
Yuen Long	76	142	41	47
North	117	56	2	0
Tai Po	44	108	3	24
Sai Kung	6	0	0	0
Sha Tin	20	11	0	1
Islands	0	17	0	1
Kwai Tsing	27	56	0	4
Total	3 490	4 337	1 609	1 912

Note: The figures do not necessarily correspond to the FSDns issued in the same year.

- 4) In 2019-20, BD will continue to step up enforcement action concerning the outstanding FSDns, including instigating prosecution against building owners who fail to comply with FSDns without reasonable excuse. BD will also continue to take measures to encourage and render assistance to building owners in complying with FSDns. These measures include –

- (a) in collaboration with the Fire Services Department and the Urban Renewal Authority (URA), implementing the Fire Safety Improvement Works Subsidy Scheme to subsidise eligible building owners to undertake fire safety improvement works;
- (b) working with the Home Affairs Department to assist building owners in forming owners' corporations;
- (c) offering technical advice through meetings with the building owners and their appointed consultants;
- (d) in collaboration with the Hong Kong Housing Society and URA, providing technical and financial assistance to eligible building owners; and
- (e) 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 2019-20, the 104 professional and technical staff of 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). BD is not able to provide a breakdown of the expenditure involved solely for the aforesaid follow-up work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)305

(Question Serial No. 3620)

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 2017 and 2018 in each of the 18 districts;
- 2) whether the Buildings Department has instigated prosecution against non-compliant mandatory window inspection notices in 2017 and 2018; if so, of the number concerned;
- 3) of the number of cases of suspected irregularities involving contractors received in each of the years since the implementation of the 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)?
- 4) of the measures taken by the Department in 2018-19 to cope with contractors exaggerating or overcharging the works cost for window inspection. What are the expenditure and details involved?
- 5) whether the penalty for contractors exaggerating or overcharging the works cost for window inspection will be raised.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 77)

Reply:

- 1) The geographical distribution of statutory notices issued and discharged under the Mandatory Window Inspection Scheme (MWIS) in 2017 and 2018 is shown at Annex.

- 2) As MWIS involved large amount of statutory notices, the Buildings Department (BD) will generally first issue warning letters for non-compliant cases, urging the owners to comply with the notices as soon as possible. If the concerned notices are still not complied with, BD will serve fixed penalty notices (FPNs) to the concerned owners. If necessary, BD will consider carrying out the required prescribed inspection and repair works in default of the owners, and seeking to recover the cost of inspection, repair works, supervision charges plus not more than 20% surcharge of the relevant costs from the owners. For serious cases (such as repeated offences or non-compliance without reasonable excuse), BD will also consider instigating prosecution against the concerned owners.

BD had followed the above enforcement policy when handling non-compliant notices. In 2017 and 2018, BD issued 43 822 warning letters and 2 039 FPNs against building owners who failed to comply with statutory notices issued under the MWIS. The majority of building owners complied with the statutory notices after receiving FPNs. Furthermore, as at 28 February 2019, BD had exercised its statutory authority to take default action in about 80 buildings with regard to the windows in the common parts of their buildings. While no prosecution was instigated for non-compliant MWIS notice in 2017 and 2018, BD is planning to instigate prosecution actions against the more blatant cases.

- 3) Up to 31 December 2018, BD had handled 65 cases of suspected irregularities involving contractors under MWIS since its commencement in June 2012. A breakdown of the 65 cases by year is tabulated below –

Year	Number of Cases
2012	0
2013	2
2014	6
2015	15
2016	21
2017	13
2018	8
Total	65

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 20 prosecution cases have been convicted and they were fined up to \$75,000. Disciplinary action against the convicted contractors is also being considered. Apart from the aforesaid cases, one case involving suspected use of false instrument was referred to the Hong Kong Police Force (the Police) in 2016. However, the Police did not pursue the case subsequently due to insufficient evidence.

- 4) & 5) BD continues its public education and publicity efforts to advise building owners that they must safeguard their own interest and remain vigilant when making a decision to procure services from service providers for carrying out window inspection and repair. BD also makes 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, BD has published “Layman’s Guide on Mandatory Window Inspection Scheme” to educate the public on how to identify common window defects requiring repair under MWIS.

Public education and publicity activities in relation to MWIS were handled by seven staff of the Public Education and Publicity Unit of BD, and assisted by three staff of the Information Unit of BD as part of their overall duties. BD is not able to provide a breakdown of the manpower resources and the manpower-related expenditure incurred solely for the activities in relation to MWIS.

- End -

**Number of
Mandatory Window Inspection Notices issued and discharged in 2017 and 2018**

Districts	Number of Notices			
	2017		2018	
	Issued	Discharged ^{Note}	Issued	Discharged ^{Note}
Central & Western	3 302	5 053	762	3 470
Eastern	2 875	9 499	3 394	5 668
Southern	1 784	3 270	134	1 268
Wan Chai	1 444	3 597	1 184	2 009
Kowloon City	3 501	5 537	2 616	3 164
Kwun Tong	1 180	1 204	580	1 137
Sham Shui Po	1 773	2 990	3 557	3 307
Wong Tai Sin	471	679	339	498
Yau Tsim Mong	1 971	5 937	6 756	6 417
Islands	91	910	111	582
Kwai Tsing	1 872	3 954	183	1 497
North	30	467	21	84
Sai Kung	597	229	0	447
Sha Tin	2 006	1 764	39	1 189
Tai Po	1 444	1 157	57	576
Tsuen Wan	1 143	5 257	397	1 429
Tuen Mun	4 491	3 519	23	2 626
Yuen Long	248	1 208	28	491
Total	30 223	56 231	20 181	35 859

Note : The figures do not necessarily correspond to the notices issued in the same year.

CONTROLLING OFFICER'S REPLY

DEVB(PL)306

(Question Serial No. 3621)

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 each in 2017 and 2018, 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 2018-19;
- 3) of the number of NTEHs requiring priority enforcement action among those identified as targets in 2017 and 2018, 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 2019-20.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 78)

Reply:

In line with the enhanced enforcement strategy against unauthorised building works (UBWs) in New Territories exempted houses (NTEHs), on top of responding to reports on UBWs in progress, the Buildings Department (BD) has been conducting village by village surveys of NTEHs to identify UBWs that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action. Besides, BD has been taking enforcement action against non-reported UBWs in NTEHs through village by village surveys since 2015. The numbers of NTEHs surveyed,

NTEHs surveyed with suspected First Round Targets, removal orders issued, removal orders complied with, prosecutions instigated and convictions under the village by village survey exercise in 2017 and 2018 by districts are tabulated below –

2017

District	NTEHs surveyed	NTEHs with suspected First Round Targets	Removal Orders issued ⁽¹⁾	Removal Orders complied with ⁽¹⁾	Prosecutions instigated ⁽¹⁾	Convictions ⁽¹⁾
Islands	390	29	1	0	0	0
Kwai Tsing	0	0	0	0	0	0
North	453	15	6	2	0	0
Sai Kung	705	45	27	3	0	0
Sha Tin	576	83	10	1	0	0
Tai Po	688	151	5	0	0	0
Tsuen Wan	105	11	0	0	0	0
Tuen Mun	372	56	0	0	0	0
Yuen Long	913	189	78	1	0	0
Total	4 202	579	127	7	0	0

2018

District	NTEHs surveyed	NTEHs with suspected First Round Targets⁽¹⁾	Removal Orders issued⁽¹⁾	Removal Orders complied with⁽¹⁾	Prosecutions instigated⁽¹⁾	Convictions⁽¹⁾
Islands	227	8	0	0	0	0
Kwai Tsing	0	0	0	0	0	0
North	437	18	3	0	0	0
Sai Kung	319	35	9	0	0	0
Sha Tin	201	44	1	0	0	0
Tai Po	712	96	0	0	0	0
Tsuen Wan	144	5	0	0	0	0
Tuen Mun	721	61	12	0	0	0
Yuen Long	1 414	158	0	0	0	0
Total	4 175	425	25	0	0	0

Note ⁽¹⁾: Enforcement action against First Round Targets is underway and the figures may increase.

BD estimates that some 4 000 NTEHs will be surveyed to identify First Round Targets for priority enforcement action in 2019. The task will be carried out by 39 professional and technical staff of the Village Houses Section (VHS) of BD as part of their overall duties in implementing the enhanced enforcement strategy against UBWs in NTEHs. The estimated expenditure to be incurred by VHS in 2019-20 is \$41.7 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)307

(Question Serial No. 3622)

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 2017 and 2018 respectively;
- 2) up to March 2019, 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 (LegCo internal reference no.: 79)

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. BD commissioned consultants to carry out such works in respect of 64 dangerous hillside orders (DHOs) in 2017 and 85 DHOs in 2018. The amount paid to consultants and contractors was \$24.7 million in 2017-18 and \$18.8 million in 2018-19 (up to December 2018).
- 2) From 2017-18 to the end of 2018, the amount of cost recovered from owners and written-off in relation to the carrying out of the default slope investigation and repair works are as follows –

	Amount of cost recovered from owners (\$ million)	Amount of cost written-off ⁽¹⁾ (\$)
2017-18	10.0	136,745
2018-19 (up to December 2018)	2.6	0

Note ⁽¹⁾: 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, etc.

- 3) Up to end February 2019, statistics on outstanding DHOs based on the overdue period are tabulated below –

Overdue period	Number of DHOs
less than 1 year	71
1 to 3 years	156
4 to 6 years	134
7 to 9 years	105
10 years or above	102
Total	568

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)308

(Question Serial No. 3623)

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 inform this Committee:

- 1) of the number of removal orders issued by the Buildings Department under the Buildings Ordinance (Cap. 123) for illegal housing on private land in the past five years; the respective numbers of such orders which were and which were not complied with upon expiry of the specified periods;
- 2) of the follow-up actions taken by the authorities against landowners or occupants who had not complied with the removal orders.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 80)

Reply:

- 1) There is no clear definition of “illegal housing on private lands” under the Buildings Ordinance (Cap. 123). That said, the Buildings Department (BD) has been taking enforcement action against actionable unauthorised building works (UBWs). In this connection, as of end December 2018, BD issued 63 636 removal orders against actionable UBWs in the past five years, 30 634 of which had not yet been complied with (including orders issued in 2018 whereby the compliance period had not yet expired). The remaining removal orders (i.e. 33 002) had been discharged.
- 2) BD may institute prosecution against owners for non-compliance with removal orders without reasonable excuse. Besides, BD may arrange Government contractors to carry out the rectification works in default of the owners concerned and recover the costs from them.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)309

(Question Serial No. 3624)

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 inform this Committee of the following information concerning sub-divided flats (SDFs) up to March 2019:

- 1) the number of SDFs inspected in the 18 districts;
- 2) the number of SDFs with irregularities identified during inspection, broken down by district;
- 3) the number of SDFs rectified of irregularities found during inspection, broken down by district;
- 4) the number of prosecutions instigated against non-compliance with removal/discontinuation orders;
- 5) the number of outstanding removal orders associated with irregularities.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 81)

Reply:

Statistics on the geographical distribution of sub-divided flats (SDFs) inspected, SDFs with irregularities identified, SDFs rectified of irregularities, prosecutions instigated against non-compliance with removal or discontinuation orders and outstanding removal orders associated with irregularities in SDFs in the past five years are tabulated below –

	Number of SDFs inspected	Number of SDFs with irregularities identified ⁽¹⁾	Number of SDFs rectified of irregularities ⁽¹⁾	Number of prosecutions instigated against non-compliance with removal/discontinuation orders ⁽¹⁾	Number of outstanding removal orders associated with irregularities ⁽¹⁾ ⁽²⁾
Central and Western	920	61	30	11	27
Wan Chai	537	92	56	8	74
Eastern	553	76	77	30	54
Southern	359	8	6	4	6
Kowloon City	1 918	347	268	149	150
Wong Tai Sin	268	34	12	1	7
Kwun Tong	1 148	62	25	6	32
Yau Tsim Mong	2 226	352	321	174	173
Sham Shui Po	1 599	369	362	186	313
Tsuen Wan	1 093	41	39	17	21
Kwai Tsing	606	43	10	2	16
Sai Kung	3	0	0	0	0

	Number of SDFs inspected	Number of SDFs with irregularities identified ⁽¹⁾	Number of SDFs rectified of irregularities ⁽¹⁾	Number of prosecutions instigated against non-compliance with removal/discontinuation orders ⁽¹⁾	Number of outstanding removal orders associated with irregularities ⁽¹⁾ ⁽²⁾
Sha Tin	124	20	13	6	9
Tai Po	304	39	3	1	31
North	95	38	8	4	22
Tuen Mun	326	7	3	0	2
Yuen Long	677	113	25	0	67
Islands	1	0	0	0	0
Total	12 757	1 702	1 258	599	1 004

Note ⁽¹⁾: The figures do not necessarily correspond to the SDFs inspected in the same period.

Note ⁽²⁾: The figures are for orders issued in the past five years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)310

(Question Serial No. 4102)

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 “public education and publicity campaign” by the Department, please inform this Committee of the operational expenses of the official YouTube channel BDGOVHK (<https://www.youtube.com/user/BDGOVHK>) in the past year (including video production, advertisements, daily operation, etc.).

Asked by: Hon YEUNG Alvin (LegCo internal reference no.: 83)

Reply:

Expenditure for production of videos for posting on Buildings Department’s (BD) YouTube channel BDGOVHK to promote building safety to the public in the past year was about HK\$365,000. No advertisement cost was incurred. Daily operation of the YouTube channel was handled by staff of the Public Education and Publicity Unit of BD as part of their overall duties and we are not able to provide a breakdown of the manpower expenditure involved solely for the daily operation of the YouTube channel.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)311

(Question Serial No. 4751)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Legal Advice
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding “Matters Requiring Special Attention in 2019-20” under this Programme, the Government states that it will contract out to private firms the processing of applications for approval of Deeds of Mutual Covenant (DMCs), title checking and related legal work for payment of compensation for land resumption. Will the Government inform this Committee of the reasons for contracting out to private firms the processing of applications for approval of DMCs, title checking and related legal work for payment of compensation for land resumption? What will be the annual operational expenses for contracting out the above tasks in 2019-20? What is the estimated number of law firms to be engaged for performing the above tasks in 2019-20?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 329)

Reply:

To provide more flexibility in the allocation of resources to meet the high demand of work and effective relief for staff to deal with other priority tasks, the Legal Advisory and Conveyancing Office (LACO) of the Lands Department will continue to contract out two categories of legal work in 2019-20, i.e. processing applications for approval of Deeds of Mutual Covenant and conducting title checking and related legal work for payment of compensation in relation to land resumption, in view of the voluminous yet relatively routine nature of the tasks involved. A total of \$924,000 has been earmarked for these contracting-out exercises in 2019-20.

All solicitors' firms in Hong Kong will be invited, through the Law Society of Hong Kong, to express interest in providing services for the two areas of work. Solicitors' firms which have expressed interest and can fulfil the prequalification criteria prescribing the minimum requirements for firms' setup and relevant experience will be retained. As and when the

need to outsource a service arises, these firms will be invited for submission of quotation. At present, a total of four solicitors' firms are retained by LACO for provision of the contracting-out services. The list of solicitors' firms retained is reviewed periodically.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)312

(Question Serial No. 5190)

Head: (91) Lands Department
Subhead (No. & title): (000) Operational expenses
Programme: (-) Not Specified
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the reasons for an increase of \$51.1 million in the estimated expenditure on “hire of services and professional fees” in 2019-20 as compared with 2018-19?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 332)

Reply:

The increase of \$51.1 million in the estimated expenditure on “hire of services and professional fees” in 2019-20 over the revised estimates for 2018-19 is mainly due to the increased expenditure on procuring professional and technical services to enrich the land information database, and procuring professional services for the handling of compensation claims in relation to land resumption.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)313****(Question Serial No. 5191)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee of the following:

- (1) locations, areas, names of tenants and terms of lease in respect of short-term tenancies (STTs) granted by tender to non-governmental organisations (NGOs) in 2018-19;
- (2) locations, areas, names of tenants and terms of lease in respect of STTs by way of direct grant to NGOs in 2018-19;
- (3) locations and names of applicants concerning cases of lease modification in 2018-19;
- (4) locations and names of applicants concerning cases of land exchange in 2018-19; and
- (5) locations and names of applicants concerning cases of lot extension in 2018-19.

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 334)

Reply:

(1) In the past financial year of 2018-19 from 1 April 2018 up to 28 February 2019, the details of 50 short-term tenancies (STTs) awarded by the Abbreviated Tender System are as follows:

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
1	2145 – Po Tai Street, Ma On Shan, New Territories	4 790	One year certain and thereafter quarterly	Wilson Parking (Holdings) Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
2	CX2751 – Cheung Chau Sai Tai Road, Cheung Chau, New Territories	1 000	Three years certain and thereafter quarterly and in any event the term shall not exceed five years	Lee Sai Chun trading as Cheung Chun Kee
3	EHX-544 – Fung Yip Street, Chai Wan, Hong Kong	2 070	One year certain and thereafter quarterly	K Park Limited
4	3154 – Tsing Long Highway, Yuen Long, New Territories	3 690	Three years certain and thereafter quarterly	Tse Hiu Mui
5	SX4998 – Tin Chau Road, Area 109, Tseung Kwan O, New Territories	2 790	One year certain and thereafter quarterly	Imperial Parking (Hong Kong) Limited
6	1778 Tai Po – Tat Wan Road, Lai Chi Shan, Tai Po, New Territories	1 450	One year certain and thereafter quarterly	Treasure Top Inc Limited
7	3897 Kwai Tsing – Container Port Road South, Kwai Chung, New Territories	25 500	Five years certain and thereafter quarterly	PCL Container Services Limited
8	SX5010 – Clear Water Bay, Sai Kung, New Territories	1 910	One year certain and thereafter quarterly	Skye Parking Limited
9	KX3067 – Chi Kiang Street, To Kwa Wan, Kowloon	8 370	From the date of the commencement of the tenancy up to 31 March 2019	Wilson Parking (Holdings) Limited
10	KX3079 – Lei Yue Mun Path, Lei Yue Mun, Kowloon	1 070	One year certain and thereafter quarterly	Richkey International Enterprise Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
11	3144 – San Fui Street, Tong Yan San Tsuen, Yuen Long, New Territories	347	Two years certain and thereafter quarterly	Waste & Environmental Technologies Limited
12	NHX-813 – Fung Mat Road, Sai Ying Pun, Hong Kong	1 610	One year certain and thereafter half-yearly	Shing Fat Motors Company Limited
13	KX3081 – Pik Wan Road, Lam Tin, Kowloon	1 630	One year certain and thereafter quarterly	Richkey International Enterprise Limited
14	NX1757 – Shun Hing Street, Sha Tau Kok, New Territories	1 490	One year certain and thereafter quarterly	U Park Limited
15	SHX-1363 – Tin Wan Praya Road, Hong Kong	1 140	One year certain and thereafter half-yearly	Kwoon Chung Motors Company Limited
16	SX4811 – Wan Po Road, Area 85, Tseung Kwan O, New Territories	5 450	One year certain and thereafter quarterly	Skye Parking Limited
17	EHX-567 – Fung Yip Street, Chai Wan, Hong Kong	2 070	One year certain and thereafter quarterly	Trueguard Management Limited
18	CX2757 – Yung Shue Wan Plaza Road, Yung Shue Wan, Lamma Island, New Territories	168	Three years certain and thereafter quarterly	Rise Smart Industrial Limited
19	SHX-1377 – Shek O Road, Shek O, Hong Kong	666	One year certain and thereafter quarterly	Ample Spot Limited
20	3807 Kwai Tsing – Container Port Road South, Kwai Chung, New Territories	9 990	One year certain and thereafter quarterly	Continental Transportation Limited
21	2169 – Junction of Shan Mei Street and Sui Wo Road, Fo Tan, Sha Tin, New Territories	1 400	One year certain and thereafter quarterly	Value Parking Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
22	2981 – Junction of Kiu Fat Street and Ping Ha Road, Ping Shan, Yuen Long, New Territories	3 620	One year certain and thereafter quarterly	CHUNG Chi Man
23	KX3085 – Po Kong Village Road, Kowloon	305	Three years certain and thereafter quarterly	Florist Company Limited
24	1685 – Ming Yin Road, Area 48C, Wo Hop Shek, Fanling, New Territories	2 160	Five years certain and thereafter quarterly	Jumbo City International Limited
25	KX2977 – Yau Shun Street, Kwun Tong, Kowloon	4 560	Four years and nine months certain and thereafter quarterly	NKT Driving School Limited
26	SHX-1373 – Deep Water Bay Drive, Hong Kong	4 060	Seven years certain	Crown Wine Cellars Limited
27	MX17025 – Ho Tin Street, Area 9, Tuen Mun, New Territories	1 230	One year certain and thereafter quarterly	Skye Parking Limited
28	3888 Kwai Tsing – Container Port Road South, Kwai Chung, New Territories	1 140	Three years certain and thereafter quarterly	Forever Wealthy Holdings Limited trading as M Kee Letter Box Service Company
29	3889 Kwai Tsing – Container Port Road, Kwai Chung, New Territories	430	Three years certain and thereafter quarterly	Main Power Management Limited
30	3146 – Tin Tan Street, Area 32, Tin Shui Wai, Yuen Long, New Territories	6 040	One year certain and thereafter quarterly	Skye Parking Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
31	2150 – Ngau Pei Sha Street, Sha Tin, New Territories	1 210	One year certain and thereafter quarterly	Skye Parking Limited
32	1799 Tai Po – Ma Wo Road, Area 6, Tai Po, New Territories	7 260	One year certain and thereafter quarterly	Skye Parking Limited
33	2168 – Man Lai Road, Area 25, Tai Wai, Sha Tin, New Territories	1 210	One year certain and thereafter quarterly	Richkey International Enterprise Limited
34	EHX-568 – Wai Tsui Crescent, North Point, Hong Kong	568	Two years certain and thereafter quarterly	The Chinese International School Foundation Limited
35	1807 Tai Po – Ma Wo Road, Area 6, Tai Po, New Territories	3 240	One year certain and thereafter quarterly	Ada's Parking Limited
36	SHX-1386 – Sai See Street, Kennedy Town, Hong Kong	2 610	Six months certain and thereafter half-yearly	Goldway Parking Limited
37	NX1795 – Area 11, Fanling, New Territories	7 440	One year certain and thereafter quarterly	Skye Parking Limited
38	3882 Kwai Tsing – Junction of Tsing Sheung Road and Tsing Sheung Lane, Tsing Yi, New Territories	18 800	Seven years certain	Able Rich Group Holdings Limited
39	3174 – Tai Tong in Demarcation District No. 117, Yuen Long, New Territories	1 940	Five years certain and thereafter quarterly	Tai Tong Organic Ecopark Company Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
40	SHX-1380 – Ap Lei Chau Praya Road, Hong Kong	1 981	A fixed term of five years certain, extendable for two years thereafter (i.e. a maximum of seven years in total) if the tenant of a site applies to and obtains approval from the Town Planning Board for use of the site as shipyard	Ferretti Group Asia Pacific Limited
41	SHX-1379 – Ap Lei Chau Praya Road, Hong Kong	889	A fixed term of five years certain, extendable for two years thereafter (i.e. a maximum of seven years in total) if the tenant of a site applies to and obtains approval from the Town Planning Board for use of the site as shipyard	Mass Star Limited
42	SX5168 – Sha Kok Mei, Sai Kung, New Territories	2 580	One year certain and thereafter quarterly	Richkey International Enterprise Limited
43	SX5109 – Chi Shin Street, Area 66, Tseung Kwan O, New Territories	16 500	One year certain and thereafter quarterly	Wilson Parking (Holdings) Limited
44	NX1790 – Choi Fat Street, Sheung Shui, New Territories	3 300	One year certain and thereafter quarterly	Skye Parking Limited

No.	STT No./ Location	Area (m²)	Term	Name of Successful Tenderer
45	1811 Tai Po – Adjacent to Yee Nga Court, Area 17, Tai Po, New Territories	1 900	One year certain and thereafter quarterly	Treasure Top Inc Limited
46	NX1792 – Junction of Ma Sik Road and Tin Ping Road, Sheung Shui, New Territories	5 200	One year certain and thereafter quarterly	Wilson Parking (Holdings) Limited
47	2174 – On Chun Street, Ma On Shan, New Territories	4 860	One year certain and thereafter quarterly	Skye Parking Limited
48	SHX-1385 – Opposite to Ma Hang Estate at Carmel Road, Stanley, Hong Kong	1 240	One year certain and thereafter quarterly	Richkey International Enterprise Limited
49	3042 – Junction of Ma Tong Road and Tai Shu Ha Road East, Yuen Long, New Territories	905	One year certain and thereafter quarterly	Kwan Chin Leung
50	KX3102 – Junction of Man Wui Street, Ferry Street and Jordan Road, Kowloon	3 140	One year certain and thereafter quarterly	Wilson Parking (Holdings) Limited

(2) Information on the number and area of STTs let by direct grant in 2018 are set out by District Lands Office in the following table. The Lands Department (LandsD) does not have readily available breakdown on the direct grant STTs granted to non-governmental organisations.

District Lands Office	No. of STTs	Area (hectare) (about)
Hong Kong East	4	0.09
Hong Kong West & South	5	1.37
Kowloon East	-	-
Kowloon West	2	1.70
Islands	12	3.32

District Lands Office	No. of STTs	Area (hectare) (about)
North	1	0.14
Sai Kung	33	0.31
Sha Tin	21	2.08
Tuen Mun	2	0.35
Tai Po	14	0.89
Tsuen Wan & Kwai Tsing	-	-
Yuen Long	26	0.93
Sites for railway development projects	3	0.01
Total	123	11.19

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, STTs let by direct grant can generally continue on a monthly or quarterly basis. They will be terminated at an appropriate time to make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances.

To facilitate access by the public to land information, LandsD uploaded the information on STTs newly granted or STTs with rent reviewed since 1 January 2018 (updated till the end of January 2019 and continued to be updated periodically) onto its “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_STT?lg=en). The STT information available on GeoInfo Map includes site area, commencement date, tenancy term, use and rent. The particulars of tenants will be added in future pending introduction of a revised consent clause for information disclosure in tenancy agreements.

(3) In the past financial year from 1 April 2018 up to 28 February 2019, the details of 61 approved and executed lease modification cases are as follows:

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
1	11 April 2018	Aberdeen Inland Lot No. 254, Aberdeen Inland Lot No. 255 and Aberdeen Inland Lot No. 257	12, 14 and 18 Tin Wan Street, Aberdeen	Asia Manor Limited
2	11 April 2018	Rural Building Lot No. 733	8 Barker Road, The Peak	June Yee Li

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
3	16 April 2018	Tai Po Town Lot No. 155	1 Nin Ming Road, Sai Kung North	Hong Kong Baptist Theological Seminary
4	8 May 2018	Inland Lot No. 692 Section H and Inland Lot No. 692 Section I	Basement A (Front Portion) and Basement B (Rear Portion), 62 Centre Street, Sai Ying Pun	Cheung Siu Wah
5	17 May 2018	Sha Tin Town Lot No. 24	15 Chik Fai Street, Tai Wai	Shatin Public School Association, Limited
6	18 May 2018	Kowloon Inland Lot No. 7381	Ground Floor and Cockloft, 434 Ma Tau Wai Road, To Kwa Wan	Yorkford Company Limited
7	25 May 2018	Ap Lei Chau Inland Lot No. 83 Remaining Portion and Extensions	2 Yi Nga Drive, Ap Lei Chau	The Hongkong Electric Company, Limited
8	30 May 2018	Rural Building Lot No. 735 and Extensions	22A, 22B and 22C Barker Road, The Peak	Alatini Group Limited
9	1 June 2018	Tseung Kwan O Town Lot No. 39 and Extensions	Tseung Kwan O, Sai Kung	Hong Kong Science and Technology Parks Corporation
10	7 June 2018	New Kowloon Inland Lot No. 904	1 Somerset Road, Kowloon Tong	Samelsa Corporation (HK) Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
11	8 June 2018	Kowloon Inland Lot No. 11015, Kowloon Inland Lot No. 11016, Kowloon Inland Lot No. 11017, Kowloon Inland Lot No. 11018, Kowloon Inland Lot No. 11019 and Kowloon Inland Lot No. 11020	2A, 2B, 2C, 2D, 2E and 2F, Tak Shing Street, Jordan	Success Sheen Limited
12	15 June 2018	Inland Lot No. 17 Section A Remaining Portion, Inland Lot No. 19 Section E, Inland Lot No. 19 Section D Remaining Portion, Inland Lot No. 19 Section C Remaining Portion, Inland Lot No. 19 Section B Remaining Portion and Inland Lot No. 19 Section A Remaining Portion	38-48 Queen's Road Central, Central	Pridemax Limited
13	22 June 2018	Kowloon Inland Lot No. 11080	Flat E and Flat F on Nineteenth Floor, Tower 3, 1 Austin Road West, Tsim Sha Tsui	Chen Hung and Ku Siu Ming

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
14	27 June 2018	Inland Lot No. 4740 Section A, Inland Lot No. 4740 Remaining Portion and Inland Lot No. 4741	Rooms 103 on First Floor, 203 on Second Floor, 303 on Third Floor, 402 on Fourth Floor, 502 on Fifth Floor, 602 on Sixth Floor, 702 on Seventh Floor, 802 on Eighth Floor, 902 on Ninth Floor, 1002 on Tenth Floor, 1102 on Eleventh Floor, 1202 on Twelfth Floor and 1302 on Thirteenth Floor, 1-3 Wing Lok Street, Sheung Wan	HSBC Trustee (Hong Kong) Limited and Cranmore Inc.
15	28 June 2018	Inland Lot No. 10 Section B Subsection 1 Remaining Portion, Inland Lot No. 10 Section B Subsection 2 Remaining Portion and Inland Lot No. 10 Section B Remaining Portion	152-156 Queen's Road Central, Central	Silver Net Limited
16	28 June 2018	Inland Lot No. 10 Section C Subsection 3, Inland Lot No. 10 Section C Subsection 4 and Inland Lot No. 10 Section C Subsection 5	152-156 Queen's Road Central, Central	First Melody Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
17	3 July 2018	Inland Lot No. 1297 Section G Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Remaining Portion and Inland Lot No. 1297 Section F Subsection 5 Remaining Portion	Shop C with its yard on Ground Floor, 6-18 Hau Wo Street, Kennedy Town	Lo Pui Hong
18	4 July 2018	Sha Tin Town Lot No. 590	Area 47, Sha Tin	The Hong Kong Jockey Club
19	10 July 2018	Sha Tin Town Lot No. 346	39 Man Lai Road, Tai Wai	Caritas-Hong Kong
20	18 July 2018	Inland Lot No. 4105 and Inland Lot No. 4106	11-13 Ko Shing Street, Sheung Wan	Two Thumbs Up Company Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
21	18 July 2018	Inland Lot No. 5967	28A Stanley Street, Central	Eternal Bond Investment Limited
22	18 July 2018	Inland Lot No. 342 Section B Remaining Portion	Ground Floor, 29 Shelley Street, Mid-Levels	Boomland Industrial Company Limited
23	18 July 2018	Inland Lot No. 1297 Section B Remaining Portion, Inland Lot No. 1297 Section B Subsection 3, Inland Lot No. 1297 Section C Subsection 3 Section B, Inland Lot No. 1297 Section C Subsection 3 Section C and Inland Lot No. 1297 Section C Subsection 3 Remaining Portion	Shop C on Ground Floor, 25-33 Hau Wo Street, Kennedy Town	Ho Yuk Kuen Rita
24	18 July 2018	Kowloon Inland Lot No. 2344 Remaining Portion and Kowloon Inland Lot No. 2345 Remaining Portion	99-101 Lai Chi Kok Road, Mong Kok	Regal Prosper Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
25	24 July 2018	Inland Lot No. 1297 Section G Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Remaining Portion and Inland Lot No. 1297 Section F Subsection 5 Remaining Portion	Shop E with its yard on Ground Floor, 6-18 Hau Wo Street, Kennedy Town	Ng Chi Mun and Leung Hung Kiu
26	25 July 2018	New Kowloon Inland Lot No. 6468	18 Fu On Street, Lok Fu	CLP Power Hong Kong Limited
27	1 August 2018	Sha Tin Town Lot No. 389	Workshop 2 on Ground Floor, 19 On Sum Street, Sha Tin	Walliday Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
28	6 August 2018	Kowloon Inland Lot No. 11201	181 Chatham Road South, Hung Hom	The Hong Kong Polytechnic University
29	5 September 2018	Inland Lot No. 1297 Section G Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Remaining Portion and Inland Lot No. 1297 Section F Subsection 5 Remaining Portion	Shop D, Ground Floor, 6-18 Hau Wo Street, Kennedy Town	Leung Kam Wan and Leung Yuet Mei

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
30	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Shop A on Ground Floor, 15-25 Chiu Lung Street, Central	Renaud Company Limited
31	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Basement and Shop C on Ground Floor, 15-25 Chiu Lung Street, Central	Supermity Company Limited
32	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	The Whole of First Floor, 15-25 Chiu Lung Street, Central	Speedment Company Limited
33	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Third Floor, 15-25 Chiu Lung Street, Central	Corpora Mountain Limited
34	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Fifth Floor, 15-25 Chiu Lung Street, Central	Collita Company Limited
35	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Sixth Floor, Seventh Floor, Eighth Floor and Ninth Floor, 15-25 Chiu Lung Street, Central	Unam Corporation Limited
36	12 September 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Tenth Floor, 15-25 Chiu Lung Street, Central	Lassie Company Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
37	21 September 2018	Kowloon Inland Lot No. 10663	1 Cheong Tung Road, Hung Hom	China Travel Service (Hong Kong) Limited
38	26 September 2018	Kowloon Inland Lot No. 6939	1-K Fa Yuen Street, Mong Kok	Ho Tung, Leung Ping and Power Rich Investment Limited
39	28 September 2018	Inland Lot No. 747 Section B Remaining Portion	5 Western Street, Sai Ying Pun	Richford Trading Limited
40	28 September 2018	Aberdeen Inland Lot No. 467	Heung Yip Road, Wong Chuk Hang	MTR Corporation Limited
41	4 October 2018	Inland Lot No. 8666	8 Wong Nai Chung Gap Road, Happy Valley	The Incorporated Owners of Nicholson Tower
42	15 October 2018	Lot No. 1752 in Demarcation District No. 122	Tong Yan San Tsuen, Yuen Long	Gain Glory Development Limited
43	18 October 2018	Inland Lot No. 2286	Ground Floor with Cockloft, 7 Staunton Street, Central	Yan Kwong and Kwong Yuk Lan
44	18 October 2018	Inland Lot No. 5564, Inland Lot No. 5565, Inland Lot No. 5566, Inland Lot No. 5567 and Inland Lot No. 5568	Second Floor, 15-25 Chiu Lung Street, Central	Great Yarmouth Investments Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
45	6 November 2018	Inland Lot No. 1297 Section B Remaining Portion, Inland Lot No. 1297 Section B Subsection 3, Inland Lot No. 1297 Section C Subsection 3 Section B, Inland Lot No. 1297 Section C Subsection 3 Section C and Inland Lot No. 1297 Section C Subsection 3 Remaining Portion	Shop A2 on Ground Floor, 25-33 Hau Wo Street, Kennedy Town	Billion High Limited
46	6 November 2018	Inland Lot No. 1297 Section B Remaining Portion, Inland Lot No. 1297 Section B Subsection 3, Inland Lot No. 1297 Section C Subsection 3 Section B, Inland Lot No. 1297 Section C Subsection 3 Section C and Inland Lot No. 1297 Section C Subsection 3 Remaining Portion	Shop B1 on Ground Floor, 25-33 Hau Wo Street, Kennedy Town	Billion High Limited
47	6 November 2018	Fanling Sheung Shui Town Lot No. 148	2 Choi Fat Street, Sheung Shui	Forever Glory Investments Limited
48	14 November 2018	Kowloon Inland Lot No. 11244	Ma Tau Wai Road and Chun Tin Street, Ma Tau Kok	Urban Renewal Authority
49	21 November 2018	Inland Lot No. 5968	28 Stanley Street, Central	Eternal Bond Investment Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
50	22 November 2018	Inland Lot No. 5966	28B Stanley Street, Central	Wealth Champ Properties Limited
51	4 December 2018	Aberdeen Inland Lot No. 366	Factory A on Ground Floor, 40 Wong Chuk Hang Road, Wong Chuk Hang	Bank of China (Hong Kong) Limited
52	10 December 2018	Lot No. 97 in Demarcation District No. 388	115 Castle Peak Road, Tsing Lung Tau, Tsuen Wan	Petterford Land Investment Limited
53	20 December 2018	Marine Lot No. 58 Section E Subsection 1 Remaining Portion, Marine Lot No. 58 Section E Subsection 2 Remaining Portion and Marine Lot No. 58 Section E Subsection 3 Remaining Portion	123 Queen's Road West, Sheung Wan	Long Champ Creation Limited

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
54	21 December 2018	Inland Lot No. 1297 Section G Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 1 Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Section A Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Section A Remaining Portion, Inland Lot No. 1297 Section G Subsection 2 Remaining Portion, Inland Lot No. 1297 Section F Subsection 1 Remaining Portion and Inland Lot No. 1297 Section F Subsection 5 Remaining Portion	Shop A with its yard and Shop B with its yard on Ground Floor, 6-18 Hau Wo Street, Kennedy Town	Gainco Consultants Limited
55	8 January 2019	Rural Building Lot No. 1020 Remaining Portion and Extensions	Ocean Park, Wong Chuk Hang	Ocean Park Corporation

Item	Execution date of land document	Lot number	Location	Name of lease holder(s)
56	10 January 2019	Aberdeen Inland Lot No. 352 Section A, Aberdeen Inland Lot No. 352 Section B and Aberdeen Inland Lot No. 352 Remaining Portion	38 Wong Chuk Hang Road, Wong Chuk Hang	Wisefield Enterprises Limited
57	10 January 2019	Inland Lot No. 1297 Section B Remaining Portion, Inland Lot No. 1297 Section B Subsection 3, Inland Lot No. 1297 Section C Subsection 3 Section B, Inland Lot No. 1297 Section C Subsection 3 Section C and Inland Lot No. 1297 Section C Subsection 3 Remaining Portion	Shop B2 on Ground Floor, 25-33 Hau Wo Street, Kennedy Town	Lam Shiu Ling Cecilia
58	28 January 2019	Inland Lot No. 699 Section A and Inland Lot No. 699 Remaining Portion	222 Hollywood Road, Sheung Wan	Sunny Way Properties Limited
59	30 January 2019	Kowloon Inland Lot No. 3275 and Kowloon Inland Lot No. 3276	10 and 12A La Salle Road and 168 and 168C Boundary Street, Kowloon Tong	Smart Value Investments Limited
60	4 February 2019	Inland Lot No. 2304 and Extension	16 Bowen Road, Wan Chai	Wealthy Trendy Limited
61	13 February 2019	Lot No. 816 in Demarcation District No. 110	Shek Kong San Tsuen, Yuen Long	Fortress Link Investment Limited

(4) In the past financial year from 1 April 2018 up to 28 February 2019, the details of 15 approved and executed land exchange cases are as follows:

Item	Execution date of land document	Regrant Lot number	Location	Name of lease holder(s)
1	3 April 2018	Tai Po Town Lot No. 212	Wan Tau Street, Tai Po	The Mother Superior of the Soeurs De Saint Paul De Charters (Hong Kong)
2	3 April 2018	Tai Po Town Lot No. 233	Wai Yi Street, Tai Po	Prompt Rise International Development Limited
3	16 April 2018	Lot No. 1179 in Demarcation District No. 215	Man Sau Sun Tsuen, Sai Kung	Kingview International Development Limited
4	24 May 2018	Kowloon Inland Lot No. 11169	11 Middle Road, Tsim Sha Tsui	The Sailors Home and Missions to Seamen
5	8 August 2018	New Kowloon Inland Lot No. 6602	Yau Tong	MTR Corporation Limited
6	9 August 2018	Rural Building Lot No. 1200	3 Sassoon Road, Pokfulam	The University of Hong Kong
7	29 August 2018	Lot No. 524 in Demarcation District No. 7, Lamma Island	Mo Tat, Lamma Island	Lam Leung Seng Charlie
8	21 September 2018	Kowloon Inland Lot No. 11230	233 and 235 Prince Edward Road West, Kowloon City	Leading Faith Group Limited and Noble Power Enterprises Limited
9	19 October 2018	Fanling Sheung Shui Town Lot No. 246	Junction of Fan Leng Lau Road and Wo Tai Street, Fanling	The Catholic Diocese of Hong Kong
10	22 October 2018	New Kowloon Inland Lot No. 6573	14-20 Inverness Road, Kowloon City	Total Expect Limited

Item	Execution date of land document	Regrant Lot number	Location	Name of lease holder(s)
11	24 October 2018	Lot No. 2579 in Demarcation District No. 92	Kwu Tung South, Sheung Shui	Base One Limited
12	21 November 2018	Lot No. 4040 in Demarcation District No. 120	Ma Tin Pok, Yuen Long	Po Leung Kuk
13	5 December 2018	Tuen Mun Town Lot No. 463	Castle Peak Road – So Kwun Wat, Siu Sau, Tuen Mun	New Dragon Limited and Galaxy Power Investment Limited
14	17 December 2018	Kowloon Inland Lot No. 11264	Ho Man Tin Station	MTR Corporation Limited
15	4 January 2019	Inland Lot No. 9045	1 Wang Tak Street, Happy Valley	Emperor Hotel (HK) Limited

(5) In the past financial year from 1 April 2018 up to 28 February 2019, the details of one approved and executed lot extension case are as follows:

Item	Execution date of land document	Lot number	Location	Name of lease holder
1	25 May 2018	Extension to the Remaining Portion of Ap Lei Chau Inland No. 83 and the Extensions thereto	2 Yi Nga Drive, Ap Lei Chau	The Hongkong Electric Company, Limited

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)314

(Question Serial No. 4312)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

- (1) How many complaints about unauthorised extensions or breaches of land use concerning squatter structures and licensed structures in various districts or referrals from other departments on these complaints were received by the Lands Department (LandsD) in the previous financial year? How many of these cases were completely processed, identified to be in breach of regulations and issued with removal orders? How many of them involved repeated complaints?
- (2) What were the resources spent on inspections initiated by LandsD in the previous financial year? Among the squatter structures and licensed structures inspected, how many cases of unauthorised extensions were identified and how many of them 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 or land control actions have been taken against non-compliance with the removal orders by the specified dates?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 56)

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 2018 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	57	4	4	4	2
Kowloon	67	3	12	11	10
New Territories	1 721	141	875	774	619
Total	1 845	148	891	789	631

* Some cases were rectified upon verbal warning; hence the issue of demolition orders/warning letters was not necessary.

As cases may straddle different years, the cases included in the last two columns may not correspond to those cases included in the first three columns.

As some of the staff conducting site inspections also carry 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 2018, there were 198 cases (some of which were cases identified before 2018) with on-going enforcement action after expiry of the demolition notices or warning letters. The Lands Department (LandsD) has no readily available information on the distribution of the 198 cases according to the time that has passed 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, LandsD 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)315

(Question Serial No. 4337)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Early last year, at least 40 closed civil cases in the past involving alleged selling of “ding” rights to build small houses were uncovered by community groups and followed up by media reports. In this regard, the Lands Department has indicated that follow-up actions will be taken seriously while referrals will be made to law enforcement agencies for investigation as and when necessary. The Government has also indicated that it would keep up its efforts to monitor the implementation of the small house policy. However, the latest development has never been accounted for so far. Would the Government please advise on the number of suspected cases referred to law enforcement agencies for follow-up in the past year?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 81)

Reply:

In 2018, the Lands Department referred 100 suspected cases of selling rights to apply for and build small houses to law enforcement agencies for investigation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)316

(Question Serial No. 5492)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please provide figures for the following items in each of the past three years.

1. How many complaints about suspected cases of unlawful occupation of government land were received?
2. How many cases of unlawful occupation of unleased government land were identified?
3. How many cases of unlawful occupation were subject to prosecution?
4. How many of these cases were convicted?
5. How many pieces of unlawfully occupied government land finally became lawful upon approval of the applications submitted by the unlawful occupiers to lease the land in 2018? How many such cases were there? What was the area of land involved?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 237)

Reply:

- (1) to (4) The statistics regarding complaints about suspected unlawful occupation of government land received, unlawful occupation of government land identified, unlawful occupation prosecuted by the Lands Department (LandsD) and convicted cases in the past three calendar years (2016 to 2018) are provided below:

Year	Number of complaints received on suspected cases of unlawful occupation of government land	Number of confirmed cases of unlawful occupation of unleased government land	Number of cases of unlawful occupation subject to prosecution	Number of convicted cases
2018	16 802	10 731	21	20
2017	18 153	11 295	27	22
2016	18 160	12 011	34	33

- (5) When considering applications for regularisation of unlawful occupation of government land, LandsD will examine whether the relevant basic requirements are met. These basic requirements include: whether the government land concerned cannot be leased out separately to other persons (except the applicant) given its location, configuration, size and the like; whether there are no other uses of the government land in the short term (or even no long-term uses have been identified); whether the application is for non-domestic purposes; whether 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, LandsD will not further consider the applications and will proceed to take enforcement actions against the unlawful occupation.

In 2018, 54 short-term tenancies with an area of about 1.13 hectares were granted for regularisation of unlawful occupation of government land.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)317****(Question Serial No. 5794)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the numbers of applications for removal of alienation restrictions on New Territories small houses received and rejected by respective District Lands Offices in the past five years, and the reasons for rejection.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 179)

Reply:

The numbers of applications received and rejected by New Territories District Lands Offices (DLOs) in the past five years (2014 to 2018) for removal of restriction on alienation of small house grants are set out below:

DLO	Number of applications received (2014 to 2018)	Number of applications rejected (2014 to 2018)
Islands	52	2
North	289	73
Sai Kung	241	104
Sha Tin	37	11
Tai Po	481	35
Tsuen Wan & Kwai Tsing	67	27
Tuen Mun	189	12
Yuen Long	1 564	27

Note : Since it takes time to process an application, the applications rejected during the above-mentioned period may not correspond to the applications received during the same period.

- 2 -

The Lands Department does not have readily available information on reasons for rejection of the applications.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)318****(Question Serial No. 3940)**

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in the tables below the sales volume and sales value of each of the map products available at Hong Kong Map Service 2.0 (HKMS 2.0).

Sales volume:

Type of products	August 2018	September 2018	October 2018	November 2018	December 2018	January 2019	February 2019
Aerial photo and image product							
Spatial data and topographic map							
Thematic map							
Cadastral survey record							
Gazette plan							
Map/plan of other departments							

Sales value:

Type of products	August 2018	September 2018	October 2018	November 2018	December 2018	January 2019	February 2019
Aerial photo and image product							
Spatial data and topographic map							
Thematic map							
Cadastral survey record							
Gazette plan							
Map/plan of other departments							

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1042)

Reply:

The sales volume and sales value of the map products sold through Hong Kong Map Service 2.0 (HKMS 2.0) website are listed in the following tables. The figures have not included sales of map products through other channels such as the map sales outlets of the Lands Departments.

Sales volume (in terms of the number of copies of the map products sold):

Type of products	August 2018 (Note 1)	September 2018	October 2018	November 2018	December 2018	January 2019	February 2019
Aerial photo and image product	87	470	251	465	374	312	128
Spatial data and topographic map	586	1 685	3 485	3 100	2 537	2 229	3 043
Thematic map	29	17	23	32	28	104	51
Cadastral survey record	294	1 612	1 957	2 030	1 677	1 937	1 475
Gazette plan	1	0	13	3	2	8	7
Map/plan of other departments	1	1	2	4	1	4	6

Sales value (in HK\$) ^{Note 2:}

Type of products	August 2018 (Note 1)	September 2018	October 2018	November 2018	December 2018	January 2019	February 2019
Aerial photo and image product	19,600	114,900	66,300	114,800	100,600	79,700	33,600
Spatial data and topographic map	34,900	113,400	260,700	258,900	186,000	184,100	200,900
Thematic map	1,000	600	1,100	1,300	1,300	4,000	1,900
Cadastral survey record	10,500	46,800	53,600	60,000	50,100	59,100	45,600
Gazette plan	47	0	600	100	94	400	300
Map/plan of other departments	47	50	50	200	47	100	200

Note 1: The data is collected during the period from the launch of HKMS 2.0 on 27 August to 31 August 2018.

Note 2: The sales value over a hundred is rounded to the nearest hundred.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)319****(Question Serial No. 3941)**

Head: (91) Lands Department

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

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide the total number of downloads from the Hong Kong GeoData Store (GeoData Store) between December 2018 and February 2019 and list in the following table the respective numbers of downloads from each dataset in the GeoData Store.

Dataset	December 2018	January 2019	February 2019
Agriculture, Fisheries and Conservation Department (AFCD): Barbecue Areas			
AFCD: Camp Sites			
AFCD: Country Parks			
...			

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1043)

Reply:

To support the development of the Common Spatial Data Infrastructure (CSDI), the Lands Department (LandsD) launched the Hong Kong GeoData Store (geodata.gov.hk) in December 2018 as the alpha version of the CSDI portal and to facilitate the sharing of geospatial data and support various smart city initiatives and applications through innovative use of geospatial data and information technology. As a first step, the Hong Kong GeoData Store (GeoData Store) has converted 79 types of public facility geospatial data sourced from government departments and available on the GeoInfo Map into open and machine-readable formats of GeoJSON, GML, KML and CSV together with an Application Programming Interface (API) to facilitate free download and use by the public. The portal is also equipped with other useful API services, including the Location Search API, Search Nearby API and Identity API to support innovative map applications by developers, saving time and cost when developing applications. The download figures of the GeoData Store

during the initial launch period between December 2018 and February 2019 (i.e. from 10 December 2018 to 28 February 2019) are summarised in the three tables below:-

Table A – No. of downloads of datasets available on the GeoData Store (from 10 December 2018 to 28 February 2019)

Dataset (Downloads)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
Aided Primary Schools	84	138	95
Aided Secondary Schools	23	51	21
Aided Special Schools	11	25	54
Air Quality Monitoring Network of Hong Kong	17	25	18
Badminton Courts	13	23	14
Barbecue Areas (Agriculture, Fisheries and Conservation Department (AFCD))	21	31	12
Barbecue Areas (Leisure and Cultural Services Department (LCSD))	8	18	11
Basketball Courts	8	17	12
Beaches	12	20	9
Births and Deaths Registries	10	16	12
Bowling Greens	10	15	7
Camp Sites	9	25	17
Caput Secondary Schools	10	24	14
Children's Play Rooms	5	15	9
Clinics / Health Centres under the Department of Health (DH)	15	28	18
Clinics under the Hospital Authority (HA)	13	25	17
Community Halls & Community Centres	11	28	10
Control Points	14	27	14
Country Parks	17	37	18
Cycling Sites	7	22	13
Delivery Offices	7	16	7
Designated Car Testing Centres	5	16	7
Direct Subsidy Scheme Primary Schools	13	25	16
Direct Subsidy Scheme Secondary Schools	14	23	13
District Offices and Sub-offices	9	19	16
Driving Test Centres	5	15	8
Environmental Protection Department (EPD) Customer Service Counters	5	15	6

Dataset (Downloads)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
English Schools Foundation (Primary)	11	22	14
English Schools Foundation (Secondary)	16	23	13
Environmental Exhibition & Resource Centres	5	15	6
Fitness Rooms	7	18	7
Golf Facilities	7	17	9
Government Primary Schools	13	23	12
Government Secondary Schools	12	25	12
Grass Pitches	6	19	9
Hard-surface Pitches	7	18	8
Health Education Exhibition and Resource Centre	5	15	9
Higher Education Institutions	8	20	8
Holiday Camps	6	15	9
Home Affairs Department (HAD) Public Enquiry Service Centres	6	16	9
Horse Riding Schools	7	15	7
Hospitals under HA	11	26	13
Immigration Branch Offices	5	16	7
Indoor Air Quality Information Centre	5	16	6
International Schools (Primary)	13	21	14
International Schools (Secondary)	8	22	13
Job Centres	6	22	9
Kindergarten-cum-child Care Centres	19	40	156
Kindergartens	17	36	19
Libraries	9	18	15
Licensing Offices	5	15	6
Marine Parks	7	16	11
Marine Reserve	5	15	10
Marriage Registries	5	15	7
Museums	7	16	11
Offices in Immigration Headquarters	5	15	7
Other Recreation & Sports Facilities	7	17	13
Parks, Zoos and Gardens	11	20	14
Performing Venues	6	18	7
Post Offices	9	17	8
Private Primary Schools	19	25	14
Private Secondary Schools (Day/Evening)	12	23	12

Dataset (Downloads)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
Recreation Grounds	9	21	10
Recycling Organisations and Collection Points	10	26	11
Registration of Persons Offices	5	15	7
Sports Centres	11	19	11
Sports Climbing Facilities	7	15	11
Sports Grounds	8	19	12
Squash Courts	8	17	8
Stadia	6	19	7
Street Posting Boxes	8	26	8
Swimming Pools	11	17	13
Table Tennis Tables	5	16	8
Tennis Courts	9	17	11
University Grants Committee (UGC) -Funded Institutions	11	17	11
Vehicle Examination Centres	7	16	12
Visitor Centres of Country Parks	5	15	10
Water Sports Centres	6	16	8
Wi-Fi.HK Hotspot Locations	13	28	29
Total No. of Downloads =	822	1 748	1 159

Table B – No. of API requests for datasets available on the GeoData Store (from 10 December 2018 to 28 February 2019)

Dataset (API Requests)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
Aided Primary Schools	16	50	9
Aided Secondary Schools	0	279	327
Aided Special Schools	0	36	0
Air Quality Monitoring Network of Hong Kong	4	36	3
Badminton Courts	3	36	1
Barbecue Areas (AFCD)	10	8	2
Barbecue Areas (LCSD)	1	97	0
Basketball Courts	1	35	0
Beaches	1	38	1
Births and Deaths Registries	0	35	2
Bowling Greens	0	35	0
Camp Sites	7	89	3

Dataset (API Requests)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
Caput Secondary Schools	1	36	0
Children's Play Rooms	0	57	0
Clinics / Health Centres under DH	8	44	3
Clinics under HA	2	36	0
Community Halls & Community Centres	0	38	2
Control Points	0	37	0
Country Parks	8	43	0
Cycling Sites	0	35	0
Delivery Offices	1	38	0
Designated Car Testing Centres	1	40	1
Direct Subsidy Scheme Primary Schools	4	36	0
Direct Subsidy Scheme Secondary Schools	0	36	0
District Offices and Sub-offices	0	35	0
Driving Test Centres	0	35	0
EPD Customer Service Counters	1	35	0
English Schools Foundation (Primary)	0	35	0
English Schools Foundation (Secondary)	0	35	0
Environmental Exhibition & Resource Centres	0	35	0
Fitness Rooms	0	36	1
Golf Facilities	0	35	0
Government Primary Schools	0	35	0
Government Secondary Schools	0	35	0
Grass Pitches	0	35	0
Hard-surface Pitches	0	35	0
Health Education Exhibition and Resource Centre	1	35	2
Higher Education Institutions	0	35	1
Holiday Camps	0	45	0
HAD Public Enquiry Service Centres	0	37	0
Horse Riding Schools	0	35	0
Hospitals under HA	42	50	84
Immigration Branch Offices	0	35	0
Indoor Air Quality Information Centre	0	35	0

Dataset (API Requests)	December 2018 (10 to 31 December 2018)	January 2019 (1 to 31 January 2019)	February 2019 (1 to 28 February 2019)
International Schools (Primary)	0	35	0
International Schools (Secondary)	0	35	0
Job Centres	0	36	1
Kindergarten-cum-child Care Centres	0	35	0
Kindergartens	0	35	1
Libraries	0	48	1
Licensing Offices	0	37	0
Marine Parks	2	35	1
Marine Reserve	3	35	0
Marriage Registries	0	36	0
Museums	0	41	0
Offices in Immigration Headquarters	0	35	0
Other Recreation & Sports Facilities	0	35	0
Parks, Zoos and Gardens	4	38	171
Performing Venues	0	37	0
Post Offices	2	36	0
Private Primary Schools	0	35	0
Private Secondary Schools (Day/Evening)	0	35	0
Recreation Grounds	0	38	0
Recycling Organisations and Collection Points	0	148	4 672
Registration of Persons Offices	0	36	0
Sports Centres	0	35	2
Sports Climbing Facilities	0	35	0
Sports Grounds	0	35	0
Squash Courts	0	35	0
Stadia	0	34	0
Street Posting Boxes	6	35	1
Swimming Pools	0	35	209
Table Tennis Tables	0	34	0
Tennis Courts	0	34	0
UGC-Funded Institutions	0	35	5
Vehicle Examination Centres	2	37	1
Visitor Centres of Country Parks	0	36	0
Water Sports Centres	2	34	2
Wi-Fi.HK Hotspot Locations	5	122	12
Total No. of Requests =	138	3 435	5 521

Table C – No. of API requests for API services available on the GeoData Store (from 10 December 2018 to 28 February 2019)

	Location Search API	Identify API	Search Nearby API	GeoData Query API (all 79 datasets) [from Table B above]	Total No. of API Requests
December 2018 (10 to 31 December 2018)	1 200	78	37	138	1 453
January 2019 (1 to 31 January 2019)	6 008	1 719	278	3 435	11 440
February 2019 (1 to 28 February 2019)	79 744	5 132	4 071	5 521	94 468
Total:	86 952	6 929	4 386	9 094	107 361

LandsD will continue to work with government bureaux and departments as well as various public and private sector organisations to progressively open up more spatial datasets and facilitate the sharing of such datasets via the GeoData Store with a view to supporting value-added reuse, innovations, researches and analysis, and, more importantly, smart city initiative.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)320****(Question Serial No. 3942)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide the number of applications received from eligible occupants of squatter structures under the Squatter Occupants Voluntary Registration Scheme as at 28 February 2019 with a breakdown by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1044)

Reply:

The number of application received under the one-off Squatter Occupants Voluntary Registration Scheme is tabulated below:

District	No. of application received up to end of February 2019
Eastern	2
Southern	3
Islands	4
North	34
Sai Kung	1
Sha Tin	11
Tai Po	16
Kwun Tong	3
Wong Tai Sin	1
Kwai Tsing	2
Tsuen Wan	9
Tuen Mun	19
Yuen Long	52
Total	157

- 2 -

The applications are still being processed, so we do not have the information on the number of eligible applications at this stage.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)321****(Question Serial No. 3947)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the increase in gross floor area through rezoning applications of renewal projects by the Urban Renewal Authority (URA), please inform this Committee of the following:

- (a) Please provide a breakdown, by project, of the year, address of the project, lot, project status (completed, underway, under planning), original land use, project involving change of land use applied for, ceiling on developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial area and developable floor area for other uses in each of the past five years.

Year					
Address of the project					
Lot					
Project status (completed, underway, under planning)					
Original use					
Ceiling on developable plot ratio before rezoning					
Use applied for					
Ceiling on developable plot ratio after rezoning					
Site area					
Ceiling on developable floor area					
Ceiling on developable domestic floor area					
Ceiling on developable commercial floor area					
Ceiling on developable floor area for other uses					

- (b) How many applications related to land premium were submitted by the URA in each of the past five years? How many of them were approved?
- (c) For renewal projects of the URA, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum

domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission as tabulated below:

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

- (d) Please provide a breakdown, by project, of the year, address of the project, lot, project status (completed, underway, under planning), original land use, project involving change of land use applied for, ceiling on developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial floor area and developable floor area for other uses in each of the past five years.

Year					
Address of the project					
Lot					
Project status (completed, underway, under planning)					
Original use					
Ceiling on developable plot ratio before rezoning					
Use applied for					
Ceiling on developable plot ratio after rezoning					
Site area					
Ceiling on developable floor area					
Ceiling on developable domestic floor area					
Ceiling on developable commercial floor area					
Ceiling on developable floor area for other uses					

- (e) How many applications related to land premium were submitted by the MTR Corporation Limited (MTRCL) in each of the past five years? How many of them were approved?
- (f) For renewal projects of MTRCL, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission.

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1050)

Reply:

- (a) Over the past five calendar years from 2014 to 2018, three development scheme plans (DSPs) prepared by the Urban Renewal Authority (URA) were submitted to the Town Planning Board (TPB) for consideration. They involved the rezoning of two sites in the Kowloon City area and one site in the Sai Ying Pun and Sheung Wan Area. For the Hung Fook Street/Ngan Hon Street DSP, the development restrictions of the site after rezoning are generally the same as those under the original zoning. The details of the Chun Tin Street/Sung Chi Street DSP and Queen’s Road West/In Ku Lane DSP are shown in the table below.

Year	2016	2018
Location (Lot Numbers involved)	Chun Tin Street / Sung Chi Street (KIL 7996, KIL 9635, KIL 9642, KIL 9649, KIL 9650, KIL 9657, KIL 9659, KIL 9603, KIL 9604, KIL 9660, KIL 9667, KIL 9890, KIL 10091 and KIL 10303)	Queen’s Road West/In Ku Lane (ML 58 S.E RP, IL 4156 RP, IL 4157 RP, IL 4158 RP, IL 4159 RP, IL 4160 RP, IL 4161 S.B, IL 4161 RP, IL 4162 S.B, IL 4162 RP, IL 4163 S.B, IL 4163 S.C, IL 4163 RP, IL 4164 S.B, IL 4164 S.C, IL 4164 RP and IL 4165 RP)
Status	Planned	Planned
Original land use	“R(A)” and area shown as ‘Road’	“R(A)7”, “G/IC”, “O” and area shown as ‘Road’
Plot ratio restriction before rezoning	“R(A)”: Domestic 7.5 Partly domestic/partly non-domestic: 9.0	--
Proposed land use	“R(A)7”	“R(A)23”
Plot ratio restriction after rezoning	--	--
Area (m ²)	2 475 (including area originally falling within an area shown as ‘Road’ which was rezoned to “R(A)7” and included in gross floor area (GFA) calculation)	2 046
Maximum developable GFA (m ²)	14 724	11 290

Year	2016	2018
Maximum domestic GFA (m ²)	12 270	9 690
Maximum non-domestic GFA (m ²)	2 454	1 600
Maximum GFA for other uses	--	Government Refuse collection point and Public toilet: Not less than 860m ² Neighbourhood Elderly Centre: Not less than 120m ² (internal floor area)

Note: “R(A)” = “Residential (Group A)” zone
 “G/IC” = “Government, Institution or Community” zone
 “O” = “Open Space” zone

- (b) In the past five calendar years from 2014 to 2018, the Lands Department (LandsD) received a total of 15 applications from the URA for land grant, land exchange or lease modification. Of these applications, nine have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2014	2015	2016	2017	2018
No. of applications received	2	3	5	2	3

- (c)&(f) Over the past five years from 2014 to 2018, TPB has not received any planning applications under section 16 of the Town Planning Ordinance (TPO) from URA or the MTR Corporation Limited (MTRCL) for minor relaxation of plot ratio/gross floor area restrictions.
- (d) Over the past five calendar years from 2014 to 2018, TPB has not received any applications from MTRCL under section 12A of TPO for rezoning to relax the plot ratio/GFA restrictions.
- (e) In the past five calendar years from 2014 to 2018, LandsD received a total of 35 applications from the MTRCL for land grant, land exchange or lease modification. Of these applications, 28 have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2014	2015	2016	2017	2018
No. of applications received	10	11	10	1	3

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)322****(Question Serial No. 4817)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- (a) In the past five years, how many complaints/referrals about suspected cases of selling “ding” rights for building small houses were received? Please list the figures by district.

District Lands Office	2014 (starting from July)	2015	2016	2017	2018	2019 (up to 28 February)

- (b) Number of cases referred to law enforcement departments:

Year	Number of cases referred to law enforcement departments
2014 (starting from July)	
2015	
2016	
2017	
2018	
2019 (up to 28 February)	

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1062)

Reply:

The Lands Department (LandsD) started collating statistics on complaints/referrals about suspected cases of selling the rights to apply for and build small houses by indigenous villagers in July 2014. From July 2014 to the end of 2018, LandsD received 1 637 such complaints/referrals. Amongst these cases, 209 cases have been referred to law enforcement agencies for investigation, of which 59 cases were not substantiated based on information available, while the rest of the referred cases are still being investigated by the law enforcement agencies.

- (a) In the past five years (starting from July 2014 to 2018), the number of complaints/referrals received by districts about suspected cases of selling the right to apply for and build small house by indigenous villagers are set out below:

District	2014 (starting from July)	2015	2016	2017	2018
Islands	1	1	7	18	3
North	21	13	103	18	22
Sai Kung	1	0	7	18	86
Sha Tin	0	3	0	0	33
Tai Po	6	22	329	64	156
Tsuen Wan & Kwai Tsing	1	6	0	0	1
Tuen Mun	0	0	42	0	9
Yuen Long	40	71	291	88	156
Total	70	116	779	206	466

- (b) Number of cases referred to law enforcement departments for investigation is set out below:

Year	Number of cases referred to law enforcement departments ^{Note}
2014 (starting from July)	26
2015	50
2016	27
2017	6
2018	100
Total	209

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)323

(Question Serial No. 4863)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please provide figures for the past five years with regard to the following:

- (1) The number of small houses in the territory and estimated areas of land occupied;
- (2) The respective numbers of applications for building small houses pending and under processing;
- (3) The number of indigenous households and their household size, as well as the number of persons with small house rights in Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1402)

Reply:

- (1) The number of small house grants made by the Lands Department (LandsD) in the past five years (2014 to 2018) is 3 993. While we do not have readily available statistics on the number of small houses existing in the territory, the number of small house grants made since the introduction of the policy in 1972 is 42 987. LandsD has no readily available information on the total area of land involved for the small house grants.
- (2) As at end of December 2018, the number of small house applications being processed was 8 223 and the number of applications pending processing was 2 574.
- (3) LandsD has no information on the household population of the New Territories indigenous community. Nor has LandsD 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, as the number of eligible indigenous villagers who are 18 years old or above in recognised villages 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 individual circumstances of the villagers concerned.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)324****(Question Serial No. 5330)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

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 location, site area, total number of failed tenders, etc.

Please also provide the information about all residential sites sold by the Government over the past five years, including site area, purchaser, number of housing units to be built, plot ratio, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2046)

Reply:

In the past five financial years from 1 April 2014 up to 28 February 2019, there were a total of five unsuccessful government land sales. The requested information is set out below:

Tender withdrawn/ cancelled date	Location (Lot No.)	User ^{Note}	Site area (square metres) (about)	Remarks
18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	Site re-tendered and sold on 18 September 2014.
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.

Tender withdrawn/ cancelled date	Location (Lot No.)	User ^{Note}	Site area (square metres) (about)	Remarks
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.
16 October 2018	Nos. 2, 4, 6, 8, 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1211)	Residential R3	17 598	Site has been included in the 2019-20 Land Sale Programme (LSP)
30 January 2019	Kai Tak Area 4C Site 5, Kai Tak, Kowloon (NKIL 6547)	Commercial	9 480	Site has been included in the 2019-20 LSP

Note: The users 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. Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.

The details of the residential sites disposed of in the past five financial years from 1 April 2014 up to 28 February 2019 by the Government (based on the tender award date) are as follows:

Tender award date	Lot number	Location	Site area (square meters) (about) <small>Note 1</small>	Estimated number of flats <small>Note 2</small>	Name of purchaser
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

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	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	15	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	723	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	27	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	1 991	Jet Group Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	1 779	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	840	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	204	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	2	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

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	1 017	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	547	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	336	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	371	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
4 March 2015	TPTL 225	Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 444	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	6	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	34	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
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	1 982	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	69	Moonlight Shadow Holdings Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
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	1 122	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	41	Able Lucky Development Limited
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	356	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	466	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	467	Allied Glory Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	1 620	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	401	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	86	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	66	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 408	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	778	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	510	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	528	Best Wisdom Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	135	Obtain Holdings Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	652	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	335	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	1 635	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	58	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	331	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	267	Rich View Investments Limited
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	64	NMC 6 Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kowloon	11 262.00	1 020	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	257	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00		Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	970	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	436	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	1 006	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	639	Top Genius Holdings Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	291	Unicorn Bay (Hong Kong) Investments Limited
15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	9 482.00	592	Milway Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	9 721.00	667	Fancy Excellent Limited
21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	12 205.00	571	Shum King Company Limited
21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	4 620.00	96	Pacific Asia Limited
16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	2 480.00	2	Golden United Development Limited
12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	7 660.00	Subject to actual design by developer	Manifold Limited
15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	19 348.00	Subject to actual design by developer	Sky Asia Properties Limited
28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	200.70	30	Force Castle Limited
16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	11 262.00	91	Alpha Pioneer Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	5 354.00	Subject to actual design by developer	Clever Like Limited
11 April 2018	TYTL 192	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	1 335.60	Subject to actual design by developer	Newex Limited
15 May 2018	NKIL 6568	Kai Tak Area 1F Site 1, Kai Tak, Kowloon	16 556.00	Subject to actual design by developer	Super Great Limited
15 August 2018	NKIL 6593	Ko Chiu Road, Yau Tong, Kowloon	3 680.00	Subject to actual design by developer	Ace Alliance Development Limited
24 October 2018	Lot 2883 in DD 130	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories	1 748.00	Subject to actual design by developer	Jantix Realty (Hong Kong) Limited
30 October 2018	Lot 766 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	5 503.00	Subject to actual design by developer	Fully Fortune Corporation Limited
7 November 2018	NKIL 6574	Kai Tak Area 4B Site 3, Kai Tak, Kowloon	9 706.00	Subject to actual design by developer	Voyage Mile Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
14 November 2018	NKIL 6591	Kai Tak Area 4B Site 4, Kai Tak, Kowloon	9 708.00	Subject to actual design by developer	Rich Fast International Limited
5 December 2018	Lot 765 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	2 692.00	Subject to actual design by developer	Danford Development Limited
27 December 2018	NKIL 6575	Kai Tak Area 4B Site 2, Kai Tak, Kowloon	9 048.00	Subject to actual design by developer	Macfull Limited
23 January 2019	NKIL 6551	Kai Tak Area 4C Site 3, Kai Tak, Kowloon	10 956.00	Subject to actual design by developer	Well Capital (H.K.) Limited
15 February 2019	TPTL 244	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	32 900.00	Subject to actual design by developer	Channel First Limited
25 February 2019	Lot 738 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	20 600.00	Subject to actual design by developer	Huge Choice Group Limited

Note 1: Plot ratio is usually not specified in lease conditions

Note 2: The estimated number of flats, 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 2019.



- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)325****(Question Serial No. 5331)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form statistics on “small houses in the New Territories” in all the 18 districts over the past five years, including their numbers, site areas and floor areas.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2047)

Reply:

The number of small house grants made by the Lands Department (LandsD) in the past five years (2014 to 2018) is set out below:

District	Number of small houses granted (2014 to 2018)
Islands	207
North	487
Sai Kung	237
Sha Tin	162
Tai Po	745
Tsuen Wan and Kwai Tsing	12
Tuen Mun	243
Yuen Long	1 900

Lands D has no readily available information on the total area of land and gross floor area of the small houses involved.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)326****(Question Serial No. 5335)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures, please specify: (a) the respective numbers of surveyed domestic squatter structures, surveyed non-domestic squatter structures, eradicated surveyed domestic squatter structures and eradicated surveyed non-domestic squatter structures across the territory, with a tabulated breakdown by District Council district in each of the past five years; (b) the number of surveyed squatter structures across the territory, with a breakdown by land status (namely government land and private land) in each of the past five years; (c) the number of surveyed squatter structures across the territory, with a breakdown by use of squatter structures in each of the past five years; (d) the number of surveyed squatter structures across the territory, with a tabulated breakdown by catchment area of Squatter Control Office in each of the past five years; (e) the number of residents in surveyed squatter structures across the territory, with a tabulated breakdown by catchment area of Squatter Control Office in each of the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2051)

Reply:

- (a) In the past five years (from 2014 to 2018), the number of surveyed domestic squatter structures is set out in the table below.

District ^(Note)	No. of surveyed domestic squatter structures			
	Hong Kong	Kowloon	New Territories	Total
Year				
2014	2 691	1 530	80 476	84 697
2015	2 688	1 529	80 217	84 434
2016	2 671	1 529	79 913	84 113
2017	2 661	1 528	79 673	83 862
2018	2 658	1 385	79 402	83 445

Note: LandsD does not have breakdown by District Council boundary.

In the past five years (from 2014 to 2018), the number of surveyed non-domestic squatter structures is set out in the table below.

District ^(Note)	No. of surveyed non-domestic squatter structures			
	Hong Kong	Kowloon	New Territories	Total
Year				
2014	1 780	718	302 829	305 327
2015	1 776	717	301 791	304 284
2016	1 766	713	300 516	302 995
2017	1 759	713	299 411	301 883
2018	1 748	683	298 228	300 659

Note: LandsD does not have breakdown by District Council boundary.

In the past five years (from 2014 to 2018), the number of surveyed domestic squatter structures of which the corresponding survey numbers have been deleted is set out in the table below.

District ^(Note)	No. of surveyed domestic squatter structures of which Squatter Control Survey (SCS) records have been deleted			
	Hong Kong	Kowloon	New Territories	Total
Year				
2014	7	2	248	257
2015	3	1	259	263
2016	17	0	304	321
2017	10	1	240	251
2018	3	143	271	417

Note: LandsD does not have breakdown by District Council boundary.

In the past five years (from 2014 to 2018), the number of surveyed non-domestic squatter structures of which the corresponding survey numbers have been deleted is set out in the table below.

District ^(Note)	No. of surveyed non-domestic squatter structures of which SCS records have been deleted			
	Hong Kong	Kowloon	New Territories	Total
Year				
2014	8	3	971	982
2015	4	1	1 038	1 043
2016	10	4	1 275	1 289
2017	7	0	1 105	1 112
2018	11	30	1 183	1 224

Note: The LandsD does not have breakdown by District Council boundary.

- (b) In the past five years (from 2014 to 2018), the number of surveyed squatter structures on private agricultural land or government land is set out in the table below.

	No. of surveyed squatter structures					
	No. of surveyed squatter structures on government land			No. of surveyed squatter structures (partial or wholly) on private agricultural land		
District (Note)	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories
Year						
2014	3 583	1 799	121 457	888	449	261 848
2015	3 576	1 798	121 063	888	448	260 945
2016	3 555	1 794	120 642	882	448	259 787
2017	3 539	1 793	120 219	881	448	258 865
2018	3 524	1 621	119 710	881	448	257 920

- (c) In the past five years (from 2014 to 2018), the number of surveyed domestic squatter structures and non-domestic squatter structures is set out in the table below.

Type	Total no. of surveyed squatter structures		
	No. of surveyed domestic squatter structures	No. of surveyed non-domestic squatter structures	Total
Year			
2014	84 697	305 327	390 024
2015	84 434	304 284	388 718
2016	84 113	302 995	387 108
2017	83 862	301 883	385 745
2018	83 445	300 659	384 104

- (d) In the past five years (from 2014 to 2018), the number of surveyed squatter structures in seven regional Squatter Control Offices (SCOs) of the Lands Department (LandsD), viz. (i) Hong Kong and Lei Yue Mun (HK&LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW&KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office is set out in the table below.

Year	No. of surveyed squatter structures						
	SCO						
	HK & LYM	K, TW & KT	Is	NTE1	NTE2	NTW1	NTW2
2014	5 662	11 248	23 027	57 157	109 006	66 005	117 919
2015	5 655	11 146	23 008	56 887	108 896	65 884	117 242
2016	5 624	11 106	22 970	56 663	108 696	65 469	116 580
2017	5 606	11 063	22 940	56 438	108 527	65 275	115 896
2018	5 590	10 845	22 921	56 215	108 439	64 831	115 263

- (e) The Government conducted a Squatter Occupancy Survey in 1984-85 which recorded the personal particulars of the then residents of the surveyed domestic squatter structures registered in the SCS in 1982. No occupancy survey on surveyed domestic squatter structures has been conducted by the Government after 1984-85. With the passage of time, LandsD does not have any up-to-date information on the number of households and residents living in the surveyed domestic squatter structures.

Note: It should be noted that the number of surveyed squatter structures throughout the reply above is based on the records of the SCS conducted by the Housing Department in 1982, and adjusted due to deletion of the survey records after 1982 for various reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)327****(Question Serial No. 5336)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding “squatter control and clearance”, will the Government inform this Committee of: (a) the respective numbers of surveyed domestic squatter structures, households and residents living there across the territory by 18 districts and land status (unleased or leased) on which the structures are located in the past five years; (b) the respective numbers of existing surveyed domestic squatter structures and surveyed non-domestic squatter structures, households and residents of such structures located within the three New Development Areas in Hung Shui Kiu, Yuen Long South, and Kwu Tung North and Fanling North according to the Government’s squatter control survey.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2052)

Reply:

- (a) The number of surveyed domestic squatter structures (i.e. structures for domestic purpose covered by the territory-wide Squatter Control Survey (SCS) conducted in 1982) on unleased land and leased land in the past five years (from 2014 to 2018) is set out in the table below:

	No. of surveyed domestic squatter structures					
	On unleased government land			On leased private land		
District (Note) Year	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories
2014	2 058	1 273	29 340	633	257	51 136
2015	2 055	1 272	29 276	633	257	50 941
2016	2 042	1 272	29 207	629	257	50 706
2017	2 033	1 271	29 153	628	257	50 520
2018	2 030	1 128	29 074	628	257	50 328

Note: The Lands Department (LandsD) does not have the breakdown by District Council boundary.

It should be noted that the number of surveyed domestic squatter structures above is based on the records of the SCS conducted by the Housing Department in 1982, and adjusted due to deletion of the survey records after 1982 for various reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

The Government conducted a Squatter Occupancy Survey in 1984-85 which recorded the personal particulars of the then residents of the surveyed domestic squatter structures registered in the SCS in 1982. No occupancy survey on surveyed domestic squatter structures has been conducted by the Government after 1984-85. With the passage of time, LandsD does not have any up-to-date information on the number of households and residents living in the surveyed domestic squatter structures.

- (b) According to the pre-clearance survey (PCS) (commonly known as “freezing survey”) conducted by LandsD in connection with the Kwu Tung North and Fanling North New Development Area (NDA) and Hung Shui Kiu NDA, the respective numbers of affected surveyed squatter structures, households and residents located within these projects are listed in the table below:

NDA	No. of surveyed domestic squatter structures	No. of surveyed non-domestic squatter structures	No. of affected households	No. of persons registered
Kwu Tung North and Fanling North NDA	1 221	335	1 507	4 214
Hung Shui Kiu NDA	1 105	770	1 967	4 460

Since the PCS for the Potential Development Area in Yuen Long South has not been conducted, LandsD does not have information on the number of households and residents affected.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)328****(Question Serial No. 5337)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures, please specify: (a) the respective numbers of applications for repairing non-domestic squatter structures received, approved and refused by the Government in each of the past five years (2014-15 to 2018-19); if there were refused applications, the reasons for that; (b) the respective numbers of applications for issuance of Letter of Approval received, approved and refused by the Lands Department in each of the past five years (2014-15 to 2018-19); if there were refused applications, the reasons for that. Are there other means currently available for farmers to apply for erecting agricultural structures? (c) the average and longest time taken to process applications in the past five years (2014-15 to 2018-19); and the reasons for that.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2053)

Reply:

- (a) Information on applications for repairs of surveyed non-domestic squatter structures processed by the Lands Department (LandsD) during the period from 2014 to 2018 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2014	2	2	0	
2015	6	6	0	
2016	10	9	1	One applicant failed to provide documents to prove that he/she was the occupier of the surveyed squatter structure.

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2017	13	12	1	One applicant failed to obtain consent of the registered owner of the private agricultural land for repairs of the surveyed squatter structure.
2018	6	6	0	

(b) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD during the period from 2014 to 2018 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn	Reasons for rejection
2014	21	10	3	The applicants failed to provide sufficient information, failed to meet planning requirements, or unauthorised structure(s) was (were) found on the lot(s) under application.
2015	27	12	3	The applicants failed to provide sufficient information.
2016	30	8	3	The applicants failed to provide sufficient information and/or unauthorised structure(s) was(were) found on the lot(s) under application.
2017	23	14	23	Unauthorised structure(s) was(were) found on the lot(s) under application.
2018	63	24	25	The applicants failed to provide sufficient information or unauthorised structure(s) was(were) found on the lot(s) under application.

Note: Since it takes time to process an application, the applications approved and rejected during the above-mentioned periods may not correspond to the applications received during the same period. According to our records,

39 applications are still being processed. Most of the cases are pending supplementary information to be provided by the applicants. District Lands Offices can only continue processing the application upon receipt of the required information.

Apart from a Letter of Approval for Agricultural Structures, a land owner may also submit to LandsD an application for a Short Term Waiver (STW) to build other non-domestic facilities on private agricultural land. When the application is received, LandsD will seek advice from relevant government departments and post a notice on the application site. If the application for an STW is approved, the applicant has to pay the relevant fees to the Government.

- (c) In the past five years (i.e. 2014 to 2018), the average time taken to process applications for repairs of surveyed non-domestic squatter structures was around 17 days and the longest processing time was 100 days. Complicated cases, for example, where there are issues such as land title or boundary problems or requirements imposed by other regulatory authorities that need to be resolved, would require longer processing time than others.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)329

(Question Serial No. 5637)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures, please specify: (a) in the past five years, the respective numbers of households of squatter structures who were faced with clearance as a result of land resumption by the Government; the statutory compensation package applicable to the affected persons and the amounts of related ex-gratia allowances received by them; the respective numbers of people in the households that were not offered compensation; the reasons for no offer of compensation; (b) of the above, the types of surveyed structures subject to clearance as a result of land resumption by the Government.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2054)

Reply:

(a) & (b) In the past five years, there were 271 households of squatter structures affected as a result of land resumption and clearance by the Government. Generally speaking, occupiers of surveyed or licensed structures may be eligible for ex-gratia allowance and/or rehousing subject to their meeting the applicable eligibility criteria, but they are not entitled to statutory compensation under the relevant land resumption ordinances. The total amount of ex-gratia allowances disbursed to the eligible affected households in the past 5 years is \$3.76 million. Some 121 affected households were not eligible for ex-gratia allowances and rehousing mainly because they already own domestic properties or their occupied structures were not surveyed or licensed structures.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)330****(Question Serial No. 5638)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding unauthorised structures on private agricultural land, please inform this Committee of the following figures for the past five years: (a) the respective numbers of cases involving unauthorised structures on private agricultural land handled by the Lands Department; (b) the respective numbers of enforcement actions in relation to item (a) with a breakdown by type of enforcement, including 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; (c) the respective numbers of structures demolished by the owners as required and those demolished by the Government in relation to item (a).

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2055)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (LandsD) in the last five calendar years (2014 to 2018) are as follows:

Calendar Year	2014	2015	2016	2017	2018
(a) Number of cases with enforcement actions initiated during the year against unauthorised structures on private agricultural land	665	1 021	1 397	1 190	1 086
Breakdown of enforcement actions by types of enforcement action ^(Note2)					
(i) Number of cases with warning letters issued (including statutory notices for unauthorised structures on private agricultural land)	665	1 021	1 397	1 190	1 086

Calendar Year	2014	2015	2016	2017	2018
(ii) Number of cases with warning letters registered in the Land Registry	240	564	473	510	510
(iii) Number of cases with re-entry action taken	2	3	4	10	12
(b) Number of cases with unauthorised structures demolished by the owners ^(Note1)	125	211	211	352	349
(c) Number of cases with unauthorised structures demolished by LandsD ^(Note1)	15	4	9	7	4

Note 1: A case may involve more than one private lot and/or structure.

Note 2: The total number of enforcement actions conducted may not necessarily correspond to the cases with enforcement actions taken during the year since each case may involve more than one enforcement action and the time of enforcement action may straddle different years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)331

(Question Serial No. 5640)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter control, would the Government please inform this Committee of the following:

1. Please set out the numbers of inspections and their total time spent, as well as the numbers of enforcement actions taken in the past five years, with a breakdown by establishment of various offices under the Squatter Control Unit of the Lands Department.
2. What were the types and numbers of control actions (including issuance of warnings, removal of unauthorised structures, cancellation of squatter survey numbers, and others) taken by various offices under the Squatter Control Unit in the past five years?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2057)

Reply:

- (1) Squatter control work is carried out by staff in seven regional Squatter Control Offices (SCOs) of the Lands Department (LandsD), viz. (i) Hong Kong and Lei Yue Mun (HK&LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW&KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office.

In the past five years, the establishment of each SCO, the total number of inspections conducted, time spent on inspections and number of enforcement actions taken are tabulated below.

Year	SCO	Establishment of SCO ^(Note)	Number of inspections conducted	Total inspection time (hours)	Number of enforcement actions taken
2014	HK &LYM	57	1 744	2 129	50
	K,TW&KT	70	2 987	3 909	184
	Is	40	1 202	4 007	111
	NTE1	62	3 330	4 250	274
	NTE2	52	3 287	4 284	243
	NTW1	40	3 394	4 073	292
	NTW2	53	3 003	5 568	1 082
Total		374	18 947	28 220	2 236

Year	SCO	Establishment of SCO ^(Note)	Number of inspections conducted	Total inspection time (hours)	Number of enforcement actions taken
2015	HK &LYM	57	1 938	2 366	32
	K,TW&KT	70	2 952	3 863	244
	Is	40	1 171	4 098	37
	NTE1	62	2 968	3 718	352
	NTE2	52	3 335	4 336	393
	NTW1	40	2 690	3 228	286
	NTW2	53	3 316	5 803	1 015
Total		374	18 370	27 412	2 359

Year	SCO	Establishment of SCO ^(Note)	Number of inspections	Total inspection time (hours)	Number of enforcement actions
2016	HK&LYM	57	2 291	2 791	102
	K, TW&KT	70	3 024	3 957	184
	Is	40	1 350	4 725	65
	NTE1	62	3 025	3 783	405
	NTE2	52	3 064	4 596	486
	NTW1	40	2 948	4 422	638
	NTW2	53	3 230	6 056	1 326
Total		374	18 932	30 330	3 206

Year	SCO	Establishment of SCO ^(Note)	Number of inspections	Total inspection time (hours)	Number of enforcement actions
2017	HK& LYM	57	2 169	3 003	16
	K, TW&KT	70	2 987	3 909	240
	Is	40	1 205	4 216	37
	NTE1	62	3 099	3 911	435
	NTE2	52	3 085	4 628	452
	NTW1	40	2 648	3 972	365
	NTW2	53	3 106	6 212	1 379
Total		374	18 299	29 851	2 924

Year	SCO	Establishment of SCO ^(Note)	Number of inspections	Total inspection time (hours)	Number of enforcement actions
2018	HK& LYM	57	2 277	3 036	49
	K, TW&KT	70	2 497	3 121	315
	Is	40	1 131	3 959	58
	NTE1	62	3 082	4 469	323
	NTE2	52	3 098	4 641	170
	NTW1	41	3 259	4 333	528
	NTW2	53	3 021	5 732	1 344
Total		375	18 365	29 291	2 787

Note: The figures on establishment of SCO include posts performing squatter control duties, but exclude posts performing general administrative and clerical support duties.

(b) In the past five years, the number of different types of control actions taken by the SCOs is tabulated below.

Year	Number of warning letters issued	Number of unauthorised structures on government land demolished	Number of survey numbers deleted	Total
2014	743	254	1 239	2 236
2015	841	212	1 306	2 359
2016	1 325	271	1 610	3 206
2017	1 326	235	1 363	2 924
2018	964	182	1 641	2 787

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)332****(Question Serial No. 5641)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following: (a) Of the nearly 200 000 surveyed structures inspected by the Government in each of the past two years, what were their respective percentages in the total numbers of surveyed structures across the territory in the period? (b) In what ways does the Government carry out an “inspection”? Does it refer to site inspection? Please list the respective numbers of inspections with a breakdown by mode of inspection in the past five years. (c) Please list the respective numbers of inspections carried out by the Government with a breakdown by mode of inspection and District Council district in the past five years. (d) Which types of structures are included in the surveyed structures according to the inspections? Do they also include those structures registered under small houses in the New Territories? What were the staff establishment and expenditures involved in the “inspections” over the past two years?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2058)

Reply:

(a) The inspection rates on surveyed squatter structures in 2017 and 2018 are listed below.

Year	Total Number of Surveyed Squatter Structures Inspected	Total Number of Surveyed Squatter Structures	Percentage
2017	199 697	385 745	51.8%
2018	196 771	384 104	51.2%

(b) The term “inspected” refers to on-site visual inspections of the surveyed domestic and non-domestic squatter structures along the patrol routes. In the past five years (from 2014 to 2018), the total number of inspections conducted are set out in the tables below.

Year	Number of inspections conducted
2014	18 947
2015	18 370
2016	18 932
2017	18 299
2018	18 365

- (c) In the past five years (from 2014 to 2018), the respective number of inspections conducted by staff in seven regional Squatter Control Offices (SCOs) of the Lands Department (LandsD), viz. (i) Hong Kong and Lei Yue Mun (HK&LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW&KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office are set out in the tables below.

Year	Number of inspections conducted						
	SCO						
	HK &LYM	K, TW &KT	Is	NTE1	NTE2	NTW1	NTW2
2014	1 744	2 987	1 202	3 330	3 287	3 394	3 003
2015	1 938	2 952	1 171	2 968	3 335	2 690	3 316
2016	2 291	3 024	1 350	3 025	3 064	2 948	3 230
2017	2 169	2 987	1 205	3 099	3 085	2 648	3 106
2018	2 277	2 497	1 131	3 082	3 098	3 259	3 021

Note: LandsD does not have breakdown by District Council boundary.

- (d) The inspections focus on detecting, preventing and deterring new extension to surveyed squatter structures and new unauthorised building and rebuilding works. Site inspections in the context of squatter control do not cover small houses as they are not squatter structures. The establishments of the SCOs are 415 and 416 in 2017-18 and 2018-19 respectively. As site inspections are conducted by existing staff in SCOs as part of their overall duties, we are unable to provide a breakdown of the resources deployed solely for site inspections.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)333

(Question Serial No. 5642)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures, please inform this Committee of: (a) the number of applications for the Emergency Relief Fund (the Fund) received in each of the past five years, with a tabulated breakdown by District Council district; (b) the number of applications for the Fund received in each of the past five years, with a tabulated breakdown by reason for application; (c) the respective numbers of applications for the Fund received and approved in each of the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2059)

Reply:

(a)-(c) The Emergency Relief Fund (ERF) is established and administered under the ERF Ordinance. ERF aims to provide prompt assistance for persons who are in need of urgent relief as a result of fire, flooding, tempest, landslide, typhoon, or other natural disasters. The Fund is vested in the Director of Social Welfare Incorporated as Trustee.

The Lands Department (LandsD) is responsible for grants under Section B of ERF to affected occupants of domestic structures. The scope of grants under Section B of ERF covers re-accommodation, re-equipment, site formation and repair grants and grant for severe damage to home appliances. The said grants are open for application by occupants of structures (e.g. squatter structures, licensed structures, cottages and village houses under squatter control) who are in need of urgent relief. Nevertheless, LandsD may, having regard to actual circumstances, also consider applications from occupants residing in other structures (such as rooftop or rear lane structures) affected by natural disasters and in need of relief. LandsD does not have breakdown of various reasons for the ERF applications.

In the past five years (from 2014 to 2018), the respective numbers of ERF applications received and applications approved by LandsD are set out in the tables below.

Year	Hong Kong		Kowloon		New Territories	
	Application received	Application approved	Application received	Application approved	Application received	Application approved
2014	0	0	1	1	19	17
2015	0	0	0	0	8	7
2016	0	0	0	0	0	0
2017	0	0	19	19	485	449
2018	3	2	0	0	240	225
Total	3	2	20	20	752	698

Note: LandsD does not have the breakdown by District Council boundary.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)334****(Question Serial No. 6726)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

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 and the number of cases in which removal of alienation restrictions (ARs) was approved under different types of small house grant (namely building licence, land exchange, private treaty grant under village expansion area scheme, and other private treaty grants) in each of the past five years to be listed in table form; and
- (2) the identified breaches of the relevant clauses stipulated in small house grants as land leases, which led to enforcement actions in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7025)

Reply:

- (1) The Lands Department (LandsD) has not categorised the Certificates of Compliance (CCs) issued by the Government and the approved cases for removal of restriction on alienation according to the various types of grants for small house developments. The number of CCs and number of approved cases for removal of restriction on alienation in the past five years (2014 to 2018) are set out below:

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation
2014	1 066	577
2015	904	462
2016	814	409
2017	799	435
2018	851	329

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.

- (2) The relevant statistics regarding lease enforcement actions taken against breach of lease conditions in New Territories Exempted Houses (NTEHs) (including small houses) by LandsD in the past five years (2014 to 2018) are set out below:

	2014	2015	2016	2017	2018
Number of cases confirmed during the year to involve breach of lease conditions ^(Note 1)	382	210	87	58	201
Number of advisory/warning letters issued ^(Notes 1&2)	12 ^(Note 3)	9 ^(Note 3)	13 ^(Note 3)	15 ^(Note 3)	24 ^(Note 3)
Number of re-entry cases ^(Note 4)	5	9	0	1	0

Note:

- (1) As case processing work may straddle different years, the cases with warning letters issued may not necessarily correspond to the 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. LandsD 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 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)335****(Question Serial No. 6727)**

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form a breakdown by 18 districts of the number of contracts for provision of cleansing and supporting services, security guard services, and horticultural maintenance services to be expired in the next three years, together with the names of the outsourced service contractors, the values of the service contracts, the numbers of workers and amounts of wages involved, as well as the expiry dates of such service contracts.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7027)

Reply:

A breakdown by districts of the contracts for provision of cleansing and supporting services, security guard services and horticultural maintenance services to be expired in the next three years (2019-20, 2020-21 and 2021-22) are tabulated as follows-

	District	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK\$)	No. of workers	Expiry Date
1	All districts on HK Island	Security guard services	Professional Security Services Limited	12,965,000	59	30 April 2019
2	All districts on HK Island and in Kowloon	Horticultural maintenance services	Wah On Garden Landscaping Limited	5,990,000	Not available (Note 1)	31 December 2019

	District	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK\$)	No. of workers	Expiry Date
3	Central & Western, Eastern, Wan Chai, Kwun Tong, Sham Shui Po and Yau Tsim Mong	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	442,500	10	31 March 2020
4	Eastern, Kowloon City, Kwun Tong, Sha Tin, Tai Po, North, Tuen Mun and Yuen Long	Cleaning and supporting services	Transnational Logistics Solutions (HK) Limited	955,920	Not available (Note 1 & 2)	30 September 2019
5	All districts in Kowloon	Security guard services	Professional Security Services Limited	9,488,000	45	30 April 2019
6	Kwun Tong and Tsuen Wan	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	567,480	2	31 March 2021
7	Yau Tsim Mong, North, Sha Tin and Tai Po	Horticultural maintenance services	Asia Tree Preservation Limited	277,200	Not available (Note 1)	31 January 2021
8	All districts in New Territories & Outlying Islands	Security guard services	Joyway Management (HK) Limited	27,505,000	111	30 April 2019
9	North and Sha Tin	Horticultural maintenance services	Pegasus Greenland Limited	7,410,000	Not available (Note 1)	30 September 2019
10	Sai Kung and Tai Po	Horticultural maintenance services	Yee Sun Garden Limited	14,390,000	Not available (Note 1)	30 September 2019
11	Tuen Mun and Yuen Long	Horticultural maintenance services	Wah On Garden Landscaping Limited	11,050,000	Not available (Note 1)	31 May 2020

	District	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK\$)	No. of workers	Expiry Date
12	North, Sha Tin, Tai Po, Tuen Mun, Yuen Long & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	697,560	10	31 March 2020
13	Kwai Tsing, Tsuen Wan and Outlying Islands	Horticultural maintenance services	Tung Kee Garden Horticulture Limited	5,820,000	Not available (Note 1)	31 May 2020

The outsourced service contracts did not contain information about the wages of outsourced workers except for those involving the supply of security guards and cleansing workers. For the latter two types of contracts, the contractors are required to undertake that their non-skilled workers would not be paid less than the statutory minimum wage.

Note 1: As the contract does not involve non-skilled workers, the contractor is not obliged to provide information on number of staff engaged. We thus do not have such information.

Note 2: This contract is for dispatch service without the involvement of non-skilled workers.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)336

(Question Serial No. 6728)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please provide in table form a breakdown, by Hong Kong Island, Kowloon, the New Territories and the outlying islands, of the outsourced non-skilled service contracts for provision of a) cleansing and supporting services; b) security guard services; and c) horticultural maintenance services awarded in the past five years, together with the names of the outsourced service contractors, the values of the service contracts, the numbers of workers and amounts of wages involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7028)

Reply:

A breakdown by regions of the contracts for provision of cleansing and supporting services and security guard services awarded in the past five financial years (2014-15, 2015-16, 2016-17, 2017-18 and 2018-19) involving non-skilled workers are tabulated as follows. No contract of horticultural maintenance services involving non-skilled workers was awarded in the past five financial years.

S/N	Region	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK\$)	No. of workers
1	HK Island	Security guard services	Professional Security Services Limited	12,526,170	81
2	HK Island	Security guard services	Professional Security Services Limited	12,965,000	59
3	HK Island and Kowloon	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	503,700	10
4	HK Island and Kowloon	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	481,860	9
5	HK Island and Kowloon	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	493,860	9
6	HK Island and Kowloon	Cleaning and supporting services	Easy Cleaning & Pest Control Services Limited	518,490	10
7	Kowloon	Security guard services	Professional Security Services Limited	9,149,000	45
8	Kowloon	Security guard services	Professional Security Services Limited	9,488,000	45
9	Kowloon and New Territories	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	567,480	2
10	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	656,820	9
11	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	653,820	9
12	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	670,140	9
13	New Territories & Outlying Islands	Cleaning and supporting services	Easy Cleaning & Pest Control Services Limited	731,352	9
14	New Territories & Outlying Islands	Security guard services	Guard Alliance Limited	30,144,000	213

S/N	Region	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK\$)	No. of workers
15	New Territories & Outlying Islands	Security guard services	Joyway Management (HK) Limited	27,505,000	111
16	Territory-wide	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	1,115,400	19

The above outsourced service contracts involving the supply of security guards and cleansing workers require the contractors to undertake that their non-skilled workers would not be paid less than the statutory minimum wage.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)337****(Question Serial No. 6729)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding “land clearance”, “maintenance of man-made slopes on unallocated and unleased government land”, please provide a breakdown by District Council district of: 1. the respective numbers of cases completed and actual expenditures incurred in the past five years; 2. the respective numbers of outstanding cases, estimated expenditures and average time taken to handle these cases.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7030)

Reply:

A breakdown of the total number of inspections and cases of improvement works carried out by the Lands Department (LandsD) for man-made slopes on unallocated and unleased government land in the past five financial years (i.e. 2014-15 to 2018-19) by 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	1 420	840	10.7
2	Wan Chai	1 090	640	8.2
3	Eastern	460	270	3.5
4	Southern	1 420	840	10.7
5	Yau Tsim Mong	90	50	0.7
6	Sham Shui Po	290	170	2.2
7	Kowloon City	170	100	1.3
8	Wong Tai Sin	330	190	2.5
9	Kwun Tong	600	350	4.5
10	Tsuen Wan	4 130	2 440	31.1

No.	District	Total no. of slope inspections	Total no. of cases of slope improvement works completed	Total expenditure (\$ million)
11	Tuen Mun	5 030	2 970	37.9
12	Yuen Long	4 940	2 910	37.2
13	North	6 830	4 030	51.5
14	Tai Po	5 920	3 490	44.6
15	Sai Kung	9 770	5 760	73.6
16	Sha Tin	7 300	4 310	55.0
17	Kwai Tsing	2 030	1 200	15.3
18	Islands	8 540	5 040	64.4

In 2019-20, we plan to inspect 12 000 man-made slopes on unallocated and unleased government land. A breakdown of the number of inspections LandsD plans to carry out in 2019-20 and by districts is summarised below:

No.	District	No. of planned slope inspections
1	Central & Western	280
2	Wan Chai	220
3	Eastern	90
4	Southern	280
5	Yau Tsim Mong	20
6	Sham Shui Po	60
7	Kowloon City	30
8	Wong Tai Sin	70
9	Kwun Tong	120
10	Tsuen Wan	820
11	Tuen Mun	1 000
12	Yuen Long	980
13	North	1 360
14	Tai Po	1 180
15	Sai Kung	1 940
16	Sha Tin	1 450
17	Kwai Tsing	400
18	Islands	1 700

Improvement works will be carried out where necessary and will generally be completed within three months after the inspection. LandsD will earmark a provision of about \$85 million in 2019-20 for carrying out the inspections and necessary improvement works.

A total of 165 land clearance exercises were completed in the past five years, the breakdown as set out below-

No.	District	Number of completed clearance exercises (including both clearances supporting development projects and emergency clearances)				
		2014-15	2015-16	2016-17	2017-18	2018-19 (up to end of February 2019)
1	Central and Western	0	1	0	0	0
2	Wan Chai	2	0	0	1	1
3	Eastern	0	0	1	0	0
4	Southern	0	0	1	0	0
5	Yau Tsim Mong	1	0	1	1	0
6	Sham Shui Po	0	0	0	1	0
7	Kowloon City	4	0	1	3	7
8	Wong Tai Sin	1	0	1	2	1
9	Kwun Tong	2	1	1	3	3
10	Tsuen Wan	0	1	0	1	3
11	Tuen Mun	9	7	5	1	4
12	Yuen Long	2	2	5	0	2
13	North	3	1	3	0	4
14	Tai Po	6	1	3	4	4
15	Sai Kung	2	0	2	2	3
16	Sha Tin	3	8	1	2	3
17	Kwai Tsing	2	4	2	5	1
18	Islands	2	0	4	1	6

The expenditure on compensation payments in the past five financial years were about \$598 million in 2014-15, \$657 million in 2015-16, \$563 million in 2016-17, \$441 million in 2017-18, \$538 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of projects launched in or before that year.

Land clearance exercises are carried out for supporting development projects and emergency clearances. The handling time for land clearances depends on a number of factors, including 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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)338****(Question Serial No. 6730)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Of all the agricultural land and land zoned "Agriculture" in outline zoning plans, what are the respective areas of land left idle and used for non-agricultural purposes (such as levelled for building houses, used for open storage, paved with concrete, used for dumping construction waste and earth 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

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7033)

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)339

(Question Serial No. 7103)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

1. The projects for which the Lands Resumption Ordinance (the Ordinance) will soon be invoked, together with the areas of land (hectares) and expenditures involved, as well as the purposes of resumption (in table form);
2. The projects for which the Ordinance was invoked, together with the areas of land (hectares) and expenditures involved, as well as the purposes of resumption (in table form), over the past five years.
3. What were the respective numbers of cases in which the Ordinance was invoked since 1997? What were the amounts of payment involved?

Year	Number of cases	Amount of payment
------	-----------------	-------------------

4. Please set out the existing active and fallow farmland in hectares respectively (in table form).
5. Please set out each of the existing military sites in hectares (in table form).

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 8716)

Reply:

1. Subject to completion of the relevant statutory processes and approval of relevant funding, about 60.546 ha of land are proposed to be resumed in 2019-20 under the Lands Resumption Ordinance (the Ordinance) for implementation of the public works project as tabulated below-

Year	Project	Approximate area to be resumed (ha)	Proposed Land Use	Estimated compensation expenditure involved for the project (\$ million) (about)
2019-20	The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	6.238	Agricultural Park	405.19
	The First Phase Development of Kwu Tung North NDA and Fanling North NDA	53.219	New Town Development	10,437.6
	Northeast New Territories Landfill Extension	1.089	Landfill Extension	74.75

Note: The year refers to the year in which resumption for the project is expected to take place. The associated clearance may be conducted in stages over a period of years. The estimated compensation expenditure refers to the total estimated compensation expenditure for a project throughout the years of clearance, not the expenditure incurred in one particular year.

2. In the past five years, the Government invoked the Ordinance to resume private land for seven public works projects. The details are tabulated below:

Year	Project	Approximate area of land resumed (ha)	Proposed land Use	Cumulative compensation expenditure arising from the works projects (up to end of February 2019) (\$ million) (about)
2014-15	Public Housing near Po Tong Ha in Area 54, Tuen Mun	2.08	Public housing development	178.75
	Public Housing and Community Facilities near Siu Hang Tsuen in Area 54, Tuen Mun	3.512	Public housing development	315.06

Year	Project	Approximate area of land resumed (ha)	Proposed land Use	Cumulative compensation expenditure arising from the works projects (up to end of February 2019) (\$ million) (about)
2015-16	Public Rental Housing Development at Fo Tan in Area 16 and Area 58D, Sha Tin-Phase 2	0.202	Public housing development	13.79
2016-17	Purpose-Built Complex of Residential Care Homes for the Elderly in Area 29 of Kwu Tung North New Development Area	1.50	Residential care home for the elderly	26.14
2017-18	Development at Wang Chau, Yuen Long	2.37	Public housing development	31.52
2018-19	Construction of Estate Road, Drains and Sewers of the Public Housing Development at Queen's Hill, Fanling	0.03	Public housing development	1.83
	Construction of Two Primary Schools at Queen's Hill, Fanling	0.05	School	-

3. The number of cases involved under the Ordinance for implementation of public works project since 1997 is tabulated below:

Year	Number of cases	Amount of compensation payments (\$ million) (about)
1997-98	9	2,024
1998-99	18	2,552
1999-00	6	2,161
2000-01	10	1,455
2001-02	10	2,479
2002-03	5	992

Year	Number of cases	Amount of compensation payments (\$ million) (about)
2003-04	5	1,370
2004-05	6	474
2005-06	5	354
2006-07	9	227
2007-08	7	372
2008-09	3	926
2009-10	3	394
2010-11	0	1,534
2011-12	0	329
2012-13	2	1,810
2013-14	0	1,657
2014-15	2	598
2015-16	1	657
2016-17	1	563
2017-18	1	441
2018-19 (up to end of February 2019)	2	538

Note : The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

4. According to information provided by the Agriculture, Fisheries and Conservation Department, there were about 735 hectares (ha) of active farmland and 3 592 ha of abandoned farmland as at end-2018 in Hong Kong.
5. There are 18 military sites currently being used by the Hong Kong Garrison, covering a total area of about 2 700 ha. Their locations are set out in the table below:

Military Sites currently being used by the Hong Kong Garrison	
Hong Kong Island	
1	Central Barracks
2	Chek Chue Barracks
3	Headquarters House
4	Ching Yi To Barracks
5	Western Barracks
Kowloon	
6	Gun Club Hall Barracks
7	Kowloon East Barracks
8	1A, Cornwall Street
9	Ngong Shuen Chau Barracks

Military Sites currently being used by the Hong Kong Garrison	
	New Territories
10	Shek Kong Barracks
11	Shek Kong Village
12	San Tin Barracks
13	Tam Mei Barracks
14	San Wai Barracks
15	San Wai/Tai Ling Firing Range
16	Tsing Shan Firing Range
17	Tai O Barracks
18	Military Transportation Centre, Chep Lap Kok

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)340

(Question Serial No. 7117)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (-) Not Specified
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

1. In May 2018, the Government revised the guidelines on government service contracts that rely heavily on the deployment of non-skilled workers. Under the guidelines, in the marking scheme for assessing tenders adopted by a department, the part on technical evaluation should include by default the proposed wage rates and working hours of non-skilled workers as the assessment criteria. As far as the Lands Department (LandsD) is concerned, what are the respective weightings for the price and technical aspects in the existing assessment mechanism for service contracts involving non-skilled workers? In addition, what are the weightings assigned to such items as wage rate, working hours, other labour rights and benefits in the technical evaluation of service contracts involving non-skilled workers? What weightings do these items carry respectively in the overall score?
2. Further to the above, how many government outsourced service contracts involving non-skilled workers have been awarded by LandsD in total since the implementation of the guidelines (up till now)? What are the respective numbers of these contracts that involve street cleansing services, management of public toilets, waste collection, collection of recyclable materials and security services?
3. Further to the above, since the implementation of the guidelines (up till now), has the Government compiled any statistics on the number of outsourced service contracts successfully awarded under which the non-skilled workers are entitled to higher wage rates than before? If yes, please state the number; if no, what are the reasons? Will the Government consider evaluating the effectiveness of the new assessment mechanism?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7026)

Reply:

For the period from the last revision of guidelines on government service contracts that rely heavily on the deployment of non-skilled workers, marking schemes for procurement of non-skilled worker contracts, which is not a mandatory requirement within the Government, was not adopted by the Lands Department (LandsD). LandsD will consider, as far as practicable, adopting marking schemes for procurement of non-skilled worker contracts through tendering exercises in future with suitable assessment mechanism to take account of various evaluation criteria.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)341

(Question Serial No. 7118)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding land administration of the regions: 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:

1. Please provide the respective (i) numbers of cases involving compensation for land resumption; (ii) uses of the land resumed; (iii) areas of land involved; and (iv) amounts of compensation incurred, regarding the above regions in each of the past five years. What is the estimated compensation payment for land resumption in the coming year?
2. Please provide the respective (i) numbers of applications for rezoning of land for temporary use by way of short-term tenancies; (ii) original land uses and changes of use applied for; (iii) areas of land involved; and (iv) rentals, regarding the above regions in each of the past five years.
3. How many applications were made for change in land use that involved payment of premium in the past five years? Please advise in detail on their original land uses and changes of use applied for. How many of these applications were approved, rejected and under processing? Please set out in detail the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7029)

Reply:

1. There were a total of 38 land acquisition cases for public works projects having land resumed in the past five financial years. The cases were 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
2014-15	-	-	9 (19.09)	-
2015-16	-	1 (0.10)	7 (24.22)	-
2016-17	-	2 (8.94)	5 (20.91)	-
2017-18	2 (0.27)	1 (0.26)	4 (29.51)	-
2018-19	-	2(0.84)	4(14.81)	1(0.01)

The compensation payments in the past five financial years were about \$598 million in 2014-15, \$657 million in 2015-16, \$563 million in 2016-17 and \$441 million in 2017-18 and \$538 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year. The estimated expenditure for land compensation and clearance in the financial year 2019-20 is about \$3,150 million.

2. 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 (LandsD) may consider making the land available for temporary use through short-term tenancies (STTs). Generally such STTs are granted for initial periods of a duration ranging from one to five years, which requires no rezoning of the land concerned or for temporary uses permissible under the existing zoning.

3. In the past five financial years from 1 April 2014 up to 28 February 2019, LandsD received a total of 136 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). Among these 136 applications, 21 cases had been approved and executed, 19 cases were withdrawn, one case was rejected and 95 cases were under processing as at the end of February 2019. Details of the 21 approved and executed cases are set out in the following table. Generally speaking, restriction on plot ratio is not stipulated under lease. Information on all approved and executed cases of lease modification or land exchange cases is also available on LandsD's website and updated on a monthly basis.

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <small>Note 1</small>	Lot number & location	Permitted use after the land transaction <small>Note 1</small> [Permitted total gross floor area (square metres) after the land transaction] <small>Note 2</small>	Land premium (\$ million)	Approx. site area (square metres)
1	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
2	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
3	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 Ventriss 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
4	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 ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction] ^{Note 2}	Land premium (\$ million)	Approx. site area (square metres)
5	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 ^{Note 3}	36 204
6	14 March 2017 [Lease modification]	Industrial purposes excluding offensive trade	NKIL 4854 210-212 Choi Hung Road and 15-17 Ng Fong Street, San Po Kong	Hotel [15 797]	212.56	1 316
7	29 May 2017 [Land exchange]	Agricultural	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	Private residential [12 902]	432.18	10 240
8	12 June 2017 [Land exchange]	Railway station and depot	AIL 467 Heung Yip Road, Wong Chuk Hang	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [404 500]	4,684.54 in respect of Site A only ^{Note 3}	68 581
9	12 July 2017 [Land exchange]	Agricultural	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	Non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes [9 231]	204.44	11 539
10	15 August 2017 [Lease modification]	One domestic building	IL 6681 36 Jardine's Bazaar, Causeway Bay	Non-industrial (excluding residential, godown and petrol filling station) purposes [1 580]	131.23	105
11	31 August 2017 [Land exchange]	Agricultural	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	Non-industrial (excluding godown, hotel and petrol filling station) purposes [Not specified]	460.00	2 251

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction] ^{Note 2}	Land premium (\$ million)	Approx. site area (square metres)
12	4 October 2017 [Lease modification]	Industrial purposes	Lot 303 sA in DD 355 Tsuen Wan	Non-residential excluding (i) hotel, petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [14 398]	280.00	1 516
13	19 December 2017 [Land exchange]	Chai Tong	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	Non-industrial (excluding godown, hotel and petrol filling station) purposes [31 500]	1,235.38	5 250
14	22 December 2017 [Land exchange]	Agricultural	Lot 2128 in DD 121 Ping Shan, Yuen Long	Private residential [3 506]	110.97	3 506
15	27 December 2017 [Land exchange]	Building and agricultural	FSSTL 262 Ma Sik Road, Area 18, Fanling	Private residential [56 654]	2,531.68	16 187

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction] ^{Note 2}	Land premium (\$ million)	Approx. site area (square metres)
16	16 January 2018 [Lease modification]	Industrial purposes	KIL 7778 103-105 Tung Chau Street, Tai Kok Tsui	Non-residential excluding (i) petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [4 281]	76.10	386

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction] ^{Note 2}	Land premium (\$ million)	Approx. site area (square metres)
17	29 March 2018 (Land exchange)	Agricultural	FSSTL 261 Junction of Lok Yip Road and On Lok Mun Street, Fanling	<ul style="list-style-type: none"> (i) Industrial (ii) Godown and ancillary office (iii) Office in direct support of an industrial operation (iv) Information technology and telecommunications industries (v) Research, design and development centre (vi) Audio-visual recording studio (vii) Media design and media production (viii) Workshop for laundering, dry cleaning, tailoring or repair of goods (ix) Vehicle repair workshop, vehicle inspection centre or vehicle testing centre (x) Cargo handling and forwarding facilities (xi) Showroom ancillary to factory (xii) Motor vehicle showroom on the ground floor (xiii) Laboratory, inspection and testing centre; (xiv) Recyclable collection centre A combination of any of users above [4 075]	61.38	815
18	3 April 2018 [Land exchange]	House of not more than two storeys in height	TPTL 233 Wai Yi Street, Tai Po	Non-industrial (excluding godown, hotel and petrol filling station) [Not specified]	36.78	217.4

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note 1}	Lot number & location	Permitted use after the land transaction ^{Note 1} [Permitted total gross floor area (square metres) after the land transaction] ^{Note 2}	Land premium (\$ million)	Approx. site area (square metres)
19	8 August 2018 [Land exchange]	Railway purposes	NKIL 6602 Yau Tong	Private residential and railway facilities [30 225]	1,514.99	4 030
20	21 September 2018 (Lease modification)	Godown	KIL 10663 1 Cheong Tung Road, Hung Hom	Hotel [21 228]	699.44	1 769
21	4 January 2019 [Land exchange]	Residential (including hotel) purposes/ Non-industrial (including hotel) purposes	IL 9045 1 Wang Tak Street, Happy Valley	Private residential [5 403]	1.38	540.3

Note 1: 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.

Note 2: Generally speaking, restriction on plot ratio is not stipulated under lease.

Note 3: Premium for the remaining portion(s) of the development site will be assessed and paid when that phase of the development is due to proceed according to the provisions in the lease.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)342

(Question Serial No. 7119)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
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 on the original land use and the change in use applied for. How many of these applications were approved, rejected and being processed? Please provide details about the amount of payment, plot ratio, site area and floor area involved in each approved application

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7031)

Reply:

In the past five financial years from 1 April 2014 up to 28 February 2019, the Lands Department received 35 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification or land exchange. Out of these 35 applications: three applications were withdrawn by MTRCL following the change of development schemes, five applications are being processed; and 27 have been approved with documents executed. The details of the 27 approved and executed cases are as follows:

Item	Location	Details
1	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site G (LOHAS Park Package 5)</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, Public Transport Interchange and Public Toilet (for Site G only)</p> <p>Premium Amount: \$2,064.25 million</p> <p>Site Area : 18 599 m² (for Site G only)</p> <p>Gross Floor Area : Not exceeding 102 336 m² (for Site G only)</p>
2	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site N (LOHAS Park Package 6)</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 N only)</p> <p>Premium Amount : \$3,345.44 million</p> <p>Site Area : 13 697 m² (for Site N only)</p> <p>Gross Floor Area : Not exceeding 136 970 m²</p>

Item	Location	Details
3	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site C1 (LOHAS Park Package 7)</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, Commercial Accommodation, Kindergarten or Kindergarten cum Child Care Centre (for Site C1 only)</p> <p>Premium Amount : \$3,888.3068 million Site Area : 50 275 m² (for Site C1 only) Gross Floor Area (GFA): Residential GFA not exceeding 70 260 m²; Commercial GFA not exceeding 44 500 m² (for Site C1 only)</p>
4	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site H (LOHAS Park Package 8)</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 H only)</p> <p>Premium Amount: \$2,955.26 million Site Area : 16 638 m² (for Site H only) Gross Floor Area : Not exceeding 97 000 m² (for Site H only)</p>
5	<p>West Island Line, Hong Kong</p> <p>(Mass Transit Railway Lot No. 4)</p>	<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>

Item	Location	Details
6	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
7	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
8	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 ² Gross Floor Area : Not Applicable

Item	Location	Details
9	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<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 m² (for Site J only) Gross Floor Area : Not exceeding 104 110 m² (for Site J only)</p>
10	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site I (LOHAS Park Package 10)</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 I only)</p> <p>Premium Amount: \$1,658.80 million Site Area : 7 975 m² (for Site I only) Gross Floor Area : Not exceeding 75 400 m² (for Site I only)</p>
11	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application to amend the maximum flat number for residential accommodation, the residential parking space number, the 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</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</p>

Item	Location	Details
12	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
13	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 ² Gross Floor Area : Not exceeding 40 563 m ² for the Depot and 10 701 m ² for the Station
14	Tai Wai Station (Sha Tin Town Lot No. 520)	Application for lease modification 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
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

Item	Location	Details
16	<p>Ho Man Tin Station, Ho Man Tin</p> <p>(Kowloon Inland Lot No. 11264)</p>	<p>Application for land exchange for Residential Development at Ho Man Tin Station</p> <p>Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway</p> <p>Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes</p> <p>Premium Amount : \$6,282.37 million (For Site A only, Site B to be determined)</p> <p>Site Area : 36 204 m²</p> <p>Gross Floor Area: Not exceeding 128 400 m² (comprising 69 000 m² for Site A and 59 400 m² for Site B)</p>
17	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application to update premium due dates and building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange and the location of a footbridge, add new vehicular access points, etc, not involving change of use of the lot</p> <p>Premium Amount : Nil</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>
18	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application to amend the completion dates of various formation areas and public open space not involving change of use of the lot</p> <p>Premium Amount : \$24.92 million</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>

Item	Location	Details
19	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
20	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
21	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public pedestrian stairs not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
22	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for land exchange for property development at Wong Chuk Hang Station</p> <p>Original use: Wong Chuk Hang Station and Depot for the SIL(E)</p> <p>Permitted use applied after land exchange : Non-industrial (excluding godown, hotel, and petrol filling station) purposes</p> <p>Premium Amount : \$4,684.54 million (For Site A only, Sites B to F to be determined)</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 53 600 m² (for Site A only)</p>
23	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for development rights for Site B (Phase 2) not involving change of use of the lot</p> <p>Premium Amount : \$5,213.81 million</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 45 800 m² (for Site B only)</p>
24	<p>Nam Cheong Station, Sham Shui Po</p> <p>(New Kowloon Inland Lot No. 6333)</p>	<p>Application to revise the alignment of a footbridge not involving change of use of the lot</p> <p>Premium Amount : Nil</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>
25	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for development rights for Site C (Phase 3) not involving change of use of the lot</p> <p>Premium Amount : \$12,971.29 million</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 92 900 m² and Commercial GFA not exceeding 47 000 m² (for Site C only)</p>

Item	Location	Details
26	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for development rights for Site B (Phase 2) not involving change of use of the lot Premium Amount : \$7,486.53 million Site Area : 36 204 m ² Gross Floor Area : Residential GFA not exceeding 59,400 m ² (for Site B only)
27	Yau Tong, Kowloon (New Kowloon Inland Lot No. 6602)	Application for land exchange for property development at Yau Tong Ventilation Building, Ko Chiu Road, Kowloon Original use: Railway Operation Purpose Permitted use after land exchange: Private Residential and Railway Facilities Premium Amount: 1,514.99 million Site Area : 4 030 m ² Gross Floor Area : Not exceeding 30 225 m ²

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)343****(Question Serial No. 7120)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the Urban Renewal Authority? Please advise in detail on the original land use and the change in use applied for. How many of these applications were approved, rejected and being processed? Please provide details about the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7032)

Reply:

In the past five calendar years (2014 to 2018), the Lands Department received a total of 15 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, six are under processing whilst nine have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000. Details of the nine approved applications are as follows:

	Project/Site	Details*
1	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

	Project/Site	Details*
2	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
3	Kowloon Road/Kiu Yam Street, Sham Shui Po (New Kowloon Inland Lot No. 6558)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : 542.7 square metres Maximum floor area : 4 884 square metres
4	Shanghai Street, Mongkok (Kowloon Inland Lot No. 11247)	Original use : virtually unrestricted Use applied for : commercial and/or cultural purposes Premium amount : \$1,000 Site area : 916 square metres Maximum floor area : 5 068 square metres
5	Fuk Chak Street/ Li Tak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11259)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : 768 square metres Maximum floor area : 6 123 square metres
6	Reclamation Street/ Shantung Street/ Soy Street (Kowloon Inland Lot No. 11254)	Original use : Non-industrial and no factory building Use applied for : non-industrial Premium amount : \$1,000 Site area : 1 389.9 square metres Maximum floor area : 12 509 square metres
7	Tung Chau Street and Kweilin Street (New Kowloon Inland Lot No. 6559)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : 1 490 square metres Maximum floor area : 13 410 square metres

	Project/Site	Details*
8	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok, Kowloon (Kowloon Inland Lot No. 11244)	Application for revision of the land grant for the implementation of the Starter Homes Pilot Scheme Premium amount : Nil Site area : not applicable Maximum floor area : not applicable
9	Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11234)	Application for revision of the dimensions of the loading and unloading spaces and deletion of the waterworks reserve clause Premium amount : \$1,000 Site area : not applicable Maximum floor area : not applicable

* Plot ratio information is not normally provided in lease conditions.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)344****(Question Serial No. 4191)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- (1) Please provide details of land granted to the projects of the Urban Renewal Authority (URA) in the past five years by using the table below:

Project title and lot number	Original land use and site area	Use applied for, plot ratio and maximum floor area

- (2) If the area under the URA's land grant application is originally used for a public purpose (such as streets), what are the criteria for the land grant and the level of land premium?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1082)

Reply:

- (1) In the past five calendar years (2014 to 2018), the Lands Department received a total of 15 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, six are under processing whilst nine have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000. Details of the nine approved applications are as follows:

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
1	Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6545)	virtually unrestricted 422.7 square metres	non-industrial 3 804 square metres
2	Pine Street/Oak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11251)	virtually unrestricted 767 square metres	non-industrial 6 905 square metres
3	Kowloon Road/Kiu Yam Street, Sham Shui Po (New Kowloon Inland Lot No. 6558)	virtually unrestricted 542.7 square metres	non-industrial 4 884 square metres
4	Shanghai Street, Mongkok (Kowloon Inland Lot No. 11247)	virtually unrestricted 916 square metres	commercial and/or cultural purposes 5 068 square metres
5	Fuk Chak Street/ Li Tak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11259)	virtually unrestricted 768 square metres	non-industrial 6 123 square metres
6	Reclamation Street/ Shantung Street/ Soy Street (Kowloon Inland Lot No. 11254)	Non-industrial and no factory building 1 389.9 square metres	non-industrial 12 509 square metres

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
7	Tung Chau Street and Kweilin Street (New Kowloon Inland Lot No. 6559)	virtually unrestricted 1 490 square metres	non-industrial 13 410 square metres
8	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok, Kowloon (Kowloon Inland Lot No. 11244)	not applicable (the case concerns revision of the existing land grant which does not involve change of land use)	Application for revision of the land grant for the implementation of the Starter Homes Pilot Scheme
9	Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11234)	not applicable (the case concerns revision of the existing land grant which does not involve change of land use)	Application for revision of the dimensions of the loading and unloading spaces and deletion of the waterworks reserve clause

* Plot ratio information is not normally provided in lease conditions.

- (2) The boundary of the land grant to URA follows generally the boundary of urban renewal projects and comprises resumed private land and/or government land. As mentioned in paragraph (1) above, under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)345****(Question Serial No. 4984)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide details of land grant for railway property projects in the past five years according to the table below

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL and/or successful tenderer	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number and year of sale

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2016)

Reply:

Details of land grant (includes private treaty grant/land exchange/lease modification/grant of development rights) for railway property projects tendered by the MTR Corporation Limited (MTRCL) in the past five financial years (i.e. from 1 April 2014 up to 28 February 2019) are set out below:

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number (Note 1)
Tai Wai Station (Sha Tin Town Lot No. 520)	48 412 m ²	2014-15	\$10,356.01 million	Residential GFA: 190 480 m ² Non-industrial GFA (including the Bicycle Park and Cycle Track with total GFA not less than 1 380m ²): 62 000 m ² Government Accommodation: - A post-secondary college with total GFA of 15 000m ² - The existing public toilet - A Public Transport Interchange (PTI) - A Bicycle Park and Cycle Track Total GFA: 267 480 m ²	3 090
Tseung Kwan O Area 86 Package 5 (Tseung Kwan O Town Lot No. 70 S.A & RP)	18 599 m ²	2014-15	\$2,064.25 million	Residential GFA: 102 336 m ² Government Accommodation: - PTI - Public Toilet: 70 m ² (net operational floor area) (NOFA)	1 600
Tseung Kwan O Area 86 Package 6 (Tseung Kwan O Town Lot No. 70 S.A & RP)	13 697 m ²	2014-15	\$3,345.44 million	Residential GFA: 136 970 m ²	2 392

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number (Note 1)
Tin Wing Station (Tin Shui Wai Town Lot No. 23)	18 232 m ²	2014-15	\$1,518.99 million	Commercial GFA: 205 m ² Residential GFA: 91 051 m ² Total GFA: 91 256 m ²	1 976
Yuen Long Station (Yuen Long Town Lot No. 510)	39 100 m ²	2015-16	\$1,000 (Note 2)	Residential GFA: 126 455m ² Commercial GFA: 11 535 m ² Government Accommodation : - A public toilet: 114 m ² (NOFA) - A services centre for children and youth: 631 m ² (NOFA) - A services centre for family: 535 m ² (NOFA) - The existing PTI Total GFA: 137 990 m ²	1 970
Tseung Kwan O Area 86 Package 7 (Tseung Kwan O Town Lot No. 70 S.A & RP)	50 275 m ²	2015-16	\$3,888.3068 million	Residential GFA: 70 260 m ² Commercial GFA: 44 500 m ² Kindergarten or Kindergarten cum Child Care Centre GFA: 1 160 m ²	1 120
Tseung Kwan O Area 86 Package 8 (Tseung Kwan O Town Lot No. 70 S.A & RP)	16 638 m ²	2015-16	\$2,955.26 million	Residential GFA: 97 000 m ²	1 422

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number (Note 1)
Tseung Kwan O Area 86 Package 9 (Tseung Kwan O Town Lot No. 70 S.A & RP)	12 865 m ²	2015-16	\$2,851.99 million	Residential GFA: 104 110 m ² Kindergarten or Kindergarten cum Child Care Centre GFA: 810 m ²	1 653
Tseung Kwan O Area 86 Package 10 (Tseung Kwan O Town Lot No. 70 S.A & RP)	7 975 m ²	2015-16	\$1,658.8 million	Residential GFA: 75 400 m ²	893
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	21 634 m ²	2016-17	\$6,282.37 million	Residential GFA: 69 000 m ² Government Accommodation: - A refuse collection point: 120 m ² (NOFA)	930
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	11 199 m ²	2016-17	\$4,684.54 million	Residential GFA: 53 600 m ² Government Accommodation: - A mentally handicapped persons hostel: 557 m ² (NOFA) - An integrated vocational rehabilitation services centre: 653 m ² (NOFA)	800

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number (Note 1)
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District 103)	41 687 m ²	2017-18	\$1,000 (Note 2)	Residential GFA: 114 896 m ² The reprovisioned Station Carpark Government Accommodation: - PTI - A public toilet: 90 m ² (NOFA)	2 000
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	8 572 m ²	2017-18	\$5,213.81 million	Residential GFA: 45 800 m ²	600
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	4 030 m ²	2018-19	\$1,514.99 million	Residential GFA: 30 225 m ²	500
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	12 042 m ²	2018-19	\$7,486.53 million	Residential GFA: 59 400 m ²	1 000
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	22 383 m ²	2018-19	\$12,971.29 million	Residential GFA: 92 900 m ² Commercial GFA: 47 000m ²	1 200

Note 1: The actual flat numbers are subject to the design adopted by the developers.

Note 2: Premium paid by the Kowloon-Canton Railway Corporation as the grantee of the lot.

The Lands Department has no information on the expected sale date of the railway property developments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)346

(Question Serial No. 5008)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

It is mentioned in the Estimates that the Department will “continue with undertaking land administration and handling compensation claims in respect of railway development projects by the railway corporations and urban renewal projects by the Urban Renewal Authority (URA)”. Please inform this Committee of the following:

1. When the Government invokes the Lands Resumption Ordinance for projects by the URA, how long do the various procedures take?
2. Please set out each of the procedures and the time required.
3. Please state the reason(s) if the above information cannot be provided.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2039)

Reply:

For the implementation of Urban Renewal Authority (URA)'s urban renewal projects, URA will first acquire the property interests involved by agreement. If necessary, land resumption under the Lands Resumption Ordinance (Cap.124) may be invoked. When the Chief Executive in Council approves the resumption of land for implementation of an urban renewal project, the Lands Department (LandsD) will, pursuant to the Ordinance, affix a notice on the land and publish it in the Gazette shortly after the approval. The private land to be resumed will revert to the Government on expiration of the notice period stated in the notice. Under normal circumstances, notice period of three months prior to resumption will be given. LandsD will then make an offer of compensation to the former owners within 28 days from the date on which the land reverts to the Government. If they accept the offer, LandsD will arrange payment of the compensation, depending on the complexity of the case, generally in a few weeks' time after title checking and completion of necessary document. If the former owners do not accept the compensation offer, they may submit a

claim to LandsD for consideration or refer the case to the Lands Tribunal for determination of the amount of compensation. The time for settling the claims would depend on the circumstances of individual cases. As a general reference, among the claims settled for the urban renewal projects having invoked Lands Resumption Ordinance in the past five financial years from 2014-15 to 2018-19, about half of the claims were settled within one year. LandsD will in parallel arrange compensation and rehousing for the occupiers before the site is handed over to URA for construction.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)347****(Question Serial No. 5009)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is stated in the Estimates that "Gross provision of \$42,719,000 under Subhead 003 Recoverable salaries and allowances (General) includes salaries and allowances for the urban renewal team which processes land resumption to make land available for the urban renewal projects. The cost will be fully recovered from the Urban Renewal Authority (URA)." In this regard, please inform this Committee of the following:

1. Please list all the costs recovered from the URA arising from various urban renewal projects, as well as the details of the items in the past five years.
2. If information is not available, please state the reasons.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2040)

Reply:

The Urban Renewal Section (URS) of the Lands Department is responsible for land administration issues relating to urban renewal. The expenditure on salaries and allowances for URS for the implementation of urban renewal projects by the Urban Renewal Authority (URA) are recovered from the URA. Details on salaries and allowances for the 55 staff of various ranks of the Section in the past five financial years are listed out as follows:

	2014-15 (\$'000)	2015-16 (\$'000)	2016-17 (\$'000)	2017-18 (\$'000)	2018-19 (\$'000)
Salaries and Allowances	27,542	32,482	36,743	37,155	39,447

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)348

(Question Serial No. 5010)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Under Brief Description (paragraph 5), it is stated that “in 2018, the Planning and Lands Branch continued to oversee the work of the Buildings Department, the Lands Department (LandsD), the Land Registry and the Planning Department.” Moreover, in Matters Requiring Special Attention in 2019-20, it is stated that the Branch will “continue to oversee the implementation of major initiatives under the Urban Renewal Strategy.”

Non-domestic tenants registered in the Freezing Survey and evicted from their properties as a result of urban redevelopment projects are entitled to the payment of ex-gratia business allowance (i.e. rateable value×10%×number of years of operation) from the Urban Renewal Authority under the enhancement policy announced in June 2017, yet without entitlement to the full amount made up of ex-gratia business allowance and ex-gratia payment (i.e. triple of the rateable value), the latter of which will be provided by LandsD to tenants, upon resumption of land and with reference to the “Land Resumption and Compensation in the Urban Area - Guidelines for Owners, Occupiers and Surveyors” (the Guidelines). Details are as follows:

According to sub-paragraph (c) Compensation to tenants under paragraph 6.2 Commercial Property of the Guidelines, “legal tenants are entitled to the open market value (if any) of their interest in the commercial properties (for example, the value of an unexpired lease term subject to the existing rent below the prevailing open market rent), plus one of the following additional payments: (i) an ex-gratia allowance equivalent to three times the amount of the rateable value of the resumed properties prevailing as at the date of reversion and where appropriate, severance payments to employees under the Employment Ordinance, Chapter 57, or (ii) the right to make statutory claims for compensation under the Lands Resumption Ordinance as described in paragraph 6.2 (a)(ii) above”.

Please inform this Committee of the following:

As LandsD has followed the Guidelines for years since its last revision in July 2013, will there be another round of revision or review? If yes, what are the timetable and details? Is it under consideration to include in the coverage of the Guidelines the non-domestic tenants registered in the Freezing Survey and evicted from their properties in urban redevelopment projects?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2041)

Reply:

“The Land Resumption and Compensation in the Urban Area - Guidelines for Owners, Occupiers and Surveyors” (the Guidelines) briefly outline the prevailing procedures for land resumption and statutory and ex-gratia compensation provisions applicable to private land resumed in the Urban Area including for urban renewal projects. According to paragraph 6.2(c) of the Guidelines, legal tenants of commercial properties are entitled to the open market value, if any, of their interest in the commercial properties (for example, the value of an unexpired lease term subject to an existing rent below the prevailing open market rent), plus one of the following additional payments: (i) an ex-gratia allowance equivalent to three times the amount of the rateable value of the resumed properties prevailing at the date of reversion and where appropriate, severance payments to employees under the Employment Ordinance (Cap. 57); or (ii) the right to make statutory claims for compensation under the Lands Resumption Ordinance (Cap. 124). The said compensation arrangements are applicable to resumption of private land undertaken by the Government. There is no plan to initiate a change to the prevailing procedures and compensation provisions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)349

(Question Serial No. 3558)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
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 various development projects in each of the past three years (2016-17 to 2018-19)? What were the respective numbers of applications? Please list the figures with a breakdown by development project.
- (b) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.
- (c) What were the number of applications for ex-gratia allowance processed and total amount of ex-gratia payments disbursed by the Government in each of the past three years (2016-17 to 2018-19)?
- (d) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 77)

Reply:

- (a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by different nature of projects and the number of applications involved in the past three financial years are tabulated below-

Ex-gratia payments disbursed to farmers, fishermen and mariculturists:

Nature of Projects	2016-17 (\$ million) (about) [Number of Applications involved]	2017-18 (\$ million) (about) [Number of Applications involved]	2018-19 (up to end of February 2019) (\$ million) (about) [Number of Applications involved]
Sewerage Works	0.01 [2]	0.32 [10]	0 [0]
Road Works	0.67 [11]	0.7 [29]	0.28 [15]
Land Supply	0.46 [11]	1.37 [8]	0.33 [14]
Railways	1.20 [4]	0 [0]	0 [0]
Marine Works	24.13 [1 291]	0 [0]	88.11 [668]
Other Public Works	0.11 [1]	0 [0]	0 [0]
Total	26.58 [1 320]	2.39 [47]	88.72 [697]

- (b) & (d) For ex-gratia payments to farmers, fishermen and mariculturists, there were about 86 applications being processed as at end February 2019. It is expected that the processing of all these applications would be completed with payment disbursed on a progressive basis in 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)350

(Question Serial No. 3580)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
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 of government land in the past three years (2016-17 to 2018-19).
- (b) The figures on unlawful occupation of government land identified by the Government in the past three years (2016-17 to 2018-19).
- (c) The respective figures on prosecution by the Government and successful conviction in the past three years (2016-17 to 2018-19), and the highest and lowest fine imposed respectively upon conviction.
- (d) The staff establishment and expenditure involved in public education and publicity.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 49)

Reply:

- (a) Conducting inspections of government sites forms part of the overall government land control work carried out by the Lands Department (LandsD). In the past three financial years (2016-17 to 2018-19), an average of 227 staff were involved in land control work.
- (b) In the past three calendar years (2016 to 2018), there were 12 011, 11 295 and 10 731 cases respectively (including those referred by other government departments or identified by LandsD during inspections) having been confirmed to involve unlawful occupation of government land.

- (c) LandsD may pursue prosecution action when unlawful occupation does not cease following the issue of statutory notices. In the past three calendar years (2016 to 2018), 34, 27 and 21 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 33, 22 and 20 of them were convicted respectively and the fines ranged from \$500 to \$378,000.
- (d) LandsD does not have readily available breakdown on expenditure for land control related public education and publicity.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)351****(Question Serial No. 5904)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the respective numbers of small houses granted by way of private treaty by the District Lands Offices in the past five years and the areas of land involved.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 121)

Reply:

The number of small house grants made by way of private treaty in the past five years (2014 to 2018) is set out below:

District	2014	2015	2016	2017	2018
Islands	16	10	12	24	10
North	7	10	11	11	1
Sai Kung	44	8	2	2	0
Sha Tin	14	58	2	1	2
Tai Po	23	18	34	12	25
Tsuen Wan & Kwai Tsing	0	2	1	0	0
Tuen Mun	4	6	0	1	2
Yuen Long	20	34	16	22	7
Total	128	146	78	73	47

Whilst each small house can 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.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)352

(Question Serial No. 5905)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding the present position of small houses:

1. How many Owners' Corporations (OCs) were formed by house developments within "Village Type Development" zones in each of the past five years? Please list the names of OCs in table form.
2. How many OCs were formed by house developments in each of the past five years? Please list the names of OCs in table form.
3. Please list in table form the respective numbers of applications for removal of alienation restrictions on New Territories small houses received and rejected by various District Lands Offices in the past five years, together with the reasons for rejection.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 122)

Reply:

- 1.&2. The Lands Department (LandsD) does not keep information on owners' corporations formed by individual houses, no matter whether the houses are in the village type development zone or not. The Index of Owners' Corporations at Land Registry's website, <http://www.landreg.gov.hk/en/services/oi-index.htm>, includes information on names of all owners' corporations and addresses of the buildings.
3. The numbers of applications received and rejected by New Territories District Lands Offices (DLOs) in the past five years (2014 to 2018) for removal of restriction on alienation of small house grants are set out below:

DLO	Number of applications received (2014 to 2018)	Number of applications rejected (2014 to 2018)
Islands	52	2
North	289	73
Sai Kung	241	104
Sha Tin	37	11
Tai Po	481	35
Tsuen Wan & Kwai Tsing	67	27
Tuen Mun	189	12
Yuen Long	1 564	27

Note : Since it takes time to process an application, the applications rejected during the above-mentioned period may not correspond to the applications received during the same period.

LandsD does not have readily available information on reasons for rejection of the applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)353

(Question Serial No. 5907)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

1. Please provide the respective numbers of cases and areas of land granted as at the end of 2018 by way of the following:
 - (i) short-term tenancies (STTs)
 - (ii) temporary government land allocations (TGLAs)
2. Regarding (i) and (ii) above, how many cases with successive expiry of STTs or TGLAs in the coming two years and what are the areas involved?
3. How many small house applications received by the Government fell under the second category (i.e. (ii) mentioned above) in the past three years? Please provide the respective figures on these applications received at year-end with a breakdown by district. How many of these applications were approved, rejected and being processed?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 124)

Reply:

1. (i) As at February 2019, there are about 5 600 short-term tenancies (STTs) with a total area of about 2 500 hectares (ha), which includes about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.
 - (ii) As at February 2019, there are a total of 4 040 temporary government land allocations (TGLAs) with a total area of about 3 633 ha (including about 348 ha of land allocated to the Civil Engineering and Development Department's project for works related to Kwai Tsing Container Basin and its approach channel as well as about 236 ha and 208 ha of land allocated to the Highways Department respectively for two projects in connection with Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road and Hong Kong Boundary Crossing Facilities).

2. STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). 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 make way for implementation of long-term planned use or another temporary use which should be given priority in the light of new circumstances, or to facilitate re-tendering as appropriate. The Lands Department (LandsD) does not have readily available statistics on STTs that will expire in the coming two years. LandsD also does not have readily available statistics on temporary government land allocations that will expire in the coming two years.
3. Small house grants were made by way of Free Building Licence (on private land), Private Treaty Grant (on Government land) or land exchange. They were not made by way of granting TGLAs.

The numbers of small house applications received, approved and rejected by LandsD in the past three years (2016 to 2018) and the numbers of small house applications being processed and pending processing as at end of December 2018 are set out below:

District	Number of small house applications received (2016 to 2018)	Number of small house applications approved (2016 to 2018)	Number of small house applications rejected (2016 to 2018)	Number of small house applications being processed (as at end of December 2018)	Number of small house applications pending processing (as at end of December 2018)
Islands	187	117	75	428	297
North	936	381	546	2 953	1 021
Sai Kung	257	148	86	882	61
Sha Tin	146	87	224	117	62
Tai Po	478	508	670	184	461
Tsuen Wan & Kwai Tsing	73	8	56	80	170
Tuen Mun	224	156	148	420	83
Yuen Long	1 475	1 101	1 416	3 159	419
Total	3 776	2 506	3 221	8 223	2 574

Note: Due to the lead time required for processing small house applications, the applications approved and rejected during the three-year period may not correspond with the applications received during the same period.

CONTROLLING OFFICER'S REPLY**DEVB(PL)354****(Question Serial No. 5908)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

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 KWOK Ka-ki (LegCo internal reference no.: 125)

Reply:

The number of staff involved in New Territories District Lands Offices for handling small house applications and the staff expenditure in the past three financial years (2016-17 to 2018-19) are set out below:

Financial year	Number of staff (on full-time equivalent basis)	Staff expenditure
2016-17	99	\$43.4 million
2017-18	100	\$45.6 million
2018-19	104	\$48.7 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)355****(Question Serial No. 6105)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In the past five 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 KWOK Ka-ki (LegCo internal reference no.: 126)

Reply:

The number of small houses granted by way of land exchange in the past five years (2014 to 2018) is set out below:

Year	Number of small houses granted by way of land exchange
2014	20
2015	23
2016	16
2017	24
2018	25

The Lands Department does not have readily available information on the total area of land involved in small houses granted by way of land exchange .

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)356

(Question Serial No. 6107)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding small house applications:

1. Please list in table form the total number of small house applications approved by District Lands Offices (DLOs) in each of the past five years.
2. Please list in table form the total number of small house applications rejected by DLOs in each of the past five years.
3. Please list in table form the reasons for rejecting small house applications by DLOs and the number involved in each of the past five years.

	2014	2015	2016	2017	2018
Applicants confirmed to be non-indigenous inhabitants of the New Territories					
DLOs considered that applicants did not build houses for self-occupation					
Technical reasons					
Other reasons (please specify)					

4. Please list in table form the area of land and location currently reserved for "Village Type Development".

(a) By DLO

DLO	Area of land reserved for “Village Type Development”	Location
Yuen Long District		
Tuen Mun District		
Tai Po District		
Sha Tin District		
Sai Kung District		
Tsuen Wan & Kwai Tsing District		
Islands District		

(b) By Rural Committee (RC)

RC	Number of recognised villages	Area of land reserved for “Village Type Development”	Location
Pat Heung RC			
Shap Pat Heung RC			
Ping Shan RC			
Ha Tsuen RC			
San Tin RC			
Kam Tin RC			
Tuen Mun RC			
Tai Po RC			
Sai Kung North RC			
Sheung Shui District RC			
Ta Kwu Ling District RC			
Sha Tau Kok District RC			
Fanling District RC			
Sai Kung RC			
Hang Hau RC			
Sha Tin RC			
Tsuen Wan RC			
Ma Wan RC			
Tai O RC			
South Lantao RC			
Peng Chau RC			
Tung Chung RC			
Lamma Island (North) RC			
Lamma Island (South) RC			
Mui Wo RC			

5. Please list in table form the latest total demand for small houses in the coming ten years.

(a) By DLO

DLO	Latest total demand for small houses in the coming ten years
Yuen Long District	
Tuen Mun District	
Tai Po District	
Sha Tin District	
Sai Kung District	
Tsuen Wan & Kwai Tsing District	
Islands District	

(b) By RC

RC	Number of 1055ecognized villages	Number of villages that have submitted demand for small houses in the coming ten years	Latest total demand for small houses in the coming ten years
Pat Heung RC			
Shap Pat Heung RC			
Ping Shan RC			
Ha Tsuen RC			
San Tin RC			
Kam Tin RC			
Tuen Mun RC			
Tai Po RC			
Sai Kung North RC			
Sheung Shui District RC			
Ta Kwu Ling District RC			
Sha Tau Kok District RC			
Fanling District RC			
Sai Kung RC			
Hang Hau RC			
Sha Tin RC			
Tsuen Wan RC			
Ma Wan RC			
Tai O RC			
South Lantao RC			
Peng Chau RC			
Tung Chung RC			
Lamma Island (North) RC			
Lamma Island (South) RC			
Mui Wo RC			

- (c) The latest total demand for small houses in the coming ten years submitted by recognised villages.

Recognised villages that have submitted demand for small houses in the coming ten years	Latest total demand for small houses in the coming ten years (please specify the year of submission)

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 128)

Reply:

- 1.& 2. The numbers of small house applications approved and rejected by New Territories District Lands Offices (DLOs) in the past five years (2014 to 2018) are set out below:

DLO	Number of small house applications approved (2014 to 2018)	Number of small house applications rejected (2014 to 2018)
Islands	207	140
North	615	701
Sai Kung	297	292
Sha Tin	159	395
Tai Po	933	1 049
Tsuen Wan & Kwai Tsing	48	119
Tuen Mun	272	298
Yuen Long	2 078	2 683
Total	4 609	5 677

3. The Lands Department (LandsD) does not have readily available statistics as requested on the reasons for rejection of small house applications.
4. According to the Planning Department, about 3 377 hectares (ha) of land which scatter across the territory fall within areas zoned “Village Type Development” (“V”) on the statutory plans.
5. 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 an application. LandsD is not in a position to provide accurate forecast or projections of small house demand or small house applications.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)357****(Question Serial No. 4402)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In 2019-20, there will be an increase of 174 posts including one directorate post in the Lands Department, of which a substantial number of 127 posts will be created under the Land Administration Programme. In this connection, please inform this Committee of the details including the ranks and scope of work of these new posts.

Asked by: Hon LUK Chung-hung (LegCo internal reference no.: 10)

Reply:

In 2019-20, there will be a net increase of 175 civil service posts in the Lands Department. This comprises the creation of 228 civil service posts (including one directorate post and 227 non-directorate posts) offset by the deletion of 53 non-directorate posts. The composition of the 228 posts to be created is set out below:

Rank	Additional Posts
Chief Estate Surveyor (D1)	1
Estate Surveyor	20
Principal Land Executive	1
Chief Land Executive	1
Senior Land Executive	2
Land Executive	25
Land Inspector I	17
Land Inspector II	24
Chief Survey Officer (Estate)	1
Principal Survey Officer (Estate)	2
Senior Survey Officer (Estate)	9
Survey Officer/Trainee (Estate)	22

Rank	Additional Posts
Assistant Housing Manager	2
Housing Officer	5
Senior Executive Officer	1
Executive Officer I	1
Executive Officer II	5
Clerical Officer	1
Assistant Clerical Officer	13
Clerical Assistant	16
Confidential Assistant	1
Personal Secretary II	1
Workman II	3
Motor Driver	4
Land Surveyor/Assistant Land Surveyor	11
Senior Survey Officer (Land)	1
Survey Officer/Trainee (Land)	12
Technical Officer/Trainee (Cartographic)	17
Technical Officer/Trainee (Reprographic)	1
Survey Officer/Trainee (Photogrammetric)	2
Analyst/Programmer II	1
Chainman	1
Solicitor	2
Land Conveyancing Officer II	2
Total	228

The posts to be created will be deployed mainly for the major initiatives, such as implementation of new development areas and new town extensions; further increasing and expediting land supply; and implementing Smart City related initiatives.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)358****(Question Serial No. 3793)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The number of structures to be cleared in programmed development clearances and emergency clearances in this financial year has substantially increased to 1 487. Please inform this Committee of the estimated number of structures to be cleared in various development projects to be implemented this year, the estimated expenditure on compensation and the clearance costs.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 12)

Reply:

The number of structures to be cleared in the programmed development clearances for public project in 2019-20 is as follows -

District	Projects (Number of Projects)	Estimated number of structures to be cleared
Eastern	Road works (1)	1
Island	Sewerage works (1)	10
Sai Kung	Sewerage works (3)	24
Tai Po	Sewerage works (2)	2
Shatin	Sewerage works (1)	12
Tsuen Wan	Sewerage works (1)	3
Yuen Long	Public housing works(1)	749
	Road works (1)	172
North	Other public works (4)	212
	Road works (4)	47
	Sewerage works (2)	15
	Water works (1)	23
	Public housing works (1)	12

District	Projects (Number of Projects)	Estimated number of structures to be cleared
Tuen Mun	Road works (1)	175
	Sewerage works (1)	30
Total		1 487

The total estimated expenditure for land resumption and clearance in 2019-20 for the on-going and new projects is about \$3,150 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)359

(Question Serial No. 3795)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

It is mentioned in the Budget that 2 356 property interests are to be acquired for the implementation of urban renewal projects in this year. Will the Government inform this Committee of the projects which involve acquisition of properties by setting out the name, location, number of property interests, and future land use of each project?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 5)

Reply:

It is estimated that 2 356 property interests are to be affected by the implementation of Urban Renewal Authority's urban renewal projects in the calendar year 2019. Of these projects, 81 property interests were involved in the Tonkin Street/Fuk Wing Street project (SSP-015) in Sham Shui Po the resumption of land for which was gazetted on 19 October 2018 and the land was reverted to the Government on 20 January 2019. The project is planned for residential development with retail/commercial facilities.

The remaining property interests represent an estimate based on the progress of on-going projects, and it is not appropriate to give further details at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)360

(Question Serial No. 3796)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In 2018, the Lands Department cleared 10 724 pieces of government sites involving unlawful occupation and handled 1 824 cases involving breaches of lease conditions. Regarding the commitment to continue strengthening land control and lease enforcement, would the Government please inform this Committee of the following:

1. Please provide the locations and numbers of those unlawfully occupied sites with a breakdown by district.
2. Please specify the ways in which those sites were unlawfully occupied with a breakdown by land use.
3. What was the number of cases involving lease breaches last year? How many of them were repeated cases of lease breaches?
4. Further to (3) above, what were the numbers of cases subject to imposition of an encumbrance, re-entry or vesting of properties as a result of lease breaches in the past three years?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 6)

Reply:

1. The breakdown by District Lands Office of those 10 724 sites cleared from unlawful occupation in 2018 is provided below:

Breakdown by District Lands Office:

District Lands Office	No. of government sites cleared from unlawful occupation
Hong Kong East	1 549
Hong Kong West & South	793
Kowloon East	1 097
Kowloon West	2 676
Islands	283
North	354
Sai Kung	472
Sha Tin	444
Tuen Mun	205
Tai Po	439
Tsuen Wan & Kwai Tsing	996
Yuen Long	1 416
Total	10 724

2. The breakdown by nature of unlawful occupation of those 10 724 sites is also provided below:

Breakdown by nature of unlawful occupation:

Nature of unlawful occupation	No. of sites
Abandoned Vehicles	483
Banners	994
Bicycles	1 686
Dumping	2 458
Illegal Car Parking	168
Shop Front Extensions	466
Skips	868
Structures	1 672
Others, including miscellaneous objects such as tyres, dead tree trunk, etc.	1 929
Total	10 724

Note: A case may involve unlawful occupation of multiple nature and the above breakdown is based on the main nature of the unlawful occupation.

3. In 2018, the Lands Department (LandsD) handled 1 824 cases involving breaches of lease conditions, including those involving unauthorised structures on private agricultural land, breach of users and breach of other development lease conditions by initiating enforcement action. LandsD does not have readily available information on how many of them were repeated cases of lease breaches.

4. Statistics regarding lease enforcement actions taken by LandsD in the past three years from 2016 to 2018 are as follows:

Year	2016	2017	2018
(a) No. of cases with warning letter issued	2 140	1 980	1 824
(b) No. of cases with warning letter registered in the Land Registry (LR)	625	926	768
(c) No. of cases with re-entry/vesting action taken	6	11	12

Note: As the processing of a case may straddle different years, the cases with warning letters registered in LR and the cases with re-entry/vesting action taken in a year may not necessarily correspond to the cases with warning letters issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)361

(Question Serial No. 3526)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

One of the Department's responsibilities is to administer government leases for ensuring 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 the 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 of 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 (LegCo internal reference no.: 66)

Reply:

- a. As at end-December 2018, there were a total of 66 Private Recreational Leases (PRLs). Of these, 48 PRLs have been renewed since 2011 or 2012, six PRLs (with lease terms having expired) were being held over as a transitional arrangement to cover the period from the lease expiry to the completion of renewal procedures (if so renewed), and the remaining 12 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	Jardine's Lookout Residents' Association	IL 9030 No. 2 Creasy Road, Jardine's Lookout	12 406	25.12.2026
11	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	25.12.2026
12	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	25.12.2026
13	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	25.12.2026
14	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	25.12.2026
15	South China Athletic Association	KIL 11218 Wylie Path	5 309	25.12.2026
16	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
17	The Filipino Club	KIL 11222 Wylie Road	2 819	25.12.2026
18	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402	25.12.2026
19	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
20	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090	25.12.2026
21	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	25.12.2026
22	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	25.12.2026
23	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	25.12.2026
24	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	3.4.2027
25	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462	30.6.2027
26	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
27	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
28	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

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
29	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051	30.6.2027
30	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405	30.6.2027
31	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
32	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	30.6.2027
33	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800	30.6.2027
34	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
35	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261	30.6.2027
36	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250	30.6.2027
37	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
38	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076	30.6.2027
39	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
40	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983	30.6.2027
41	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
42	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877	30.6.2027
43	Club De Recreio	KIL 11221 Wylie Road	23 095	25.12.2026
44	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900	30.6.2027
45	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475	30.6.2027
46	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191	30.6.2027
47	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	30.6.2027
48	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300	30.6.2027

II. PRLs that have expired and are being held over				
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Holding-over Letter
49	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	234	9.6.2019
50	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100	31.8.2019
51	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	11 820	8.9.2019
52	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471	25.9.2019
53	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1 000	19.12.2019
54	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2 831	31.12.2019

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	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1 706 106	31.8.2020
56	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940	24.5.2021
57	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277	25.12.2021
58	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448	30.6.2023
59	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65	18.1.2024
60	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955	3.11.2024
61	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30 200	24.6.2025
62	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1 163	18.10.2031
63	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92 000	23.6.2034
64	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
65	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738	19.2.2056
66	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 land administration work in respect of PRLs is carried out by staff of the Lands Department (LandsD) as part of their overall land administration duties. We are unable to provide a breakdown of the number of staff members and administrative expenditure involved solely for handling PRLs.

d. Regarding the monitoring of PRLs, the Home Affairs Bureau (HAB) conducts annual and ad-hoc (e.g. upon receipt of complaints and referrals) inspections of PRL sites to ensure that they are used in accordance with the PRL policy and in compliance with clauses on the user, operations, service-related and opening-up requirements specified in the lease. LandsD carries out site inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications. In the past three years (2016 to 2018), LandsD carried out inspections in respect of ten complaints and referrals related to suspected breaches of lease conditions for 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. 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. According to HAB, it made 19 inspections in 2016-17; ten inspections in 2017-18; and 27 inspections from 1 April 2018 up to the end of February 2019.

A PRL is a contract between the grantee and LandsD acting as the Government’s land agent. A breach of lease conditions, if confirmed, will result in lease enforcement action taken by LandsD in its capacity as the landlord. It does not involve prosecution.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)362****(Question Serial No. 3527)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The Lands Department administers land in Hong Kong by disposing of land; acquiring private land and clearing land required for the implementation of public works and other projects; managing government leases, unleased land and certain buildings held by the Government; renewing and modifying leases; and maintaining man-made slopes on unallocated and unleased government land.

- a. Please provide, with a breakdown by 18 districts, the information on vacant government sites among different types of land (residential, commercial, industrial, government, institution or community (G/IC), and open space) which were left idle in 2018-19, in the following table:

Location of the vacant government site	Area of the vacant government site	Type of land	Number of years for which the site has been left vacant	Number of staff involved in matters concerning the government site	Expenditure incurred for matters concerning the government site

- b. Please provide, with a breakdown by 18 districts, the information on government sites let out in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the lease	Expenditure incurred for matters concerning the lease

- c. Please provide, with a breakdown by 18 districts, the information on government sites let out under private recreational leases in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

- d. Please provide, with a breakdown by 18 districts, the information on government sites let out for temporary uses [including open storage, car parks and container yards] in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

Asked by: Hon MO Claudia (LegCo internal reference no.: 67)

Reply:

- a. There are instances where sites in development zones are ready for development, but the permanent developments according to planning are not yet ready for immediate implementation, or sites are kept as reserve for future uses. There are also piecemeal sites on government land that are left over by adjacent developments or are the subject of land control actions against illegal occupation or unauthorised structures. The Government would normally endeavor to put such available sites “in transition” into temporary or short-term gainful uses as far as possible, so as to avoid leaving the sites idle and make the best use of available land resources.

In order to optimise the use of land resources, the Lands Department (LandsD) has published the information of vacant government sites (VGSs) (including sites of vacant school premises (VSPs)) under its management and available for application for short-term greening or government/institution/community uses onto its “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en), and provides

details including location, site area and long-term use (where available) with breakdown by District Council district. As of March 2019, around 850 VGSs (including sites of VSPs) are available for application for short-term use.

LandsD does not have readily available information on the durations for which the VGSs (including sites of VSPs) have been left vacant. The land administration work in respect of the VGSs (including sites of VSPs) is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the manpower and expenditure involved in this respect.

- b. The area of land let out by short-term tenancies (STTs) in the calendar year of 2018 by District Lands Office is tabulated below:

District Lands Office(unless otherwise specified)	Area of land granted by STTs (ha)
Hong Kong East	0.57
Hong Kong West & South	2.15
Kowloon East	0.87
Kowloon West	4.74
Islands	3.48
North	1.49
Sai Kung	1.58
Sha Tin	5.82
Tuen Mun	0.47
Tai Po	2.59
Tsuen Wan & Kwai Tsing	7.15
Yuen Long	2.87
Sites for railway development projects	0.01
Total	33.79

The users of the above STTs mainly include fee-paying carparks, storage, factory, shops, private gardens, works areas/sites for public housing developments and other non-profit-making uses.

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). 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 make way for implementation of long-term planned use or another temporary use which should be given priority in the light of new circumstances, or to facilitate re-tendering as appropriate.

- c. As at the end of December 2018, there were a total of 66 private recreational leases (PRLs). Of these, 48 PRLs (which expired in 2011 or 2012) have been renewed, six PRLs (lease term having expired) were being held over as a transitional arrangement to cover the period from the expiry of a PRL to the completion of renewal procedures (if so granted), and the remaining 12 PRLs have not reached their lease expiry dates. A breakdown of these 66 PRLs and the area of land involved are tabulated below:

District Council	Number of PRLs	Area of land involved (square metres) (m²) (about)
Eastern	1	471
Southern	4	92 807
Wan Chai	10	248 575
Kowloon City	4	23 382
Sham Shui Po	1	5 917
Yau Tsim Mong	12	84 555
Wong Tai Sin	1	2 462
Islands	5	44 684
Kwai Tsing	1	690
North	2	1 708 937
Sai Kung	11	1 430 755
Sha Tin	4	159 905
Tai Po	4	41 451
Tsuen Wan	1	64 900
Yuen Long	5	167 832
Total	66	4 077 323

Of these 66 PRLs, 52 PRLs were granted with a lease term of 15 years, four PRLs with a lease term of 21 years, four PRLs with a lease term over 21 years and the remaining six PRLs (lease term having expired) were being held over as a transitional arrangement to cover the period from the lease expiry to the completion of renewal procedures.

The land administration work for PRLs is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the manpower and expenditure involved solely for handling the above work.

- d. The area of land granted by way of STTs for temporary uses as public carparking and open storage/container yard purposes in the financial year 2018-19 (up to February 2019) is tabulated below by district:

District Lands Office	2018-19 (up to February 2019)	
	Public carparking purpose (Area) (m ²)	Open storage / container yard purpose (Area) (m ²)
Hong Kong East	2 070	0
Hong Kong West & South	6 026	0
Kowloon East	2 700	0
Kowloon West	18 670	0
Islands	0	168
North	11 480	0
Sai Kung	10 150	0
Sha Tin	8 610	0
Tuen Mun	1 230	0
Tai Po	13 850	0
Tsuen Wan & Kwai Tsing	19 990	25 500
Yuen Long	9 660	232
Total	104 436	25 900

The land administration work for letting of STTs is carried out by staff of LandsD as part of their overall land administration duties, hence we are unable to provide a breakdown of the manpower and expenditure involved solely for handling the above work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)363

(Question Serial No. 4081)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the squatter control work undertaken by the Lands Department since 2003, please provide the following information on squatter control and clearance:

- 1) The grades and posts of staff currently responsible for squatter control and clearance work;
- 2) The manpower distribution of each of the posts involved; whether supplementary/additional manpower is required; and
- 3) Whether there has been any restructuring of work and regarding of posts, and if yes, what are the details; if no, what are the reasons?

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 58)

Reply:

The grades and posts of staff currently responsible for squatter control and clearance work are set out in the tables below.

Squatter Control

Grades	Posts	Establishment ^(Note) (as at 28.2.2019)
Estate Surveyor	Senior Estate Surveyor	1
Land Executive	Principle Land Executive	1
	Chief Land Executive	1
	Senior Land Executive	2
	Land Executive	4
Land Inspector	Land Inspector I	12

Grades	Posts	Establishment ^(Note) (as at 28.2.2019)
Housing Manager	Manager	6
	Assistant Manager	22
	Squatter Control Officer	93
Building Services Inspector	Assistant Building Services Inspector	1
Works Supervisor	Works Supervisor II	2
Foreman	Foreman	7
Artisan	Artisan	40
Workman I	Workman I	131
Motor Driver	Motor Driver	60
Total		383

Clearance

Grade	Posts	Establishment ^(Note) (as at 28.2.2019)
Housing Manager	Senior Manager	1
	Manager	3
	Assistant Manager	13
	Clearance Officer	57
Total		74

Note: The figures on establishment include posts performing squatter control and clearance work, but exclude posts performing general administrative and clerical support duties.

In 2006, LandsD fully took over from HD the squatter control and clearance functions, which had been undertaken by Housing Manager (HM) grade officers of HD. Since 2018, on a trial basis, squatter control work in the Tuen Mun area has been taken up by the staff of LandsD's grades with a view to achieving synergy in land control work. This trial scheme is planned to be extended to the Hong Kong and Lei Yue Mun area in 2019. In implementing the transfer exercise, LandsD will need to delete the HM grade posts and create LandsD's grade posts.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)364

(Question Serial No. 4258)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

In connection with “managing and maintaining (certain) land, buildings or units in buildings under the responsibility of the Department including man-made slopes and vacant government sites”, would the Government please inform this Committee of the following:

1. The geographical distribution of the 1 626 vacant government sites in 2018-19 and the physical location and area of each of these sites, with a breakdown by District Council district and land use;
2. The number of staff managing these vacant government sites, estimated staff salaries, overall expenditure (including ground investigation, repairs and inspection carried out to check if there is any unlawful occupation);
3. The number of applications for short-term tenancies (STTs) received and approved by the Lands Department in respect of these vacant sites and their lot locations, as well as the distribution of the temporary uses of the sites leased by way of STTs (such as the number of sites leased for the use of public car parks, commercial facilities, social welfare facilities and agriculture) in each of the past two years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 135)

Reply:

1. In the year of 2018, Lands Department (LandsD) managed 1 626 vacant sites and was responsible for their general maintenance including grass cutting, pest control, as well as prevention of unauthorised occupation. The majority of these sites are sites earmarked for and pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between being put to different uses. A breakdown on the number and area of these sites by District Lands Office is provided below:

District Lands Office	No. of Sites	Area (m²) (About)
Hong Kong East	48	108 000
Hong Kong West & South	155	247 000
Kowloon East	83	556 000
Kowloon West	48	94 000
Islands	98	143 000
North	325	492 000
Sai Kung	142	278 000
Sha Tin	123	123 000
Tuen Mun	86	297 000
Tai Po	85	94 000
Tsuen Wan & Kwai Tsing	112	95 000
Yuen Long	321	443 000
Total	1 626	2 970 000

Note: LandsD does not have readily available breakdown of the above sites by their land use.

2. Managing these vacant sites is part of the overall government land administration work of the LandsD. There is no separate breakdown in respect of the number of staff, staff salaries and expenditure for managing these sites.
3. Information on the number of short-term tenancies (STTs) approved in 2017 and 2018 by District Lands Office is tabulated below:

District Lands Office	No. of STTs	
	2017	2018
Hong Kong East	7	6
Hong Kong West & South	9	11
Kowloon East	5	5
Kowloon West	5	6
Islands	9	16
North	9	8
Sai Kung	46	37
Sha Tin	15	27
Tuen Mun	6	3
Tai Po	11	18
Tsuen Wan & Kwai Tsing	6	6
Yuen Long	100	34
Sites for railway development projects	5	3
Total	233	180

Information on the user of STTs approved in 2017 and 2018 is tabulated below:

	User Group	2017		2018	
		No. of Cases	Area (ha)	No. of Cases	Area (ha)
STTs granted by way of Tender					
(1)	Fee-paying car parks	34	13.47	41	15.64
(2)	Storage	2	0.44	3	0.08
(3)	Recycling	2	0.92	3	0.32
(4)	Plant nurseries	2	0.07	2	0.24
(5)	Other miscellaneous uses (e.g. driving school, container handling, agricultural purposes)	3	5.3	8	6.31
	Total	43	20.19	57	22.6
STTs granted by way of Direct Grant					
(1)	Works areas or works sites for projects such as public housing, railway, and airport construction works	12	17.64	5	6.87
(2)	Community, education, sports, religious and other non-profit-making uses	6	0.29	5	1.23
(3)	Public utilities	2	0.02	5	0.81
(4)	Fee-paying car parks, open or covered storage, workshops for recycling, plant nurseries, shops and other commercial uses	48	10.69	22	1.08
(5)	Other miscellaneous uses (e.g. guard rooms, pump houses, laying of seawater intake and outfall pipes, access roads, seating areas ancillary to restaurants, livestock keeping, erection of temporary hoardings at construction sites)	14	3.50	7	0.53
(6)	Private Garden	108	0.96	79	0.67
	Total	190	33.10	123	11.19

LandsD does not have readily available information on the number of STT applications received in the past two years.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)365****(Question Serial No. 4259)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding vacant government sites managed by the Lands Department (LandsD), would the Department please provide the following information:

1. The respective numbers of vacant sites let out by LandsD by way of short-term tenancies (STTs) in the past two years, with a breakdown by type of land use specified in the land lease.
2. The respective District Council districts and areas of the six cases with land leases extended by LandsD as mentioned in the Estimates.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 136)

Reply:

1. The short-term tenancy (STT) sites let out by tender and by direct grant in the past two calendar years is listed in the following table.

	User Group	2017		2018	
		No. of Cases	Area (ha)	No. of Cases	Area (ha)
<u>STTs granted by way of Tender</u>					
(1)	Fee-paying carparks	34	13.47	41	15.64
(2)	Storage	2	0.44	3	0.08
(3)	Recycling	2	0.92	3	0.32
(4)	Plant nurseries	2	0.07	2	0.24
(5)	Other miscellaneous uses (e.g. driving school, container handling, agricultural purposes)	3	5.3	8	6.31
	Total	43	20.19	57	22.6

	User Group	2017		2018	
		No. of Cases	Area (ha)	No. of Cases	Area (ha)
STTs granted by way of Direct Grant					
(1)	Works areas or works sites for projects such as public housing, railway, and airport construction works	12	17.64	5	6.87
(2)	Community, education, sports, religious and other non-profit-making uses	6	0.29	5	1.23
(3)	Public utilities	2	0.02	5	0.81
(4)	Fee-paying carparks, open or covered storage, workshops for recycling, plant nurseries, shops and other commercial uses	48	10.69	22	1.08
(5)	Other miscellaneous uses (e.g. guard rooms, pump houses, laying of seawater intake and outfall pipes, access roads, seating areas ancillary to restaurants, livestock keeping, erection of temporary hoardings at construction sites)	14	3.50	7	0.53
(6)	Private Garden	108	0.96	79	0.67
	Total	190	33.10	123	11.19

2. Details of the six lease extension cases executed in 2018 are as follows -

Lot Number	Site Area (m²)	District Council
Inland Lot No. 9067	13 152	Southern
Tsing Yi Town Lot No. 196	2 215	Kwai Tsing
Tsing Yi Town Lot No. 195	5 932	Kwai Tsing
Stanley Inland Lot No. 129	59 430	Southern
Rural Building Lot No. 1187	8 453	Southern
Inland Lot No. 9030	12 406	Wan Chai

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)366

(Question Serial No. 4260)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding “short-term tenancies (“STTs”) issued by the Lands Department to non-governmental organisations (“NGOs”) for the lease of vacant sites”, would the Government please provide the following information:

- a. The number of applications for leasing vacant government sites available for greening or government/institution/community uses, the number of approved applications and the area of the sites involved in each of the past two years.
- b. Further to (a) above, the number of approved applications, the area of each site and the average lease term with a breakdown by District Council district; and
- c. Are there any plans to review the existing conditions of STTs issued to NGOs? Will there be any increase in manpower and expenditure for handling these STT applications so as to cope with the greater number of applications for leasing vacant sites arising from the implementation of the “funding scheme to subsidise the use of vacant government sites and school premises” as mentioned in the Estimates. If yes, what are the expenditure and staff establishment?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 137)

Reply:

- a. In respect of the vacant government sites (VGSs) under the Lands Department’s (LandsD) management and available for application for short-term greening or government/institution/community uses, a total of 25 short-term tenancy (STT) applications were received in the past two financial years (i.e. 2017-18 and 2018-19 up to the end of January 2019) and two STTs with a total area of 1 287 square meters were approved by LandsD in the same period.

b. Details of the two STTs approved by LandsD are as follows –

District Council district	Site Area (m²)	Tenancy Term
Sha Tin	976	3 years certain and thereafter quarterly
Sai Kung	311	1 year certain and thereafter quarterly

c. Conditions for STTs for VGSs are formulated and issued to non-governmental organisations (NGOs) having regard to the circumstances of each individual case. The conditions are kept under review on an ongoing basis. The handling of these STT applications forms part of the general land administration work of LandsD. LandsD will continue to monitor the manpower and expenditure for handling these STT applications and review the situation as appropriate in the light of the implementation of the newly launched funding scheme to support the use of VGSs by NGOs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)367

(Question Serial No. 5130)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration, (3) Legal Advice
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

As One Kai Tak, a property under the “Hong Kong Property for Hong Kong People” (“HKPHKP”) measure, is subject to “HKPHKP” land grant conditions, purchase of the units within a certain period is confined to Hong Kong permanent residents while consent to resell, let out or mortgage shall be obtained from the Lands Department (LandsD). Will the Government provide information about “HKPHKP” in table form with regard to the following:

The number of applications for consent to sell One Kai Tak units received by LandsD;

The number of consents to sell One Kai Tak units granted by LandsD;

The number of applications for consent for owners of One Kai Tak units to underlet or license received by LandsD;

The number of consents for owners of One Kai Tak units to underlet or license granted by LandsD;

The number of applications for consent for owners of One Kai Tak units to mortgage or charge received by LandsD;

The number of consents for owners of One Kai Tak units to mortgage or charge granted by LandsD;

The number of complaints about suspected breaches of lease conditions by owners of One Kai Tak units received by LandsD, with a breakdown by nature of complaint; and

The number of confirmed cases of breaches of lease conditions by owners of One Kai Tak units received by LandsD, with a breakdown by nature of case.

Month	Number of applications for resale	Number of consents to resale	Number of applications for letting out	Number of consents to let out	Number of complaints about underletting units suspectedly in breach of lease conditions	Number of confirmed cases in breach of lease conditions

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 414)

Reply:

The policy objective of the Hong Kong Property for Hong Kong People (HKPHKP) measure is to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would apply to two residential sites, i.e. New Kowloon Inland Lot No. 6516 and New Kowloon Inland Lot No. 6517, in the Kai Tak Development Area. The two sites were sold through public tender in mid-2013 and collectively known as “One Kai Tak”.

For the implementation of the HKPHKP measure, the Conditions of Sale in respect of the two sites constituting One Kai Tak both contain Special Condition No. (16)(a) restricting alienation of any residential units except with the prior written consent of the Director of Lands for a period of 30 years ending on 27 June 2043. The Lands Department (LandsD) issued the Certificates of Compliance on 20 October 2017 and owners of individual residential units may accordingly apply for consent to sell, consent to underlet/license, and consent to mortgage/charge under the said Special Condition No. (16)(a). The statistics for the numbers of applications received and consents granted by LandsD up to the end of February 2019 are set out in the table below:

Month	Consent to Sell ^{Note 1}		Consent to Underlet/License		Consent to Mortgage/Charge ^{Note 2}	
	No. of application received	No. of consent granted	No. of application received	No. of consent granted	No. of application received	No. of consent granted
November 2017	3	-	5	-	3	-
December 2017	85	4	121	5	81	4

Month	Consent to Sell ^{Note 1}		Consent to Underlet/License		Consent to Mortgage/Charge ^{Note 2}	
	No. of application received	No. of consent granted	No. of application received	No. of consent granted	No. of application received	No. of consent granted
January 2018	614	334	666	362	609	334
February 2018	45	380	60	449	44	371
March 2018	32	43	43	53	29	42
April 2018	36	36	36	40	36	32
May 2018	15	19	15	22	18	22
June 2018	6	16	5	15	11	22
July 2018	13	12	13	11	13	12
August 2018	11	9	9	10	10	9
September 2018	5	6	4	4	5	5
October 2018	6	5	6	5	7	4
November 2018	8	9	7	8	8	10
December 2018	6	5	5	4	6	6
January 2019	7	6	5	6	9	6
February 2019	6	8	6	6	8	11
Total	898	892	1 006	1 000	897	890

As processing takes time, the consent granted in a given month may not correspond to the application received in the same month.

Note 1: The consent, when given, allows the owner to sell the property and the purchaser to mortgage/charge the property for the purpose of financing the purchase of the property.

Note 2: The consent, when given, allows the owner to mortgage/charge the property.

Up to the end of February 2019, LandsD has received two complaints about suspected breach of the restriction on underletting of two residential units under the said Special Condition No. (16)(a). Both complaints were found unsubstantiated after investigation.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)368****(Question Serial No. 5133)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide the following information: (1) the total number of currently valid short-term tenancies (STTs) and (2) of which the respective numbers of STTs granted in various ways and the respective areas of land covered.

As at the end of 2018	All currently valid STTs	Open tender	Direct grant	Regularisation of unlawful occupation of government land	Converted from government land licence/ permit
Number of STTs					
Area of land covered					

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 418)

Reply:

The information on short-term tenancies (STTs) as at February 2019 is set out in the following table.

	All STTs	STTs let by open tender	STTs let by direct grant
Number (about)	5 600	450	5 150 (including about 370 STTs converted from government land licences / permits)
Area (hectare (ha)) (about)	2 500	250	2 250 (including about 10 ha for STTs converted from government land licences / permits)

The above figures include 63 STTs let by direct grant to the Airport Authority, the Hong Kong Housing Authority, MTR Corporation Limited and West Kowloon Cultural District Authority respectively with a total area of 1 765 ha (about), as well as an STT let by direct grant to Kadoorie Farm and Botanic Garden Corporation with an area of 55 ha.

The STTs let by direct grant also include, amongst others, those granted for regularisation of unlawful occupation of government land. The Lands Department does not have separate figures of STTs granted for regularisation prior to 2012, hence the total number and area of STTs granted for regularisation among all currently valid STTs cannot be provided. Given the considerable number of STTs granted over the years, compiling such information would involve significant resources.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)369****(Question Serial No. 5134)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide, in table form, the statistics regarding unleased government land inspected and prosecuted by the Lands Department in the past five years.

Year	Number of inspections of unleased government land	Number of complaints received about suspected cases of unlawful occupation of government land	Number of confirmed cases of unlawful occupation of unleased government land	Area of land involved in confirmed cases of unlawful occupation of unleased government land	Number of cases of unlawful occupation subject to prosecution	Number of convicted cases	Number of cases in which unlawfully occupied land has been reinstated
2018							
2017							
2016							
2015							
2014							

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 419)

Reply:

The statistics regarding unleased government land inspected and unlawful occupation prosecuted by the Lands Department (LandsD) in the past five years are provided below:

Year	Number of complaints received about suspected cases of unlawful occupation of government land	Number of confirmed cases of unlawful occupation of unleased government land	Number of cases of unlawful occupation subject to prosecution	Number of convicted cases	Number of government sites cleared from unlawful occupation
2018	16 802	10 731	21	20	10 724
2017	18 153	11 295	27	22	11 615
2016	18 160	12 011	34	33	11 606
2015	12 602	8 915	14	14	7 131
2014	9 897	8 397	12	9	7 936

Note: As the processing of a case may straddle different years, the number of cases of a particular category reported in a year may not necessarily correspond to the cases of other category reported in the same year.

LandsD does not have readily available statistics on number of inspections of government land and the land areas involved in unlawful occupation of government land. Land inspections are conducted as part of the routine handling of land-related complaints including unlawful occupation of government land.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)370****(Question Serial No. 5135)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- (a) Please provide (1) the numbers of valid short-term tenancies (STTs) currently granted for private garden purpose and (2) the total area and geographical distribution of the land involved.

	Number of STTs for private garden purpose	Area of land
The whole territory		
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		

- (b) Please provide (1) the numbers of valid STTs currently granted for public carparking purpose and (2) the total area and geographical distribution of the land involved.

	Number of STTs for public carparking purpose	Area of land
The whole territory		
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		

- (c) Please provide the total site area covered by valid STTs in various districts over the past five financial years.

	31 March 2014	31 March 2015	31 March 2016	31 March 2017	31 March 2018
Eastern District					
Wan Chai District					
Central and Western District					
Southern District					
Kwun Tong District					
Wong Tai Sin District					
Kowloon City District					
Sham Shui Po District					
Yau Tsim Mong District					
Sai Kung District					
Sha Tin District					
Tai Po District					

	31 March 2014	31 March 2015	31 March 2016	31 March 2017	31 March 2018
North District					
Yuen Long District					
Tuen Mun District					
Tsuen Wan District					
Kwai Tsing District					
Islands District					

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 420)

Reply:

- (a) Information as at February 2019 on short-term tenancies (STTs) permitting private garden use by District Lands Office is set out in the following table.

District Lands Office	Number of STTs permitting private garden use	Area (m ²) (about)
Hong Kong East	21	9 800
Hong Kong West & South	92	33 300
Kowloon East	3	1 700
Kowloon West	4	1 300
Islands	223	30 800
North	36	11 300
Sai Kung	780	163 300
Sha Tin	192	24 100
Tuen Mun	57	15 500
Tai Po	293	53 900
Tsuen Wan & Kwai Tsing	20	6 000
Yuen Long	213	39 300
Total	1 934	390 300

- (b) Information as at February 2019 on STTs permitting public carparking use by District Lands Office is set out in the following table.

District Lands Office	Number of STTs permitting public carparking use	Area (m ²) (about)
Hong Kong East	14	54 500
Hong Kong West & South	11	22 900
Kowloon East	21	123 400
Kowloon West	15	63 800
Islands	3	48 200
North	17	69 200

District Lands Office	Number of STTs permitting public carparking use	Area (m ²) (about)
Sai Kung	16	74 200
Sha Tin	15	67 900
Tuen Mun	15	63 200
Tai Po	6	21 400
Tsuen Wan & Kwai Tsing	58	765 000
Yuen Long	17	67 700
Total	208	1 441 400

- (c) Information on the area of land granted by STTs in the past five years by District Lands Office is tabulated below.

District Lands Office	Area of land granted by STTs (ha)				
	2014	2015	2016	2017	2018
Hong Kong East	0.88	0.28	0.71	1.93	0.57
Hong Kong West & South	4.08	0.59	2.24	9.86	2.15
Kowloon East	7.29	8.85	3.44	8.91	0.87
Kowloon West	7.92	4.51	5.38	1.11	4.74
Islands	5.00	1.14	1 693.76 (Note)	0.83	3.48
North	3.64	1.99	15.42	0.74	1.49
Sai Kung	3.27	2.24	8.78	2.29	1.58
Sha Tin	17.51	2.14	6.52	1.79	5.82
Tuen Mun	1.07	4.66	1.87	8.76	0.47
Tai Po	0.88	3.00	2.69	7.05	2.59
Tsuen Wan & Kwai Tsing	7.28	4.31	0.54	5.69	7.15
Yuen Long	5.01	4.19	2.90	4.29	2.87
Sites for railway development projects	0.17	0.01	0.10	0.04	0.01
Total by area	64.00	37.91	1 744.35 (Note)	53.29	33.79
Total by number of STTs granted in the year	240	222	226	233	180

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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)371****(Question Serial No. 5136)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide the respective numbers of short-term tenancies (STTs) granted by the Government in various ways over the past five financial years.

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Open tender					
Direct grant					
Regularisation of unlawful occupation of government land					
Conversion from government land licence/permit					

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 421)

Reply:

The numbers of short-term tenancies (STTs) granted by open tender and by direct grant (including those granted for regularisation of unlawful occupation of government land) in the past five calendar years are set out in the following table. The Lands Department does not have readily available information on the STTs granted for conversion of Government Land Licenses in each year.

No. of STTs	2014	2015	2016	2017	2018
Open tender STTs	54	60	57	43	57
Direct grant STTs	186	162	169	190	123
<u>Including:</u> Direct grant STTs for regularisation of unlawful occupation of government land	50	83	62	145	54

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)372****(Question Serial No. 5137)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- (a) Please provide in table form the number of currently valid short-term tenancies (STTs) granted to non-profit-making organisations, the railway corporation and other parties by way of "direct grant" and the site area covered in each of the past five years.

E.g. 2018	"Direct grant" of sites to non-profit-making organisations	"Direct grant" of sites to the railway corporation	"Direct grant" of sites to other parties
Number of STTs			
Site area covered			

- (b) Please provide the number of currently valid STTs granted to non-profit-making organisations by way of "direct grant" and the site area covered as at the end of 2018. How many of these STTs are charging only a "nominal rent"?
- (c) How many inspections were initiated by the Government in each of the past five years to check whether the successful tenderers of STTs had breached any lease conditions or not? How many breaches were identified each year? Were there any STTs terminated accordingly; if yes, how many?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 422)

Reply:

- (a) & (b) Information as at February 2019 on currently valid short-term tenancies (STTs) granted by way of direct grant to the MTR Corporation Limited and other parties is set out in the table below. The Lands Department (LandsD) does not have readily available breakdown on the number of STTs granted to non-profit-making organisations, the area of land involved and the number of

such STTs granted at nominal rent. There are about 580 STTs granted on nominal rent for various non-profit-making uses, the tenants of which may or may not be non-profit-making organisations.

	Sites granted to the MTR Corporation Limited	Sites granted by direct grant to other parties including non-profit-making organisations
Number of STTs (about)	40	5 110
Area of land covered (about)	40 hectares	2 210 hectares ^{Note}

Note: Including about 1 640 hectares let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.

- (c) In general, the District Lands Offices (DLOs) of LandsD conduct inspection of sites held by STT every three years. DLOs will also inspect STT sites upon receipt of complaints or referrals. For STTs with higher risk of breach, including those with previous incidences of breach, DLOs proactively inspect the sites periodically to monitor compliance. Figures on number of inspections conducted, STTs terminated due to breach of tenancy conditions and occasions of breaches detected in the past five years are listed below:

	2014	2015	2016	2017	2018
No. of inspections conducted	120	110	290	340	535
No. of STTs terminated due to breach of tenancy conditions	0	0	2	1	1
No. of occasions of breaches detected	*Not available	*Not available	30	50	105

* LandsD has no readily information on the no. of occasions of breaches in the years 2014 and 2015.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)373****(Question Serial No. 5138)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form a breakdown by district of the numbers of short-term tenancies (STTs) currently granted for public carparking purpose.

	Number of STTs for public carparking purpose
The whole territory	
Eastern District	
Wan Chai District	
Central and Western District	
Southern District	
Kwun Tong District	
Wong Tai Sin District	
Kowloon City District	
Sham Shui Po District	
Yau Tsim Mong District	
Sai Kung District	
Sha Tin District	
Tai Po District	
North District	
Yuen Long District	
Tuen Mun District	
Tsuen Wan District	
Kwai Tsing District	
Islands District	

Please provide in table form a breakdown by district of the numbers of STTs granted for private garden purpose.

	Number of STTs for private garden purpose
The whole territory	
Eastern District	
Wan Chai District	
Central and Western District	
Southern District	
Kwun Tong District	
Wong Tai Sin District	
Kowloon City District	
Sham Shui Po District	
Yau Tsim Mong District	
Sai Kung District	
Sha Tin District	
Tai Po District	
North District	
Yuen Long District	
Tuen Mun District	
Tsuen Wan District	
Kwai Tsing District	
Islands District	

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 423)

Reply:

As at February 2019, the number of short-term tenancies (STTs) permitting public carparking use by District Lands Office is set out in the following table:

District Lands Office	Number of STTs permitting public carparking use
Hong Kong East	14
Hong Kong West & South	11
Kowloon East	21
Kowloon West	15
Islands	3
North	17
Sai Kung	16
Sha Tin	15
Tuen Mun	15
Tai Po	6
Tsuen Wan & Kwai Tsing	58
Yuen Long	17
Total	208

As at February 2019, the number of STTs permitting private garden use by District Lands Office is set out in the following table:

District Lands Office	Number of STTs permitting private garden use
Hong Kong East	21
Hong Kong West & South	92
Kowloon East	3
Kowloon West	4
Islands	223
North	36
Sai Kung	780
Sha Tin	192
Tuen Mun	57
Tai Po	293
Tsuen Wan & Kwai Tsing	20
Yuen Long	213
Total	1 934

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)374****(Question Serial No. 5139)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers and areas of the existing Temporary Government Land Allocations (TGLAs) with a breakdown by district.

	Number of TGLA	Area
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		
Total		

Please provide the numbers and areas of the existing TGLAs with a breakdown by use.

Use	Number of TGLA	Area
Works site/works area		
Storage		
Site office		
Carpark		
Open space		
School/training centre		
Service reservoir		
Driving test centre		
Vehicle detention pound		
Plant nursery		
Petrol station		
Stall		
Others (please specify)		
Total		

Please provide the numbers and areas of the existing TGLAs with a breakdown by user government department or organisation.

	Number of TGLA	Area
Highways Department		
Development Bureau		
Civil Engineering and Development Department		
Leisure and Cultural Services Department		
Home Affairs Department		
Food and Environmental Hygiene Department		
Water Supplies Department		
Education Bureau		
Agriculture, Fisheries and Conservation Department		
Environmental Protection Department		
Drainage Services Department		
Electrical and Mechanical Services Department		
Planning Department		
Housing Department		

	Number of TGLA	Area
Government Property Agency		
Transport Department		
Marine Department		
Lands Department		
Hong Kong Police Force		
Immigration Department		
Civil Aid Services		
Other departments (please specify)		
MTR Corporation		
Non-governmental organisations (please specify names of organisations/developers)		
Total		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 424)

Reply:

As at February 2019, there are a total of 4 040 temporary government land allocations (TGLAs) with a total area of about 3 633 hectares (ha) allocated to government departments/bureaux on a temporary basis to facilitate the implementation of government projects or provision of government services. Breakdowns of TGLAs by district and by use are as follows:

Breakdown of TGLAs by district

District (by District Lands Office unless otherwise specified)	Number of TGLAs	Area (ha) (about)
Hong Kong East	318	197
Hong Kong West and South	478	80
Kowloon East	330	235
Kowloon West	158	57
Islands	436	968
North	330	380
Sai Kung	377	547
Sha Tin	268	30
Tuen Mun	195	244
Tai Po	265	143

District (by District Lands Office unless otherwise specified)	Number of TGLAs	Area (ha) (about)
Tsuen Wan and Kwai Tsing	310	430
Yuen Long	367	139
Allocations for railway development projects	208	183
Total	4 040	3 633

Breakdown of TGLAs by use

Use ^{Note}	Number of TGLAs	Area (ha) (about)
Works site/works area	2 090	3 184
Storage	149	32
Open space	454	72
School/training centre	14	6
Others	1 333	339
Total	4 040	3 633

Note: As determined based on the projects/proposals of the bureaux and departments concerned.

The Lands Department does not have readily available breakdown of currently valid TGLAs by government departments/bureaux concerned.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)375****(Question Serial No. 5144)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The Government indicated that “village environs” (VE) boundaries would be drawn up for 73 villages. (a) Please list the villages for which VE boundaries have not been drawn up so far. (b) Please list in table form the villages for which VE boundaries have been newly drawn up in the past five years.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 429)

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 boundary for 67 out of the 642 Recognised Villages (RVs) have not been drawn up. The RVs of which VE boundaries have not been drawn up are set out below:

District	RVs 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	Sha Lo Tung Cheung Uk, Sha Lo Tung Lei Uk and Yin Ngam (3 nos.)
Tsuen Wan	Ma Wan Main Street, Tin Liu, Ha Tong Lek, Sheung Fa Shan and Sheung Tong (5 nos.)

District	RVs for which VE boundaries have not been drawn up
Yuen Long	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, 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 (49 nos.)
Total	67 nos.

- (b) In the past five years (from 2014 to 2018), the RVs of which VE boundaries have been drawn up are set out below.

District	RVs for which VE boundaries have been drawn up
Islands	Ko Long, Lo Tik Wan, Sha Po, Tai Yuen, Wang Long, Yung Shue Long, Yung Shue Wan, Lo So Shing, Luk Chau, Mo Tat, Po Toi, Tung O, Yung Shue Ha, Chung Hau, Luk Tei Tong, Man Kok Tsui, Mang Tong, Ngau Kwu Long, Pak Mong, Pak Ngan Heung, Tai Ho, Tai Tei Tong, Tung Wan Tau, Wong Fung Tin, Cheung Sha Lower Village, Cheung Sha Upper Village, Ham Tin, Lo Uk, Mong Tung Wan, Pui O Kau Tsuen (Lo Wai), Pui O San Tsuen (San Wai), Shan Shek Wan – South Lantau, Shap Long, Shui Hau, Siu A Chau, Tong Fuk, Fan Lau, Keung Shan, Upper, Leung Uk, Luk Wu, San Tau, Sha Lo Wan, Sham Wat, Shan Shek Wan – Tai O, Ha Ling Pei, Lam Che, Lung Tseng Tau, Ma Wan Chung, Ngau Au, Nim Yuen, Shan Ha (Pa Mei), Shek Lau Po, Shek Mun Kap, Sheung Ling Pei, Tei Tong Tsai, Wong Ka Wai and Wong Nei Uk (57 nos.)
Sha Tin	Nam Shan and Tai Che (2 nos.)
Tai Po	San Wai Tsai, Kam Shan, Pan Chung San Tsuen and Yue Kok (4 nos.)
North-east Lantau	Fa Peng, Luk Keng, Pa Tau Ku and Ta Pang Po (4 nos.)
Yuen Long	Fung Kong Tsuen, Leung Uk Tsuen, Ping Shan San Tusen, San Tin Ha San Wai, San Tin Sheung San Wai, Sheung Chuk Yuen, Ha Chuk Yuen and Ma Tin Tsuen (8 nos.)
Total	75 nos.

CONTROLLING OFFICER'S REPLY**DEVB(PL)376****(Question Serial No. 5145)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the number of small houses granted by way of private treaty grant by respective District Lands Offices and the area of land involved in each of the past five years.

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 430)

Reply:

The number of small houses granted by way of private treaty in the past five years (2014 to 2018) is set out below:

District	2014	2015	2016	2017	2018
Islands	16	10	12	24	10
North	7	10	11	11	1
Sai Kung	44	8	2	2	0
Sha Tin	14	58	2	1	2
Tai Po	23	18	34	12	25
Tsuen Wan & Kwai Tsing	0	2	1	0	0
Tuen Mun	4	6	0	1	2
Yuen Long	20	34	16	22	7
Total	128	146	78	73	47

Whilst each small house can 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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)377****(Question Serial No. 5149)**Head: (91) Lands DepartmentSubhead (No. & title): (-) Not SpecifiedProgramme: (2) Survey and MappingControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

How many applications for deed polls for division of land were received in total by respective District Lands Offices (DLOs) in the past five years? What were the details of the lots involved?

Year		DLOs											
		HK West and South	HK East	Kln West	Kln East	Islands	Sai Kung	Sha Tin	Tai Po	North	Yuen Long	Tsuen Wan and Kwai Tsing	Tuen Mun
2014	Number of parent lots under application for division												
	Number of divided lots												
2015	Number of parent lots under application for division												
	Number of divided lots												
2016	Number of parent lots under application for division												
	Number of divided lots												

Year		DLOs											
		HK West and South	HK East	Kln West	Kln East	Islands	Sai Kung	Sha Tin	Tai Po	North	Yuen Long	Tsuen Wan and Kwai Tsing	Tuen Mun
2017	Number of parent lots under application for division												
	Number of divided lots												
2018	Number of parent lots under application for division												
	Number of divided lots												

Asked by: Hon Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 434)

Reply:

Land owners are not required to seek the Lands Department (LandsD)'s approval for division of land and registration of the related deed polls. LandsD does not have information on the number of deed polls for division of land in the past five years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)378

(Question Serial No. 3625)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- (1) The number of cases involving unauthorised structures on private agricultural land handled by the Lands Department in the past three years;
- (2) The number of enforcement actions (by types of enforcement, including 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) taken in relation to item (1); and
- (3) The number of structures demolished by the owners as required, and the number of those demolished by the Government in relation to item (1).

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 82)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (LandsD) in the last three calendar years (2016 to 2018) are as follows:

Calendar Year	2016	2017	2018
(a) Number of cases with enforcement actions initiated during the year against unauthorised structures on private agricultural land	1 397	1 190	1 086
Breakdown of enforcement actions by types of enforcement action ^(Note 2)			
(i) Number of cases with warning letters issued (including statutory notices for unauthorised structures on private agricultural land)	1 397	1 190	1 086
(ii) Number of cases with warning letters registered in the Land Registry	473	510	510
(iii) Number of cases with re-entry action taken	4	10	12
(b) Number of cases with unauthorised structures demolished by the owners ^(Note 1)	211	352	349
(c) Number of cases with unauthorised structures demolished by LandsD ^(Note 1)	9	7	4

Note 1: A case may involve more than one private lot and/or structure.

Note 2: The total number of enforcement actions conducted may not necessarily correspond to the cases with enforcement actions taken during the year, since each case may involve more than one enforcement action and the time of enforcement action may straddle different years.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)379

(Question Serial No. 3626)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters relevant to private recreational leases (PRLs), please inform this Committee of the following:

- 1) In the past three years, of the complaints about alleged lease breaches or failure to enforce lease conditions by PRL lessees received each year, how many of them were confirmed with lease breaches? Did the Lands Department hold the lessees concerned responsible for their lease breaches? If yes, what are the details of each case? If no, what are the reasons?
- 2) In the past three years, how many inspections were conducted in respect of PRLs each year? What were the expenditure and manpower involved?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 83)

Reply:

In accordance with the monitoring measures of the private recreational lease (PRL) policy, the Home Affairs Bureau conducts annual and ad-hoc (usually upon receipt of complaints and referrals) inspections of PRL sites to ensure that they are used in accordance with the PRL policy and in compliance with clauses on the user, operations, service-related and opening-up requirements provided in the lease. The Lands Department (LandsD) carries out site inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications.

The number of cases with suspected breaches of lease conditions of PRLs which were inspected and investigated by LandsD, and the number of substantiated breaches identified in the past three years are set out below:

Year	No. of inspected and investigated cases	No. of substantiated breaches identified
2016	5	3
2017	3 ^{Note}	2
2018	2 ^{Note}	1

Note: As at end of December 2018, one case in 2017 and one case in 2018 are still under investigation.

The cases of lease breaches relate mostly to unauthorised building works or breach of user restrictions. They have been handled in accordance with LandsD's established procedures. Upon confirming a breach of the lease conditions, LandsD will take appropriate lease enforcement actions, such as issuing a warning letter to the lessee requiring rectification of the breach and follow-up compliance check.

The above site inspection work is carried out by the staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure and manpower involved solely for the above site inspection work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)380

(Question Serial No. 3627)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

Regarding matters on small houses and land control in the New Territories, please inform this Committee of the following:

- (1) How many small house applications were received by the Lands Department (LandsD) in the past three years? What are the numbers of backlog cases and cases under processing? How long does it take on average for LandsD to process a small house application?
- (2) How many cases were in breach of the requirements governing New Territories exempted houses in the past three years? What are the estimated expenditure and manpower required for handling such cases in 2019-20?
- (3) How many applications for rebuilding small houses or squatter structures were received by LandsD respectively in the past three years? What are the respective numbers of these applications under processing? How long does it take on average for LandsD to process an application for rebuilding small house or squatter structure? What are the estimated expenditure and manpower required for handling this task in 2019-20?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 84)

Reply:

- (1) Over the past three years (2016 to 2018), the Lands Department (LandsD) received a total of 3 776 small house applications. As at end of December 2018, the number of small house applications being processed was 8 223 and the number of applications pending processing was 2 574. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, , 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 be longer depending on the nature and complexity of the issues involved.

- (2) The numbers of confirmed cases of breach of development conditions of New Territories exempted houses (NTEHs) in the past three years (2016 to 2018) are set out below:

Year	Number of confirmed cases involving breach of development conditions of NTEHs
2016	87
2017	58
2018	201

Cases involving breach of development conditions of NTEHs are handled by the existing staff of LandsD 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.

- (3) Over the past three years (2016 to 2018), the number of applications received for rebuilding NTEHs including small house was 1 783. As at end of December 2018, the number of rebuilding applications being processed was 2 133 and no application was pending processing.

In general, for straightforward cases, LandsD takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time will be longer depending on the nature and complexity of the issues involved such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities.

Rebuilding applications are processed by the existing staff of LandsD 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 three years (2016 to 2018), the number of applications received for rebuilding squatter structures for domestic use was 10. As at end of December 2018, the number of rebuilding applications being processed was 36 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. For complicated cases, the processing time will be longer depending on the nature and complexity of the issues involved.

Applications for rebuilding squatter structures for domestic use are processed by the existing staff of LandsD as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing these applications.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)381****(Question Serial No. 3628)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

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 in 2016-19 with a breakdown by 18 districts; and
- (2) The number of cases and area of land granted by way of short-term tenancy for public carparking purpose in 2016-19 with a breakdown by 18 districts.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 85)

Reply:

- (1) Information on the area of land granted by short-term tenancies (STTs) in the past three calendar years by District Lands Office is tabulated below:

District Lands Office	Area of land granted by STTs in hectare (ha)		
	2016	2017	2018
Hong Kong East	0.71	1.93	0.57
Hong Kong West & South	2.24	9.86	2.15
Kowloon East	3.44	8.91	0.87
Kowloon West	5.38	1.11	4.74
Islands	1 693.76 (Note)	0.83	3.48
North	15.42	0.74	1.49
Sai Kung	8.78	2.29	1.58
Sha Tin	6.52	1.79	5.82
Tuen Mun	1.87	8.76	0.47
Tai Po	2.69	7.05	2.59

District Lands Office	Area of land granted by STTs in hectare (ha)		
	2016	2017	2018
Tsuen Wan & Kwai Tsing	0.54	5.69	7.15
Yuen Long	2.90	4.29	2.87
Sites for railway development projects	0.10	0.04	0.01
Total	1 744.35 (Note)	53.29	33.79

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 38.0 ha of land will be granted by STTs in 2019. As this is only an estimate, detailed breakdown by district is not available.

- (2) Information on the number of cases and area of land granted by way of STTs for public carparking purpose in past three financial years by District Lands Office is tabulated below:

District Lands Office	2016-17		2017-18		2018-19 (up to 28 February 2019)	
	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)
Hong Kong East	2	4 310	4	18 300	1	2 070
Hong Kong West & South	4	13 010	1	2 610	4	6 026
Kowloon East	4	12 520	2	3 200	2	2 700
Kowloon West	6	26 990	3	13 080	2	18 670
Islands	0	0	0	0	0	0
North	2	6 140	6	8 560	3	11 480
Sai Kung	10	49 926	2	4 770	3	10 150
Sha Tin	7	42 640	6	19 710	4	8 610
Tuen Mun	3	19 750	2	3 360	1	1 230

District Lands Office	2016-17		2017-18		2018-19 (up to 28 February 2019)	
	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)	Number of STTs issued in the year for public carparking purpose	Area (m ²)
Tai Po	1	7 650	2	8 940	4	13 850
Tsuen Wan & Kwai Tsing	0	0	4	49 300	2	19 990
Yuen Long	4	6 235	8	14 760	2	9 660
Total	43	189 171	40	146 590	28	104 436

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)382

(Question Serial No. 3629)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

The Lands Department (LandsD) will, from time to time, grant government land by way of short-term tenancy or (private) treaty to the MTR Corporation Limited (MTRCL) or other government departments for the purpose of temporary works site or storage to facilitate project implementation. In this regard, will the Government inform this Committee of the following:

- 1) Information on sites returned to LandsD according to the railway works schedule in the past three years, including i) site location/lot no.; ii) area; iii) planned use (if any).
- 2) Information on sites still leased by MTRCL as at March 2019, including i) site location/lot no.; ii) area; iii) expected date of return.
- 3) Information on sites returned to LandsD according to the schedule of other infrastructural projects in the past three years, including i) site location/lot no.; ii) area; iii) planned use (if any).
- 4) Information on sites still occupied by other government departments for the purpose of temporary works site or storage as at March 2019, including i) site location/lot no.; ii) area; iii) expected date of return.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 86)

Reply:

- 1) Information on the number and area of the short-term tenancy (STT) sites which had been let to MTR Corporation Limited before and were terminated and returned to the Lands Department (LandsD) in the past three years is listed by District Lands Office as follows:

District Lands Office	Number of STTs returned	Area (m ²) (about)
Hong Kong East	1	23
Hong Kong West & South	9	124 055
Kowloon East	1	181
Kowloon West	1	5 570
Islands	0	0
North	0	0
Sai Kung	0	0
Sha Tin	0	0
Tuen Mun	0	0
Tai Po	0	0
Tsuen Wan & Kwai Tsing	0	0
Yuen Long	0	0
Total	12	129 829

- 2) Information on the number and area of STTs which were still let to MTR Corporation Limited as at end-February 2019 is set out by District Lands Office in the following table. LandsD does not have readily available information on the expected date of return of these sites.

District	Number of STTs	Area (m ²) (about)
Hong Kong East	1	658
Hong Kong West & South	9	113 566
Kowloon East	1	1 130
Kowloon West	7	177 906
Islands	0	0
North	1	161
Sai Kung	0	0
Sha Tin	2	1 846
Tuen Mun	1	777
Tai Po	0	0
Tsuen Wan & Kwai Tsing	1	936
Yuen Long	2	11 100
Total	25	308 080

- 3) LandsD has not compiled any data set on site location, area and planned use on the sites which had previously been allocated for temporary use to facilitate the implementation of other infrastructural projects and were terminated and returned to LandsD in the past three years.

- 4) As at February 2019, there are 2 239 temporary government land allocations (TGLAs) allocated to government departments/bureaux on a temporary basis for uses as works site/works areas or storage, covering an area of about 3 216 hectares (ha) in total. Information on the number and area of the TGLAs by District Lands Office is as follows:

District Lands Office	TGLAs for Use ^{Note} as Works Site / Works Area		TGLAs for Use ^{Note} as Storage	
	Number	Area (ha) (about)	Number	Area (ha) (about)
Hong Kong East	83	125	26	2
Hong Kong West & South	234	56	19	3
Kowloon East	185	213	15	5
Kowloon West	52	36	14	3
Islands	236	948	18	3
North	130	309	4	1
Sai Kung	227	461	11	3
Sha Tin	189	22	7	1
Tuen Mun	134	215	4	2
Tai Po	117	129	10	2
Tsuen Wan & Kwai Tsing	177	375	13	5
Yuen Long	126	113	8	2
Allocations for railway development projects	200	182	0	0
Total	2 090	3 184	149	32

Note: As determined based on the projects/proposals of the bureaux and departments concerned.

LandsD does not have readily available information on the expected date of return of the TGLAs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)383****(Question Serial No. 3630)**

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the details about government land let for recycling purpose as at March 2019, including their locations, terms of tenancies, areas, relevant recycling purposes and permitted uses.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 87)

Reply:

As at December 2018, there are 21 short-term tenancies (STTs) granted for Waste Recovery/Recycling/Reprocessing Operation. The respective location, area, term and permitted use of these 21 STTs are as follows:

Site	STT No.	Location	Area (m²)	Term of STT	Permitted Use
1	STT2886	Government land at Lam Kam Road, Pat Heung, Yuen Long	4 140	Commencing on 25 April 2017 and expiring on 30 June 2023 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, plastics, tyres, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.

Site	STT No.	Location	Area (m²)	Term of STT	Permitted Use
2	STT1745	Dai Kwai Street, Tai Po Industrial Estate, Tai Po, New Territories	5 070	60 months certain from 21 March 2017	Operation of a business in recovery and recycling or in connection with reprocessing of plastics found in and recovered from municipal solid waste.
3	CX2590	Government land at Pai Chong Road, Cheung Chau, New Territories	337	84 months certain from 9 September 2015 and thereafter quarterly	Recovery and recycling of household waste and trade waste excluding chemical waste.
4	STT3808	Kwai Tak Street, Kwai Chung	523	60 months certain from 30 August 2013 and thereafter quarterly	Operation of a business in connection with the recovery and recycling of paper, plastics, glass, electrical and electronic appliances, wood or furniture or any combination of the above found in municipal solid waste
5	CX2735	Government land at Peng Lai Road, Peng Chau, New Territories	69	57 months certain from 3 March 2018 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile, old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use
6	CX2751	Government land at Cheung Chau Sai Tai Road, Cheung Chau, New Territories	1 000	36 months certain from 2 May 2018 and thereafter quarterly but not exceeding 60 months	For operation of a business in the recovery and recycling or in connection with the reprocessing of metals, paper, plastic, tyres, electronic appliances, glass, textile, old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.
7	STT1638	Government land at Chi Wa Lane, Fanling, New Territories	4 730	60 months certain from 13 December 2012 ^(Note1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use
8	STT1596	Government land at Chi Wa Lane, Fanling, New Territories	1 990	60 months certain from 13 September 2012 ^(Note1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
9	STT3749	Nos. 16-18 Wing Lap Street, Kwai Chung, New Territories	652	60 months certain from 8 March 2011 and thereafter quarterly	Recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood, furniture, organic waste (excluding chemical waste and animal waste) or any combination of the above materials found in and recovered from municipal solid waste.

Site	STT No.	Location	Area (m²)	Term of STT	Permitted Use
10	STT1685	Ming Yin Road, Area 48C, Wo Hop Shek, Fanling, New Territories	2 160	60 months certain from 28 September 2018 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture or any combination of the above materials found in and recovered from municipal solid waste.
11	KX2671	Ngong Shung Road, Stonecutters Island	588	36 months certain from 22 November 2010 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, paper, plastic, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
12	KX2675	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.

Site	STT No.	Location	Area (m²)	Term of STT	Permitted Use
13	KX2676	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
14	KX2677	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 480	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
15	KX2678	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 400	36 months certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
16	STT1449	Government land adj. Dai Kwai Street, Tai Po	5 300	60 months certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.

Site	STT No.	Location	Area (m ²)	Term of STT	Permitted Use
17	STT1450	Government land adj. Dai Kwai Street, Tai Po	4 300	60 months certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.
18	STT1475	Government land at Po Wan Road, Sheung Shui, New Territories in D.D. 52	4 400	60 months certain from 27 May 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture or any combination of the above found in municipal solid waste.
19	EHX263	Chong Fu Road, Chai Wan, Hong Kong	2 530	12 months certain from 22 May 2000 and thereafter quarterly	Operation of a business in the recovery and/or recycling of paper and plastics waste materials found in municipal solid waste.
20	KX1573	Cha Kwo Ling Village, Kowloon	731	3 months certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop
21	KX1574	Cha Kwo Ling Village, Kowloon	242	3 months certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop

Note (1) : The STT is under holdover arrangement (on monthly basis).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)384****(Question Serial No. 4710)**

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 in a table the location, land area, original land use and rezoned land use of the sites proposed for rezoning in 2018-19 and those planned for rezoning in 2019-20 by the Government.

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 222)

Reply:

From 1 April 2018 to 31 March 2019, amendments to five Outline Zoning Plans (OZPs) in respect of Wan Chai, Tseung Kwan O, Mong Kok, Sai Ying Pun and Sheung Wan, and Fanling/Sheung Shui were made. Details of the rezoning amendments to Mong Kok OZP, Sai Ying Pun and Sheung Wan OZP, and Fanling/Sheung Shui OZP are listed below:

OZP	Original Land Use	G/IC (in hectare (ha))	OU (in ha)	I (in ha)	O (in ha)
	Rezoned Land Use				
Mong Kok	C	0.6	0.7	-	-
Sai Ying Pun and Sheung Wan	Pedestrian Precinct/Street	0.008	-	-	-
Fanling/ Sheung Shui	R(A)	0.9	1	1.9	1.4
	Road	-	0.3	1.8	0.5

Notes:

- (1) G/IC: Government, Institution or Community OU: Other Specified Uses I: Industrial
R(A): Residential (Group A) C: Commercial O: Open Space
- (2) Amendment to Notes of the OZP, addition of a sub-zone of the same land use zoning or revision of the development restrictions, with no change to the original zoning, are not included in the above table.

For the remaining two OZPs, the amendments made to Wan Chai OZP were on revision of building height restrictions and deletion of non-building area/building gap requirement without rezoning of individual sites, while the amendment to the Tseung Kwan O OZP was to revert a site to “Green Belt” zone after consideration of representations and comments by the Town Planning Board.

For sites planned for rezoning in 2019-20, no details can be provided at this stage as they are subject to completion of the relevant technical studies.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)385

(Question Serial No. 3782)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (4) Technical Services
Controlling Officer: Director of Planning (Raymond LEE)
Director of Bureau: Secretary for Development

Question:

As regards the Feasibility Study on the Development of a Common Spatial Data Infrastructure - Built Environment Application Platform, will the Planning Department inform this Committee of the following:

1. How much resources and manpower have been deployed by the Planning Department for the Study so far? What are the details, objectives and timeframe of the Study?
2. How much resources and manpower will be deployed for the Study this year? Will the Platform and/or applications and/or data be opened for public use?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 55)

Reply:

In March 2018, the Planning Department (PlanD) commissioned a consultancy study entitled "Development of a Common Spatial Data Infrastructure - Built Environment Application Platform (BEAP) Feasibility Study" (the Study) to formulate an overall development framework for the BEAP and recommend applications with test cases focusing on city planning, infrastructure/engineering, and environmental aspects to facilitate the work of the Government and to support the development of the Common Spatial Data Infrastructure (CSDI). Subject to findings of the Study, the BEAP to be developed is intended to facilitate the work of the Government initially, with a view to opening up some built environment-related applications for public use at a later stage having regard to the CSDI development.

The Study is aimed for completion by end of 2019, with estimated expenditure of about \$7.1 million. As the work in respect of the BEAP Study is undertaken by staff of PlanD as part of their overall duties, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)386

(Question Serial No. 3784)

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 regard to the urban renewal studies, please advise on the following:

1. Will the Department consider allocating resources to study the redevelopment priority in areas where no redevelopment project has been carried out for a long period of time, especially in an area around Yi Pei Square and Chung On Street in Tsuen Wan where no redevelopment project has been carried out for the last two decades? If yes, what are the details and time frames of the studies? If not, what are the reasons?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 54)

Reply:

The Urban Renewal Authority (URA) plays an important role in urban redevelopment. The Planning Department (PlanD) works closely with URA in the implementation of urban renewal projects. In making a decision on the commencement of any redevelopment project, URA will cautiously handle the matter and set priorities in accordance with the revised Urban Renewal Strategy promulgated in 2011, taking into account a host of different factors such as building conditions, living environment, land resources available in the district for relocating affected residents, planning gains the redevelopment project can bring about to the entire community, as well as the financial and manpower resources of URA. Having regard to the difficulty in increasing the development density or the lack of residual developable plot ratio in some districts, urban renewal needs to be undertaken on a district-based rather than a piecemeal approach. To this end, URA commenced in May 2017 a district planning study on a pilot basis for Yau Ma Tei and Mong Kok (Yau Mong Study), which have a high concentration of old buildings. This is a strategic study and the findings will serve as the basis for the URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in other districts including Tsuen Wan. PlanD will continue to provide planning advice to URA on individual urban renewal projects and also the Yau Mong Study.

As mentioned above, plot ratio is one of the relevant factors in considering redevelopment projects. The Government from time to time undertakes review on the policy of domestic plot ratio and the feasible options for increasing the development intensity. To better utilise scarce land resources, the Government promulgated in 2014 that, except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the maximum domestic plot ratio for housing sites could generally be increased by 20%, where planning terms permit (including adequate traffic and infrastructural capacity to cater for the higher development intensity, compatibility of the scale of development with the district characteristic, etc). Individual proposals on residential development, both public and private, seeking an increase in the domestic plot ratio which exceeds that stipulated on statutory town plan can apply to the Town Planning Board (TPB) for minor relaxation of the plot ratio restriction. Regarding the area around Yi Pei Square and Chung On Street in Tsuen Wan, these are mainly private residential areas zoned “Residential (Group A)13” on the approved Tsuen Wan Outline Zoning Plan, and subject to a maximum domestic plot ratio of 5.0 or non-domestic plot ratio of 9.5. As a result of the enhanced development intensity policy in 2014, the maximum domestic plot ratio could hence be increased from 5 to 6. In December 2018, the Executive Council further enhanced the above planning policy to allow increase of the maximum domestic plot ratio of public housing sites upon confirmation of technical feasibility and approval from TPB, where required, by up to 30 per cent, i.e. from 5 to 6.5 in the case of Tsuen Wan.

Besides, as stated in the 2018 Policy Agenda and 2019-20 Budget Speech, the Government will expedite the implementation of the “single site, multiple use” model in multi-storey development on government land, so as to consolidate and provide more Government, Institution or Community facilities, make optimal use of limited land resources and improve community environment through redevelopment of government facilities. Amongst others, the consolidation of several government sites in Tsuen Wan town centre is included in the first batch of projects under the “single site, multiple use” initiative. This project includes the Tsuen Wan Town Hall and former Tsuen Wan Magistrates’ Courts sites, the Princess Alexandra Community Centre site, the Lady Trench General Out-patient Clinic and Luen Yan Street Cooked Food Hawker Bazaar sites. We are studying how the facilities and sites concerned can be consolidated for providing more community facilities and releasing land to meet other social needs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)387

(Question Serial No. 3785)

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 respect of the work on the increased maximum domestic plot ratios allowed in different "Density Zones" as appropriate, please advise on the following:

1. Will the Department consider allocating resources to study the increase of domestic plot ratios in well-developed areas, such as Tsuen Wan, to a level that is on a par with that of Hong Kong Island and Kowloon, so as to create a favourable condition to intensify and speed up redevelopment? If yes, what is the time frame of the study? If no, what are the reasons?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 52)

Reply:

The Government from time to time undertakes review on the policy of domestic plot ratio and the feasible options for increasing the development intensity. In the case of Tsuen Wan which is amongst the first generation new towns developed since 1970s, the plot ratio stipulated back then was generally lower when compared with that of the urban area to provide better living environment. In 2003, the Planning Department (PlanD) reviewed whether it would be appropriate to further increase the maximum permissible plot ratio of Tsuen Wan from 5; in view of the traffic and infrastructural capacity and other factors, nonetheless, it was considered appropriate to keep the maximum domestic plot ratio at 5.

In 2014, the Government promulgated that, except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the maximum domestic plot ratio for housing sites could generally be increased by 20%, where planning terms permit (including adequate traffic and infrastructural capacity to cater for the higher development intensity, compatibility of the scale of development with the district characteristic, etc.). Individual proposals on private residential development seeking an increase in the domestic plot ratio which exceed that stipulated on statutory town plan can apply to the Town Planning Board (TPB) for minor relaxation of the plot ratio restriction. In the case of

Tusen Wan, the maximum domestic plot ratio could hence be increased from 5 to 6. In December 2018, the Executive Council further enhanced the above planning policy to allow increase of the maximum domestic plot ratio of public housing sites upon confirmation of technical feasibility and approval from TPB, where required, by up to 30 per cent, i.e. from 5 to 6.5 in the case of Tsuen Wan. The Government will continue to review and adjust the development intensity in a timely manner, having regard to the changing circumstances of developments and the need of society, while taking full account of various factors such as the district's traffic and infrastructural capacity, district characteristic and existing development intensity, so as to ensure that any upward adjustment to development intensity would not bring adverse impact to the district.

It should be noted that plot ratio is one of the relevant factors in considering redevelopment projects, which should take into account a host of other different factors such as building conditions, living environment, land resources available in the district for relocating affected residents etc.. The Urban Renewal Authority (URA), which plays an important role in urban redevelopment and works closely with PlanD in the implementation of such projects, will cautiously handle the matter and set priorities in accordance with the revised Urban Renewal Strategy promulgated in 2011 as well as the aforementioned factors. Given the difficulty in increasing the development density or the lack of residual developable plot ratio in some districts, urban renewal needs to be undertaken on a district-based rather than a piecemeal approach. To this end, URA commenced in May 2017 a district planning study on a pilot basis for Yau Ma Tei and Mong Kok (Yau Mong Study), which have a high concentration of old buildings. This is a strategic study and the findings will serve as the basis for the URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in other districts including Tsuen Wan. PlanD will continue to provide planning advice to URA on individual urban renewal projects and also the Yau Mong Study.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)388****(Question Serial No. 5494)**

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 on:

1. the number of applications related to agricultural land each year and the respective site areas (in hectares);
2. the District Council administrative districts involved in the above rezoning/amendment applications and the respective site areas (in hectares); and
3. the rezoned/revised land use of the above rezoning/amendment applications, the number of applications involved and the respective site areas (in hectares).

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 239)

Reply:

In the past three financial years, two planning applications involving solely "Agriculture" ("AGR") zones under section 12A of the Town Planning Ordinance (Cap. 131) were received by the Town Planning Board. Details are set out in the table below. Both rezoning applications were withdrawn by the applicants.

Financial Year	District Council District	Proposed Zoning	Number of Applications [Site area (in hectares) (about)]	
			By District	Total
2016-17	North	Village Type Development	1 [0.6]	1 [0.6]
2017-18	Yuen Long	Residential	1 [0.5]	1 [0.5]

Note 1: No rezoning application solely involving "AGR" zone was received during the financial year of 2018-19 (up to mid-March).

Note 2: There was no section 12A application solely involving "AGR" zones in other District Council districts not listed in the above table.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)389****(Question Serial No. 5773)**

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:

As regards unauthorised developments on land and agricultural land within "Site of Special Scientific Interest", "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones, please tabulate their respective numbers of complaints, numbers of substantiated cases, numbers of enforcement notices, stop notices and reinstatement notices issued, and numbers of prosecutions (numbers of cases and persons convicted) by districts in the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 139)

Reply:

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; together with the number of prosecution cases and the number of persons convicted in these cases, broken down by broad districts in the rural New Territories (NT), in the past five years (i.e. 2014 to 2018) are as follows:

Broad District	No. of complaints on alleged UD¹ within "SSSI" 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)
North West NT	8	0(0)	0(0)	0(0)	0(0)
North East NT	5	7(5)	0(0)	1(1)	1(0)
South East NT	0	0(0)	0(0)	0(0)	0(0)
Islands	4	0(0)	0(0)	0(0)	0(0)

¹ The complaint cases within "SSSI" zone in North West NT and Islands were confirmed not UD^s after investigation. No enforcement action was taken.

Broad District	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)
North West NT	140	106(23)	0(0)	84(17)	7(17)
North East NT	50	32(12)	0(0)	20(5)	1(1)
South East NT	81	42(18)	0(0)	24(9)	4(5)
Islands	11	28(4)	0(0)	37(5)	0(0)

Broad District	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)
North West NT	92	148(32)	0(0)	53(16)	2(4)
North East NT	32	34(6)	0(0)	34(6)	3(5)
South East NT	33	19(4)	0(0)	15(1)	0(0)
Islands	15	0(0)	0(0)	0(0)	0(0)

Broad District	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)
North West NT	651	1 431(208)	0(0)	808(111)	42(149)
North East NT	203	310(52)	0(0)	217(40)	7(6)
South East NT	119	171(29)	0(0)	94(21)	10(27)
Islands	28	5(2)	0(0)	4(1)	1(1)

Broad District	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)
North West NT	816	2 083(370)	0(0)	371(83)	50(125)
North East NT	835	1 639(298)	0(0)	743(137)	50(145)
South East NT	32	67(8)	0(0)	28(5)	1(5)
Islands	11	1(1)	0(0)	0(0)	0(0)

The Planning Department does not have readily available information on enforcement action involving only agricultural land within the aforesaid five zones.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)390****(Question Serial No. 5774)**

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:

As regards unauthorised developments, please tabulate the numbers of complaints, number of substantiated cases, numbers of enforcement notices, stop notices and reinstatement notices issued, and numbers of prosecutions (numbers of cases and persons convicted) broken down by District Council districts in the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 140)

Reply:

The number of complaints against alleged unauthorised developments (UDs), the number of enforcement notices (ENs) and reinstatement notices (RNs) issued; together with the number of prosecution cases and the number of persons convicted in these cases, broken down by districts, in the past five years (i.e. 2014 to 2018) are as follows:

District	No. of complaints on alleged UDs	No. of ENs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
Tuen Mun	424	821 (92)	251 (13)	11 (54)
Yuen Long	4 581	6 849 (1 161)	1370 (270)	152 (400)
North	1 325	1 620 (331)	687 (145)	59 (151)
Tai Po	376	812 (134)	340 (48)	10 (25)
Sha Tin	5	0 (0)	0 (0)	0 (0)

District	No. of complaints on alleged UD's	No. of ENs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
Sai Kung	366	345 (71)	164 (38)	16 (40)
Islands	162	143 (28)	54 (9)	4 (6)
Tsuen Wan	19	11 (4)	0 (0)	1 (1)
Kwai Tsing	3	0 (0)	0 (0)	0 (0)
Kwun Tong	2	0 (0)	0 (0)	0 (0)
Central and Western	2	0 (0)	0 (0)	0 (0)
Southern	1	0 (0)	0 (0)	0 (0)
Total	7 266	10 601 (1 821)	2 866 (523)	253 (677)

Remarks: No stop notice was issued during the period.

The enforcement power of the Planning Authority under the Town Planning Ordinance is confined to areas designated as Development Permission Areas (DPAs) in the rural New Territories. For complaint cases not falling within any DPAs, the Planning Department would refer the cases to other government departments as appropriate for enforcement action in accordance with the relevant legislation and/or lease concerned.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)391

(Question Serial No. 5798)

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 mentioned by the Bureau that one of its tasks for the year 2019-20 was “to 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”. In this regard, please provide:

- (a) the specific details of the review;
- (b) in table form the specific areas of the “environmentally sensitive areas”;
- (c) the schedule for the review;
- (d) the estimated expenditure of the review.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 183)

Reply:

As stated in the 2018 Policy Address, the Government would review the legislation concerned and map out more effective means to control landfilling, dumping of wastes and associated development activities causing environmental damage to areas of high ecological values in Lantau. Our primary focus includes environmentally sensitive areas such as Pui O, Shui Hau and Tong Fuk of South Lantau. As far as the Planning Department (PlanD) is concerned, we are reviewing the existing mechanism under the Town Planning Ordinance with a view to strengthening enforcement against unauthorised developments in these areas. This review is in progress, and the preliminary result is expected to be available later this year. To assist in undertaking this review, two time-limited non-directorate professional posts were created in PlanD in 2018-19. Also, one permanent Chief Town Planner post is proposed to be created in 2019-20 to lead the review as part of his/her duties (see paper EC(2018-19)30).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)392****(Question Serial No. 3943)**

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 the Planning Enquiry Counters of the Planning Department, please provide information on their users, the loans made, the total revenue from their photocopying service and the amount of paper they used in the past five years.

Year	Number of users	Number of loans made	Total revenue from photocopying service	Amount of paper used
2014				
2015				
2016				
2017				
2018				

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1045)

Reply:

The Planning Enquiry Counters (PECs) of the Planning Department provide both counter enquiry service and self-service for access to planning information. Details on the use of counter enquiry service from 2014 to 2018 are set out below:

Year	Number of users of counter enquiry service	Number of loans made	Total revenue from photocopying service (\$)	Amount of paper used (sheet)
2014	4 055	3 628	47,103	85 936
2015	3 041	2 722	54,253	98 223
2016	3 273	2 989	31,249	67 217
2017	3 193	2 854	57,700	84 161
2018	2 566	2 338	42,866	62 071

We do not keep statistics on the self-service at PECs.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)393****(Question Serial No. 3945)**

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:

1. Please list in the table below the existing provision of district open space and local open space, the existing provision of these two types of open space per capita and their surplus/deficit provision under the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) by District Council (DC) districts.

DC district	Area of existing open space (square metres) (m ²)		Existing open space per capita and deficit under the requirements of HKPSG in 2018 (m ² /person) (+/- surplus/deficit)	
	District open space	Local open space	District open space	Local open space

2. Please list the total areas of private land zoned as "Open Space" by outline zoning plans.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1047)

Reply:

1. The Hong Kong Planning Standards and Guidelines (HKPSG) currently prescribes an open space provision standard at a minimum of 20 hectares (ha) per 100 000 persons, i.e. 2 square metres (m²) per person. In accordance with HKPSG, open space generally includes lands zoned for the provision of open space and recreation facilities for the enjoyment of the general public. It also includes outdoor open-air space which is used principally for active and/or passive recreation use, developed either by the public or private sector.

The Planning Department (PlanD) does not have readily available information on the provision of per capita open space in 2018 by District Council (DC) districts. Based on the open space provision in 2018 with inputs from the Leisure and Cultural Services Department (LCSD) and the Housing Department and the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing open space per capita by DC districts is set out in the table below. The open space standard is generally met in overall terms.

DC District	Existing Open Space Provision (ha) (about)	Existing Open Space per capita (m²) (about)
Central and Western	57.6	2.37
Wan Chai	50.9	2.83
Eastern	116.8	2.10
Southern	83.5	3.04
Yau Tsim Mong	73.4	2.14
Kowloon City	92.5	2.21
Kwun Tong	179.3	2.76
Wong Tai Sin	129.8	3.05
Sham Shui Po	104.8	2.58
Kwai Tsing	142.3	2.73
Tsuen Wan	78.4	2.46
Sha Tin	211.7	3.21
Tai Po	107.4	3.53
North	84.2	2.67
Tuen Mun	180.8	3.70
Yuen Long	133.4	2.17
Sai Kung	108.6	2.35
Islands	84.5	5.39

Remarks

- (a) 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 LCSD, 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.
- (b) The existing open space provision in some districts may have slightly increased mainly due to newly completed open space or reduced mainly due to LCSD’s latest guidelines that the area of sports ground facilities within parks have been excluded from open space calculation.

2. PlanD does not have readily available information on the area of “Open Space” zones located on private land by outline zoning plans. Significant resources are required for compiling the relevant statistics.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)394****(Question Serial No. 4818)**

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:

Please tabulate the number of applications for small house development outside “Village Type Development” zones by District Council (DC) districts in 2018.

(a) “Agriculture” Zone

DC District	Received	Approved	Rejected

(b) “Green Belt” Zone

DC District	Received	Approved	Rejected

(c) “Comprehensive Development Area” Zone

DC District	Received	Approved	Rejected

(d) “Recreation” Zone

DC District	Received	Approved	Rejected

(e) “Residential (Group D)” and “Residential (Group E)”

DC District	Received	Approved	Rejected

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1063)

Reply:

Applications for planning permission for small house development outside “Village Type Development” (“V”) zone approved/rejected by the Town Planning Board in 2018 are detailed in the tables below. Due to variations in time required for processing planning applications, the numbers of applications respectively approved/rejected within 2018 do not necessarily correspond with the relevant numbers of applications received during the same period. Planning applications for small house development straddling the “V” zone and other zonings are not included in the tables below.

District Council (DC) Districts	Received	Approved	Rejected
<i>Applications for planning permission for small house developments in “Agriculture” (“AGR”) zone</i>			
Tai Po	18	6	18
North	46	33	15
Sai Kung	3	2	1
Yuen Long	2	2	14

Note: There was no application for planning permission involving “AGR” zone in the remaining DC districts not listed in the table.

DC Districts	Received	Approved	Rejected
<i>Applications for planning permission for small house developments in “Green Belt” (“GB”) zone</i>			
Tai Po	17	10	7
North	4	2	3
Sai Kung	0	0	4

Note: There was no application for planning permission involving “GB” zone in the remaining DC districts not listed in the table.

DC Districts	Received	Approved	Rejected
<i>Applications for planning permission for small house developments in “Residential (Group D)” (“R(D)”) or “Residential (Group E)” (“R(E)”) zone</i>			
Yuen Long	1	0	0
Tuen Mun	1	0	0

Note: There was no application for planning permission involving “R(D)” or “R(E)” zone in the remaining DC districts not listed in the table.

There was no application for planning permission for small house development involving “Recreation” or “Comprehensive Development Area” zone in all DC districts received/ approved/rejected in 2018.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)395

(Question Serial No. 5289)

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 set out in detail the information of the sites planned for residential use in the future, as well as the information of those planned to be rezoned for residential use, including their respective area, district, planned number of residents, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1404)

Reply:

As part of the Government's multi-pronged land supply strategy, a total of over 380 000 housing units will be provided in the short-to-medium term, mainly by way of changing existing land uses and increasing development intensity for some 210 housing sites identified through land use reviews, which will contribute over 310 000 housing units (over 70% for public housing). At the same time, the Government is pressing ahead with the implementation of various projects including new development areas for Kwu Tung North/Fanling North, Hung Shui Kiu and Yuen Long South, and new town extension in Tung Chung, which are expected to provide some 210 000 housing units. Together with railway property development projects, over 230 000 housing units will be provided in the medium-to-long term. In total, the short, medium and long-term land supply initiatives are expected to provide over 610 000 housing units.

As announced in the "Long Term Housing Strategy Annual Progress Report 2018" published by the Transport and Housing Bureau in December 2018 (the LTHS Report), the total housing supply target for the ten-year period from 2019-20 to 2028-29 is 450 000 units. The Government has revised the public/private split from 60:40 to 70:30. Accordingly, the public and private housing supply targets will be 315 000 units and 135 000 units respectively. The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Housing Authority and the Hong Kong Housing Society in the five-year period from 2018-19 to 2022-23 by district are set out at **Annex**.

For public housing projects with completion dates scheduled for 2023-24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, consultation with local communities, infrastructure construction and site formation works, etc. Moreover, in many cases, the project sites are still subject to technical studies or investigation. Some of the sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involving government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, no detailed information and programme can be provided at this stage. Nonetheless, information will be provided in good time according to the rolling production programme. The Government will also consult relevant District Councils when appropriate.

As for private housing, the supply target of 135 000 units for the ten-year period from 2019-20 to 2028-29 will continue to be met through various private housing land supply sources including government land sale, railway property development projects, projects of the Urban Renewal Authority and private development/redevelopment projects.

- End -

**Hong Kong Housing Authority's Public Rental Housing (PRH)/
Green Form Subsidised Home Ownership Scheme (GSH) Production
(2018-19 to 2022-23)**

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@	
2018-19						
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900	5.3 [#]	
		Eastern Harbour Crossing Site Phase 7	500		0.2	
		Sau Ming Road	300		0.3	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700	1.6	
		Lai Chi Kok Road – Tonkin Street Phase 1 [^]	2 500		1.5	
		Lai Chi Kok Road – Tonkin Street Phase 2	1 300		0.8	
		Shek Kip Mei Phase 3	200		0.4	
		Shek Kip Mei Phase 7	200		0.2	
		So Uk Phase 1	400		7.9 [#]	
		So Uk Phase 2	3 700			
	Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
		Islands	Tung Chung Area 39	3 900	3 900	3.2
				Sub-total	20 500	
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 [#]	
		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	1 800	0.8	
		Fung Shing Street, Wong Tai Sin	800		0.5	
	Extended Urban	Sha Tin	Fo Tan	4 800	4 800	4.4
New Territories	North	Choi Yuen Road	1 100	2 100	1.2	
		Fanling Area 49	1 000		1.3	
			Sub-total	13 800		

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
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 [#]
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6 [#]
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	12.4 [#]
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	11 300	
2021-22					
Urban	Eastern	Chai Wan Road [^]	800	800	0.3
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000	4.7 [#]
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3&4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	12.4 [#]
			Sub-total	14 400	
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	700	700	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6 [#]
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi [^]	2 900	3 700	2.2
		Lai Cho Road	800		0.58
New Territories	Tai Po	Tai Po Area 9	6 400	6 400	6.7
			Sub-total	12 900	
			Total	72 900	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Notes: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

The figure includes all phases. Some of these phases will not be completed in the year.

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

[^] GSH Projects announced in or before March 2019.

**Hong Kong Housing Authority's Other Subsidised Sale Flats (Other SSFs) Production
(2018-19 to 2022-23)**

Year of Completion/ District	Sub-district	PRH/GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1 (B)*	683	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1*	824	824	2.0 [#]
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	6 600	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 500	2.0 [#]
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0 [#]
			Sub-total	4 400	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin St, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27*	1 226	1 226	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	12.4 [#]
			Sub-total	6 800	
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	5 400	
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6 [#]
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500	0.4
			Sub-total	1 500	
			Total	24 600	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Notes: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

The figure includes all phases. Some of these phases will not be completed in the year.

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

**Hong Kong Housing Society's Public Rental Housing (PRH) Production
(2018-19 to 2022-23)**

Estimated 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	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5 [#]
			Sub-total	1 000	
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			Sub-total	300	
			Total	1 300	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Notes: Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding. The figures are subject to amendments at the detailed design stage.

* Senior Citizen Residences Scheme Project

The figure includes all phases. Some of these phases will not be completed in the year.

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

**Hong Kong Housing Society's Subsidised Sale Flats (SSF) Production
(2018-19 to 2022-23)**

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2019-20					
Extended Urban	Sha Tin	Sha Tin Area 36C (Greenhill Villa)*	1020	1 350	1.2
	Sai Kung	Tseung Kwan O Area 73A (Mount Verdant)*	330		0.2
New Territories	Tuen Mun	Tuen Mun Area 2 (Terrace Concerto)*	290	290	0.3
			Sub-total	1 640	
			Total	1 640	

(Based on Hong Kong Housing Authority's Housing Construction Programme as at December 2018)

Note: * These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

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

CONTROLLING OFFICER'S REPLY

DEVB(PL)396

(Question Serial No. 5291)

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 the following information:

- (1) the total area of brownfield sites in Hong Kong (HK) with a breakdown by land use (government land, residential land, abandoned vehicle storage, etc.);
- (2) information on the current status, survey methodology, progress and present findings of the “territory-wide survey on brownfield sites”;
- (3) the definition of “brownfield sites”; and the area and location of such sites in each of the 18 districts of HK.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1410)

Reply:

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. Under the Study, field and questionnaire surveys have been carried out on the overall distribution and uses of all brownfield sites in the New Territories (NT). The Study will be completed shortly.

Typical brownfield operations in NT include container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and material storage, etc. Large clusters of brownfield sites are concentrated in North and Northwestern NT, such as Hung Shui Kiu/Ha Tsuen, Wang Chau, Yuen Long South, Kam Tin, Pat Heung, Shek Kong, Ngau Tam Mei, San Tin, Lok Ma Chau, Ping Che, Hung Lung Hang and Ta Kwu Ling areas. Other than these, smaller clusters of brownfields are scattered in different parts of the rural NT.

As and when the final report of the Study is ready, we will promulgate the study findings including an appropriate definition, the total area and distribution of brownfield sites in the NT.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)397****(Question Serial No. 5334)**

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:

Please advise on the area of industrial land in Hong Kong, with a breakdown by district, over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2050)

Reply:

Sites for industrial and industrial-related uses are mainly located within industrial and industrial-related zones (see Note 1 below) on Outline Zoning Plans (OZPs). The zonings on OZPs are 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 is undergoing transformation to cover general business and commercial uses.

The area within industrial and industrial-related zonings in the past five years (i.e. 2015 to 2019) by districts is as follows:

District	Area within industrial and industrial-related zones (hectares) (about) ^{1&2}				
	2015	2016	2017	2018	2019
Central and Western	5	4	4	4	4
Wan Chai	0	0	0	0	0
Eastern	17	17	17	17	17
Southern	20	20	20	20	20
Yau Tsim Mong	13	13	13	13	13
Sham Shui Po	31	31	31	31	31
Kowloon City	7	7	7	7	7
Wong Tai Sin	11	11	11	11	11
Kwun Tong	68	68	68	68	68

District	Area within industrial and industrial-related zones (hectares) (about) ^{1&2}				
Kwai Tsing	649	649	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	276	280	280	280
Yuen Long	524	524	503	503	503
North	229	224	224	224	224
Tai Po	90	90	90	90	90
Sha Tin	76	76	73	73	73
Sai Kung	176	165	165	165	165
Islands	436	436	436	436	436
Total³	2 665	2 649	2 630	2 630	2 630

Notes:

1. The various industrial and industrial-related zones include mainly “Industrial”, “Other Specified Uses” annotated “Business”, “Godown”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Cargo Working Area”, “Power Station”, “Deep Waterfront Industry”, “Boatyard and Marine-oriented Industrial Uses”, “Oil Depot” and other similar land use zonings, as well as “Open Storage” and “Industrial (Group D)”. There are industrial-related uses in other zonings or land currently not covered by OZP. Sites within the above industrial and industrial-related zones may also contain non-industrial uses.
2. The area for the years 2015 to 2018 is at end of the respective years, while the area for the year 2019 is at end of February 2019.
3. The figures may not add up to the numeric total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)398

(Question Serial No. 6897)

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 Programme (1): Territorial Planning, the Planning Department indicated that the number of “forecasts, reports and papers produced relating to supply and demand of land for major uses” would be increased from 478 (actual) in 2018 to 620 (estimated) in 2019. In this regard, please inform this Committee of:

- (a) the reason of the substantial increase in 2019
- (b) districts covered by the forecasts, reports and papers, and the number of the forecasts, reports and papers for each district in 2018
- (c) the main types and sources of information for the forecasts, reports and papers

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7160)

Reply:

The “forecasts, reports and papers produced relating to supply and demand of land for major uses” under Programme (1) of the Planning Department (PlanD) refer to the technical reports, working papers and other relevant submissions/documents prepared in support of various major planning studies conducted by PlanD, and those produced by other government departments to which PlanD provides strategic planning inputs.

In 2018, the number of forecasts, reports and papers produced relating to supply and demand of land for major uses was 478, including 362 for studies on a territory-wide basis, as well as 94 for those concerning development projects/proposals in Yuen Long district, ten in Tuen Mun district, ten in Kwai Tsing district and two in Wan Chai district.

As a number of major studies including the updating of the territorial development strategy, viz. “Hong Kong 2030+: Towards a Planning Vision Transcending 2030” and Planning and Engineering Study for Housing Sites in Yuen Long South are targeted for completion within 2019, a large number of reports and working/technical papers will need to be prepared/finalised in 2019. Coupled with the increase in the expected planning inputs for

relevant studies spearheaded by other departments such as those on major transport infrastructure, pedestrian facilities/walkability, and multi-storey buildings for brownfield uses, it is expected that PlanD will prepare more output for this category of work in 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)399****(Question Serial No. 7060)**

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:

Regarding Programme (1) Territorial Planning and Programme (2) District Planning, please tabulate the details of public consultations conducted by the Planning Department in the past five years with respect to planning, land use and urban design, and the number of participants, expenditure and manpower involved in each consultation.

Relevant Year	Name of the Study	Public Engagement Activities	Number of Participants	Expenditure Involved	Manpower Involved

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 3996)

Reply:

The requested information relating to public consultation conducted by the Planning Department (PlanD) in the past five years with respect to planning, land use and urban design are as follows -

Relevant Year	Name of the study	Public engagement activities	Number of participants
2015 and 2018	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study	Consultation with stakeholders in 2015, and Central and Western District Council and Town Planning Board (TPB) in 2015 and 2018.	A total of about 100 participants joined the consultation activities.
2016 - 2018	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	Local consultation from March to June 2016, and consultation with Yau Tsim Mong District Council in November 2017 and TPB in February 2018.	A total of about 350 participants joined the consultation activities.
Stage 1 -2010 - 2011 Stage 2 -2013 Stage 3 - 2015	Hung Shui Kiu New Development Area Planning & Engineering Study	The study has undergone a three-stage Community Engagement (CE) programme including public forums, briefings/focus group meetings and road shows.	A total of about 1 170 participants joined the public forums and briefings/ focus group meetings.
Stage 1 -2015 Stage 2 -2016	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	The study has undergone a two-stage Public Engagement (PE) programme including focus group meetings, workshops, design competition and on-site public events.	A total of about 950 participants joined the on-site public events, workshops and focus group meetings.
Stage 1 -2013 Stage 2 -2014 Stage 3 -2016	Planning and Engineering Study for Housing Sites in Yuen Long South	The study has undergone a three-stage CE programme including briefing sessions, focus group meetings and community forums.	A total of about 1 150 participants joined the community forums.

Relevant Year	Name of the study	Public engagement activities	Number of participants
2015	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge – Feasibility Study	Stage 1 CE including briefing sessions, focus group meetings and a community forum between July and September 2015.	A total of about 50 participants attended the community forum. Hundreds of participants attended the briefing sessions and focus group meetings.
2016 - 2017	Hong Kong 2030+ : Towards a Planning Vision and Strategy Transcending 2030	During the six-month PE from October 2016 to April 2017, the Development Bureau and PlanD organised/ attended more than 200 PE events including public forums, topical discussions, workshops, knowledge sharing seminars, briefings for various stakeholder groups and committees, school outreach events and guided visits.	Directly reached out to over 18 000 participants.

The expenditure incurred in conducting the consultation is absorbed in the overall lump sum fee of the respective consultancy studies/services commissioned for the study. There is no separate breakdown of the expenditure used solely for the consultation work.

The work on conducting and overseeing the consultation activities is absorbed by existing staff of PlanD as part of their overall duties, with the support of external services. There is no separate breakdown of the manpower used solely for this work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)400****(Question Serial No. 7061)**

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:

Please provide the details of the planning studies awarded by the Planning Department in the past five years, including the (i) name of the study, (ii) name of the consultant, (iii) commencement date, (iv) completion date/estimated completion date, (v) contract sum, and (vi) whether the study result was published (with relevant year).

Name of the study	Name of the consultant	Commencement date	Completion date/Estimated completion date	Contract sum	Whether the study result was published (with relevant year)

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 3997)

Reply:

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Preliminary Feasibility Study on Developing the New Territories North (NTN Study)	Ove Arup & Partners Hong Kong Limited	January 2014	December 2017	\$18,870,000	The Final Report and Executive Summary of the study were released in February 2018
Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study	Ove Arup & Partners Hong Kong Limited	January 2014	Targeted for completion in 2019 ¹	\$4,050,000	The Final Report and Executive Summary of the study were released in February 2018
Review of Land Requirements for Grade A Offices, Business and Industrial Uses	ICF Consulting Services Hong Kong Limited	April 2014	February 2017	\$4,070,000	The Final Report of the study was released in February 2017
Transport and Land Use Assessment	Ove Arup & Partners Hong Kong Limited	May 2015	Targeted for completion in 2019	\$5,683,680	Not applicable
Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	AECOM Asia Company Limited	January 2015	Targeted for completion in 2019	\$6,230,235	Not applicable

¹ The main study was completed in 2017. Additional services to examine the feasibility of a new pedestrian link to Tamar Footbridge and provide technical support for road gazettal are in progress.

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities (HKBCF) Island of Hong Kong-Zhuhai-Macao Bridge	Ove Arup & Partners Hong Kong Limited	January 2015	The study has been suspended. ²	\$27,996,074	Not applicable
Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau	ICF Consulting Services Hong Kong Limited	February 2015	January 2017	\$2,500,000	The report of the study was released in January 2017
Strategic Environmental Assessment for Hong Kong 2030+	Ove Arup & Partners Hong Kong Limited	March 2015	Targeted for completion in 2019	\$4,850,000	Not applicable

² The study has been suspended due to the latest development that the Airport Authority Hong Kong has been invited to submit a proposal for the topside development at the HKBCF Island.

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	Ove Arup & Partners Hong Kong Limited	March 2015	March 2018	\$6,899,000	The Final Report and Executive Summary of the study were released in April 2018
Review of the Notional Architectural Scheme of Site 3 at the New Central Harbourfront	Aedas Limited	April 2015	June 2016	\$1,100,000	The Planning Brief was released in January 2017
Cross-boundary Travel Survey 2015	Consumer Search Hong Kong Limited	September 2015	December 2016	\$3,988,000	The survey report was released in December 2016
Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	AECOM Asia Company Limited	June 2016	Targeted for completion in 2019	\$10,200,000	Not applicable
Study on Existing Profile and Operations of Brownfield Sites in the New Territories	Ove Arup & Partners Hong Kong Limited	April 2017	Targeted for completion in 2019	\$11,530,880	Not applicable

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Cross-boundary Travel Survey 2017	The Nielsen Company (Hong Kong) Limited	August 2017	February 2019	\$4,499,000	The survey report was released in February 2019
Sustainability Assessment for Hong Kong 2030+	RHL Surveyors Limited	September 2017	Targeted for completion in 2019	\$4,990,000	Not applicable
Survey on Business Establishments in Kowloon East 2018	MOV Data Collection Center Limited	February 2018	Completed in February 2019	\$2,270,000	The Final Report and Executive Summary of the survey were released in February 2019
Development of a Common Spatial Data Infrastructure – Built Environment Application Platform – Feasibility Study	Ove Arup & Partners Hong Kong Limited	March 2018	Targeted for completion in 2019	\$7,112,200	Not applicable
Study on Strategic Cross-Boundary Land-based Transport Infrastructure in the Regional Context for Hong Kong 2030+	City University of Hong Kong	October 2018	Targeted for completion in 2019	\$1,359,555	Not applicable

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)401

(Question Serial No. 7062)

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? How long did it take for them to be considered from receipt of them (in months)? How many of them were rejected? How many of them were withdrawn by applicants? What was the amount of departmental expense involved?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 3998)

Reply:

From 2014 to 2018, the Town Planning Board (TPB) received 183 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, 125 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 183 applications, TPB decided to agree/partially agree to 24 and reject 65, while 72 were withdrawn by applicants and 21 are still under processing. The TPB also considered that one application needed not be further processed as rezoning was not required for the applied use. The time required for TPB to consider and decide on these applications varies depending on their individual circumstances. As the relevant work is undertaken by staff of the Planning Department as part of their overall duties, we are unable to provide a breakdown on the departmental expenses incurred solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)402

(Question Serial No. 7063)

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 (LegCo internal reference no.: 3999)

Reply:

In accordance with section 12A of the Town Planning Ordinance (Cap. 131) (TPO), any person may apply for amendment of plans including amending the zoning of any site, except under the circumstances where section 12A(2)* applies. The TPO does not require the applicant to be the landowner and does not restrict the number of applications submitted by the same person or for the same site. There is no provision under the TPO for review of the Town Planning Board's decision 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)403****(Question Serial No. 7158)**

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:

- (a) Please list in table form the unauthorised development (UD) cases in brownfield sites (i.e. container yards, vehicle parks, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and materials storage which were converted from agricultural land in the New Territories) over the past five years:

	2014	2015	2016	2017	2018
Number of cases against which enforcement action was taken					
Number of cases against which prosecution was instigated					
Number of cases convicted					
Amount of fines imposed					

- (b) Please provide in table form by District Council district a breakdown of the number of UD cases in brownfield sites with enforcement action taken over the past five years:

Number of cases against which enforcement action was taken	2014	2015	2016	2017	2018
Tuen Mun					
Yuen Long					
North					

Tai Po					
Sha Tin					
Sai Kung					
Islands					

- (c) Please provide in table form by District Council districts a breakdown of the number of UD cases in brownfield sites with prosecution instigated over the past five years:

Number of cases against which prosecution was instigated	2014	2015	2016	2017	2018
Tuen Mun					
Yuen Long					
North					
Tai Po					
Sha Tin					
Sai Kung					
Islands					

- (d) Please provide in table form by District Council districts a breakdown of the number of UD cases in brownfield sites convicted over the past five years:

Number of cases convicted	2014	2015	2016	2017	2018
Tuen Mun					
Yuen Long					
North					
Tai Po					
Sha Tin					
Sai Kung					
Islands					

- (e) Please provide in table form by range of amounts of fines imposed on UD cases in brownfield sites over the past five years:

Amount of fines imposed	2014	2015	2016	2017	2018
1-5,000					
5,000-10,000					
10,000-20,000					
20,000-30,000					
30,000-40,000					
40,000-50,000					
50,000-60,000					

60,000-70,000					
70,000-80,000					
80,000-90,000					
90,000-100,000					
100,000-200,000					
200,000-300,000					
300,000-400,000					
400,000-500,000					
500,000-1,000,000					
1,000,000 or more					

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 8618)

Reply:

- (a) Typical brownfield operations in the New Territories such as container yards, vehicle parking, vehicle repair workshops, logistics operations, rural workshops, open storage, recycling yards, construction machinery and material storage may not be compatible with the surrounding environment. Unless it is an ‘existing use’, permitted under the relevant statutory town plan, or covered by a valid planning permission, it is an unauthorised development (UD) under the Town Planning Ordinance (TPO) subject to enforcement action.

Regarding these brownfield operations, the numbers of UD cases, prosecutions, and the fines imposed in convicted cases over the past five years are as follows:

	2014	2015	2016	2017	2018
No. of UD cases	199	224	251	275	331
No. of prosecution cases (No. of convicted cases)	24 (22)	34 (34)	40 (37)	39 (37)	38 (33)
Fine (\$)	22,000- 280,000	3,600- 560,000	2,000- 520,000	5,000- 281,000	18,000- 470,000

- (b) The numbers of UD cases broken down by districts¹ over the past five years are as follows:

District	2014	2015	2016	2017	2018
Tuen Mun	7	19	18	13	16
Yuen Long	136	160	183	187	217
North	33	29	32	44	55
Tai Po	9	10	14	18	31

¹ The enforcement power of the Planning Authority under the TPO is confined to areas designated as Development Permission Areas in the rural New Territories.

District	2014	2015	2016	2017	2018
Sha Tin	0	0	0	0	0
Sai Kung	14	4	1	4	8
Islands	0	1	3	9	3
Tsuen Wan	0	1	0	0	1
Total	199	224	251	275	331

(c)&(d)

The numbers of prosecution cases and convicted cases* broken down by districts over the past five years are as follows:

District	2014	2015	2016	2017	2018
Tuen Mun	2(1)	3(3)	1(1)	3(3)	0(0)
Yuen Long	14(13)	23(23)	24(21)	24(23)	20(18)
North	8(8)	6(6)	7(7)	11(10)	13(11)
Tai Po	0(0)	0(0)	4(4)	0(0)	2(2)
Sha Tin	0(0)	0(0)	0(0)	0(0)	0(0)
Sai Kung	0(0)	2(2)	3(3)	1(1)	0(0)
Islands	0(0)	0(0)	0(0)	0(0)	3(2)
Tsuen Wan	0(0)	0(0)	1(1)	0(0)	0(0)
Total	24(22)	34(34)	40(37)	39(37)	38(33)

* The number of convicted cases are shown in brackets.

(e) The numbers of convicted cases broken down by the range of fines in the past five years are as follows:

Fines (\$)	2014	2015	2016	2017	2018
1-50,000	8	15	19	16	15
50,001-100,000	8	11	6	13	3
100,001-500,000	6	7	11	7	8
500,001 or above	0	1	1	0	0
Total	22	34	37	36[#]	26[#]

Some convicted cases in 2017 and 2018 have not yet been sentenced and the fines for such cases cannot be provided.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)404****(Question Serial No. 4190)**

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 provide the details of private redevelopment projects involving land use rezoning over the past five years with the table below:

The address of the application site and the draft outline zoning plan number	Applicant	Site area	The land use of the site, number of buildings involved, used plot ratio and floor area before redevelopment	The proposed rezoning, plot ratio and floor area

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1081)

Reply:

Details of private development projects involving rezoning applications agreed/partially agreed by the Town Planning Board (TPB) over the past five years (2014 to 2018) are at **Annex**. In submitting rezoning applications to the TPB, there are no requirements for the applicants to include detailed information regarding the existing use of the relevant site, including, if any, number of buildings involved, used plot ratio and floor area. As such, we do not have these information in relation to the rezoning applications arising from private redevelopment projects.

- End -

Private development projects involving rezoning applications agreed/partially agreed by the Town Planning Board (TPB) over the past five years (2014 to 2018)

The address of the application site and the outline zoning plan (OZP) number	Applicant	Site area (square metres) (m ²) (about)	The proposed rezoning, plot ratio (PR) and Gross floor area (GFA) (m ²) (about)
So Kwun Wat Road, Tuen Mun (Note 1) S/TM/31	United Christian Faith Limited	984	From “Open Space” (“O”) to “Government, Institution or Community” (“G/IC”) PR: 2.87 GFA: 2 825
Area 56, So Kwun Wat, Tuen Mun (Note 1) S/TM/32	Fill Year Limited	22 165	From “Comprehensive Development Area” (“CDA”) to “CDA(3)” PR: 2.6 (maximum)
Lee Nam Road, Ap Lei Chau (Note 1) S/H15/29	Tendo Limited	5 538	From “Industrial” to “Other Specified Uses” annotated “Business” (“OU(B)”) PR: 15 GFA: 83 070
Various Lots in D.D. 104 and adjoining government land, Yuen Long S/YL-MP/6	Capital Chance Limited	89 160	From “Recreation” and “Residential (Group C)” (“R(C)”) to Option 1: “R(C)1” ; Option 2: “R(C)1” and “OU” annotated “Bike Kiosk and Eating Place”; Option 3: “Residential (Group D)” (“R(D)”) (Note 2) GFA: 17 832

The address of the application site and the outline zoning plan (OZP) number	Applicant	Site area (square metres) (m²) (about)	The proposed rezoning, plot ratio (PR) and Gross floor area (GFA) (m²) (about)
South of Wing Kei Tsuen, Yuen Long S/YL-NSW/8	Bright Strong Limited	38 593	From “Open Storage” to “Commercial” (“C”) PR: 1.5 GFA: 57 890
Sha Tseng Road, Tong Yan San Tsuen, Yuen Long (Note 1) S/YL-TYST/10	Mr. ZENG An Chang (Alias Tsang On Cheong)	688	From “G/IC” and “Residential (Group B)1” (“R(B)1”) to “R(B)1” PR: 1 GFA: 688
Various lots in D.D. 121, Tong Yan San Tsuen, Yuen Long (Note 1) S/YL-TYST/10	Realray Investments Limited	792	From “G/IC” to “R(B)1” PR: 1 GFA: 792
Various lots in D.D. 34 and D.D. 36 and adjoining government land, Tsiu Hang, Tai Po (Note 1) S/TP/25	Ford World Development Limited	36 444	From “R(C)” to “R(C)11” PR: 1.2 GFA: 43 733
Various lots in D.D. 258, Wong Chuk Wan Village, Sai Kung S/SK-TMT/4	Tsang Hon Lung	155	From “G/IC” to “Village Type Development” (“V”) GFA: 195
Coombe Road, The Peak (Note 1) S/H14/11	Juli May Limited	1 100	From “Green Belt” to “R(C)6” PR: 0.51 GFA: 561

The address of the application site and the outline zoning plan (OZP) number	Applicant	Site area (square metres) (m²) (about)	The proposed rezoning, plot ratio (PR) and Gross floor area (GFA) (m²) (about)
Hollywood Road, Sheung Wan (Note 1) S/H3/29	Tung Wah Group of Hospitals	1 684	From "G/IC" to "G/IC(2)" GFA: 7 058
Cheung Chau Inland Lot (CCIL) 21 & Extension Thereto and CCIL 47 and adjoining government land S/I-CC/7	Corona Land Company Limited	2 154	From "R(C)5" to "R(C)8" PR: 0.8 GFA: 1 628
Various lots in D.D.120 and adjoining government land, Yuen Long S/YL/21	Winpo Development Limited	6 096	From "O" to "OU" annotated "Art Storage and Public Open Space" PR: 2.4 GFA: 12 694
Various lots in D.D. 115, Nam Sang Wai, Yuen Long S/YL-NSW/8	Topwood Limited and Success King Limited	30 160	From "R(D)" to "R(D)2" PR: 0.34 (maximum) GFA: 10 150
Fan Kam Road, Pat Heung, Yuen Long S/YL-PH/11	Hunter Properties Ltd.	9 210	From "R(D)" and Area shown as 'Road' to "G/IC(1)" PR: 1.5 (maximum) GFA: 13 815
Various lots in D.D. 51 and adjoining government land, Fanling S/FSS/21	Crown Success Holdings Limited	3 617	From "G/IC" to "Residential (Group A)4" PR: 6 (domestic)/ 9.5 (non-domestic) GFA: 22 842

The address of the application site and the outline zoning plan (OZP) number	Applicant	Site area (square metres) (m²) (about)	The proposed rezoning, plot ratio (PR) and Gross floor area (GFA) (m²) (about)
Sai Kai Road, Sai Pin Wai, Yuen Long S/YL/23	Mr Wong Hau Sing Colman	106	From “O” and “V” to “V” GFA: 195
Stanley Village Road, Stanley S/H19/12	New Season Global Limited	7 645	From “G/IC” to “R(C)2” or “OU” annotated “Residential Development with Historic Building Preserved” PR: 0.75 GFA: 5 734
San Ma Tau Street, Ma Tau Kok S/K22/5	Worldy Limited	2 038	From “OU” annotated “Tunnel Ventilation Shaft” and “G/IC” to “C(9)” PR: 12 GFA: 24 457

Note 1: The site has already been rezoned.

Note 2: Appropriate zoning would be worked out by the Planning Department for further consideration by TPB.

CONTROLLING OFFICER'S REPLY**DEVB(PL)405****(Question Serial No. 4198)**

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 will continue to conduct land use reviews to increase housing, commercial and other land supply. Please inform this Committee of:

- (a) the planned population and the area of land planned for different uses in different districts as set out below at present.

	Housing	Commercial	Government	Social Welfare	Others
New Territories East					
New Territories West					
Kowloon East					
Kowloon West					
Hong Kong Island					

- (b) the planned population and the area of land planned for different uses in different districts as set out below in 2030.

	Housing	Commercial	Government	Social Welfare	Others
New Territories East					
New Territories West					
Kowloon East					
Kowloon West					
Hong Kong Island					

- (c) deficit of planned provision for different uses in different districts as set out below in 2030.

	Housing	Commercial	Government	Social Welfare	Others
New Territories East					
New Territories West					
Kowloon East					
Kowloon West					
Hong Kong Island					

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2000)

Reply:

- (a) Information on the population in 2016 and 2026, and areas of land use zonings related to commercial, residential, business/industrial, government, institution or community (G/IC) and other uses on statutory plans (including outline zoning plans and development permission area plans (if any)) prepared under the Town Planning Ordinance (Cap. 131) as at end of February 2019, are tabulated as follows. It should be noted that the zonings on statutory plans are broad-brush, and may also include public roads, ancillary facilities, utility installations and other existing uses.

	Legislative Council Geographical Constituencies				
	Hong Kong Island	Kowloon East	Kowloon West	New Territories East	New Territories West
Population¹					
Population in 2016	1 253 400	1 073 800	1 167 600	1 740 900	2 099 800
Projected Population in 2026	1 160 500	1 155 100	1 226 400	1 991 300	2 290 900
Area for Different Land Uses² (hectares) (ha)					
Commercial ³	135	14	134	42	322
Residential ⁴	927	602	667	3 296	4 596
Business/Industrial ⁵	42	79	51	552	1 906
G/IC ⁶	636	236	410	1 430	1 423
Others	4 957	893	1 422	15 342	20 884

Notes

- Figures of "Population in 2016" refer to the Land-based Resident Population from the results of 2016 Population By-Census. Figures of "Projected population in 2026" refer to the Land-based Resident Population in 2026 from the results of Projections of Population Distribution 2018-2026 produced by the Working Group on Population Distribution Projections. All population figures are rounded to the nearest hundred.
- All land areas have been adjusted to the nearest whole number.
- Includes mainly "Commercial", "Comprehensive Development Area" ("CDA") for commercial developments, "Other Specified Uses" ("OU") annotated "Business Park", "Hotel", "Commercial and Tourism related uses", "Cruise Terminal to include Commercial Development with Landscaped Deck above", "Exhibition Centre", "Restaurant/Commercial Complex", and other similar land use zonings.
- Includes mainly "Residential (Group A)", "Residential (Group B)", "Residential (Group C)", "Residential (Group D)", "Residential (Group E)", "CDA" mainly for residential developments, "OU" annotated "Railway Depot Comprehensive Development Area", "Residential Cum Marina Development", "Staff Quarters", and other similar land use zonings.
- Includes mainly "Industrial", "OU" annotated "Business", "Godown", "Industrial Estate", "Science Park", "Special Industries Area", "Resource Recovery Park", "Container Terminal", "Container Related Uses", "River Trade Terminal", "Cargo Working Area", "Power Station", "Deep Waterfront Industry", "Boatyard and Marine-oriented Industrial Uses", "Oil Depot" 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.

6. Includes mainly G/IC, "OU" annotated "Boundary Crossing Facilities", "Cemetery", "Wholesale Market", "Highways Maintenance Area", "Reservoir", "Refuse Transfer Station", "Sewage Treatment Works", "Water Treatment Works", and other similar land use zonings. No detailed information on the area of G/IC zones designated for social welfare facilities is available.

(b) and (c)

In updating the territorial development strategy under the on-going "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+), the Planning Department had in 2015 and 2016 taken stock of and made broad-brush assessment on the long-term land requirements of various uses including housing, economic development and G/IC, open space and transport facilities. It was estimated that at least 4 800 ha of land for these uses and facilities would be required from now to the long-term future beyond 2030. With only about 3 600 ha of land supply from planned/committed initiatives, it was estimated that Hong Kong would be short of at least 1 200 ha. Details of the assessment, including the methodology adopted for estimation and the land requirements and supply estimated for the broad categories, are set out in the topical paper "Consolidated Land Requirement and Supply Analysis"

https://www.hk2030plus.hk/document/Consolidated%20Land%20Requirement%20and%20Supply%20Analysis_Eng.pdf). As a strategic study, the territorial broad-brush assessment under Hong Kong 2030+ is at a macro level. As such, no breakdown of the concerned land requirement, supply and shortfall figures by region is available.

The above land assessments are being updated. Our target is to release the final strategy for Hong Kong 2030+ in the latter half of 2019.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)406

(Question Serial No. 4972)

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 regard to the review of relevant provisions under the Town Planning Ordinance for strengthening the regulatory system against unauthorised developments in environmentally sensitive areas (for example, South Lantau), please inform this Committee of the details, schedule, manpower and estimated expenditure involved.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2)

Reply:

As stated in the 2018 Policy Address, the Government would review the legislation concerned and map out more effective means to control landfilling, dumping of wastes and associated development activities causing environmental damage to areas of high ecological values in Lantau. Our primary focus covers environmentally sensitive areas such as Pui O, Shui Hau and Tong Fuk of South Lantau. As far as the Planning Department (PlanD) is concerned, we are reviewing the existing mechanism under the Town Planning Ordinance with a view to strengthening enforcement against unauthorised developments in these areas. This review is in progress, and the preliminary result is expected to be available later this year.

To assist in undertaking this review, two time-limited non-directorate professional posts were created in PlanD in 2018-19. Also, one permanent Chief Town Planner post is proposed to be created in 2019-20 to lead the review as part of his/her duties (see paper EC(2018-19)30).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)407****(Question Serial No. 4518)**

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 is responsible for assessing and monitoring the provision of land for major uses. In this respect,

1. please list the districts, detailed locations and area of the "Government, Institution or Community" ("G/IC") sites rezoned for commercial use in the past five years;
2. please list the districts, detailed locations and area of "G/IC" sites allocated for the development of social welfare facilities in the past five years;
3. please provide by district the total area of "G/IC" sites over the territory in the past five years; and
4. please provide by district the total area of land used for provision of social welfare facilities over the territory in the past five years.

Asked by: Hon FAN Kwok-wai, Gary (LegCo internal reference no.: 56)

Reply:

In the past five years, i.e. from 2014 to 2018, a total of 11 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:

Location	No. of sites rezoned from "G/IC" to "C"	Area (hectares) (ha) (about)
Cheung Sha Wan	1	0.4
Kwai Chung	1	0.1
Central District	1	0.3
Tung Chung	3	0.9
Kai Tak Development	4	5.5
Mong Kok	1	0.6

Note: Sites straddling other zoning(s) are not included.

The area of land zoned “G/IC” by districts for the years 2014 to 2018 are as follows:

District	Area zoned “G/IC” (ha) (about)				
	2014	2015	2016	2017	2018
Central & Western	104	104	104	105	105
Wan Chai	71	71	71	71	71
Eastern	121	121	121	121	121
Southern	238	238	238	237	237
Kowloon City	166	166	166	160	160
Kwun Tong	124	124	123	128	128
Sham Shui Po	133	133	132	132	132
Yau Tsim Mong	82	82	82	82	81
Wong Tai Sin	92	92	91	91	91
Kwai Tsing	163	163	163	163	163
Tsuen Wan	142	142	143	143	147
Islands	205	205	244	245	256
North	296	275	278	297	297
Sai Kung	250	256	256	256	256
Sha Tin	349	348	348	344	344
Tai Po	243	244	246	243	243
Tuen Mun	310	310	310	322	322
Yuen Long	206	206	206	246	246

Note: The area is as at end of the respective year of 2014 to 2018.

The Planning Department has no detailed breakdown of uses within the “G/IC” zones, including the location and areas for various social welfare facilities, as well as information about the total area of land used for social welfare facilities. It should also be noted that some social welfare facilities are co-located with other relevant facilities or other land uses, instead of occupying a site as standalone facilities, and G/IC facilities may also be provided in other zonings. Hence, the above statistics on land areas of “G/IC” zones are not exhaustive of the total area of land used for providing various G/IC facilities.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)408

(Question Serial No. 3843)

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 area (in hectare) of the current major planned zonings in Hong Kong.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 343)

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) and nature conservation area (NCA) on statutory plans (including outline zoning plans and development permission area plans (if any)) prepared under the Town Planning Ordinance (Cap. 131) as at end of February 2019 by District Council (DC) districts are set out at **Annex**.

It should be noted that the zonings on statutory plans are broad-brush. These zonings may also include public roads, ancillary facilities, utility installations and other existing uses.

- End -

Areas of Major Land Use Zonings on Statutory Plans as at end of February 2019

DC District	Area within major land use zoning (hectares) (about)							
	C ⁱ	R ⁱⁱ	V	I ⁱⁱⁱ	G/IC ^{iv}	AGR	O ^v	GB & NCA ^{vi}
Central and Western	65	206	0	4	116	0	69	618
Wan Chai	49	150	0	0	88	0	56	523
Eastern	16	224	0	17	176	0	70	521
Southern	4	342	5	20	256	0	73	1 863
Yau Tsim Mong	87	116	0	13	82	0	89	2
Sham Shui Po	5	232	0	31	167	0	93	111
Kowloon City	42	318	0	7	162	0	165	47
Wong Tai Sin	1	227	1	11	104	0	64	200
Kwun Tong	14	367	8	68	133	0	124	154
Kwai Tsing	8	294	20	649	197	0	160	686
Tsuen Wan	20	203	96	38	156	9	141	1 275
Tuen Mun	7	553	226	280	328	0	122	1 396
Yuen Long	46	1 261	1 236	503	268	1 089	223	4 725
North	11	329	503	224	449	1 561	109	3 718
Tai Po	4	409	448	90	267	372	78	2 386
Sha Tin	8	617	219	73	406	28	296	1 460
Sai Kung	19	423	349	165	309	34	222	2 928
Islands	240	441	266	436	475	81	113	5 784
Total*	646	6 711	3 377	2 630	4 136	3 174	2 266	28 396

Notes:

- (i) C – includes mainly “Commercial”, “Comprehensive Development Area” for commercial developments, “Other Specified Uses” (“OU”) annotated “Business Park”, “Hotel”, “Commercial and Tourism related uses”, “Cruise Terminal to include Commercial Development with Landscaped Deck above”, “Exhibition Centre”, “Restaurant/Commercial Complex”, 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”, “Godown”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Cargo Working Area”, “Power Station”, “Deep Waterfront Industry”, “Boatyard and Marine-oriented Industrial Uses”, “Oil Depot” 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”, “Refuse Transfer Station”, “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

CONTROLLING OFFICER'S REPLY**DEVB(PL)409****(Question Serial No. 4762)**

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 in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in the 18 districts in Hong Kong.

Type of Major Community Facilities	Existing and Planned Population	Requirement under the Hong Kong Planning Standards and Guidelines (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing	Planned	

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 357)

Reply:

The required information is set out in the following table by District Council (DC) districts.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Central and Western DC District					
Existing population : 243 300			Planned Population : 301 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	358 classrooms	336	366	8
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	423 classrooms	422	482	59
Hospital	5.5 beds per 1 000 persons	1 658 beds	811	811	(847)
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	4	6	6	2
Wan Chai DC District					
Existing population : 180 100			Planned Population : 230 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	226 classrooms	450	450	224
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	273 classrooms	443	455	182
Hospital	5.5 beds per 1 000 persons	1 266 beds	1 944	2 173	907
Clinic/Health Centre	1 per 100 000 persons	2	3	3	1
Library	1 district library for every 200 000 persons	1	3	3	2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Sports Centre	1 per 50 000 to 65 000 persons	2	3	3	1
Eastern DC District					
Existing population : 555 000			Planned Population : 579 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	579 classrooms	844	844	265
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	776 classrooms	736	760	(16)
Hospital	5.5 beds per 1 000 persons	3 187 beds	1 759	1 859	(1 328)
Clinic/Health Centre	1 per 100 000 persons	6	6	7	1
Library	1 district library for every 200 000 persons	3	6	7	4
Sports Centre	1 per 50 000 to 65 000 persons	8	6	6	(2)
Southern DC District					
Existing population : 275 000			Planned Population : 330 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	289 classrooms	492	492	203
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	452 classrooms	431	461	9
Hospital	5.5 beds per 1 000 persons	1 817 beds	3 601	3 712	1 895
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Yau Tsim Mong DC District					
Existing population : 343 000			Planned Population : 434 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	509 classrooms	528	528	19
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	588 classrooms	553	577	(11)
Hospital	5.5 beds per 1 000 persons	2 390 beds	3 118	3 468	1 078
Clinic/Health Centre	1 per 100 000 persons	4	3	4	0
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Sham Shui Po DC District					
Existing population : 405 900			Planned Population : 555 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	655 classrooms	759	759	104
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	883 classrooms	749	887	4
Hospital	5.5 beds per 1 000 persons	3 055 beds	1 373	1 373	(1 682)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Clinic/Health Centre	1 per 100 000 persons	5	5	7	2
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	8	6	8	0
Kowloon City DC District					
Existing population : 418 700			Planned Population : 559 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	573 classrooms	1 029	1 124	551
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	826 classrooms	1 094	1 190	364
Hospital	5.5 beds per 1 000 persons	3 074 beds	3 482	6 350	3 276
Clinic/Health Centre	1 per 100 000 persons	5	7	9	4
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	7	5	7	0
Wong Tai Sin DC District					
Existing population : 425 200			Planned Population : 466 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	392 classrooms	664	664	272
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	650 classrooms	743	767	117

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Hospital	5.5 beds per 1 000 persons	2 564 beds	1 091	1 237	(1 327)
Clinic/Health Centre	1 per 100 000 persons	4	4	5	1
Library	1 district library for every 200 000 persons	2	6	6	4
Sports Centre	1 per 50 000 to 65 000 persons	6	6	7	1
Kwun Tong DC District					
Existing population : 648 500			Planned Population : 807 800[@]		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	712 classrooms	855	945	233
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 123 classrooms	997	1 177	54
Hospital	5.5 beds per 1 000 persons	4 442 beds	1 433	1 960	(2 482)
Clinic/Health Centre	1 per 100 000 persons	8	5	7	(1)
Library	1 district library for every 200 000 persons	4	6	7	3
Sports Centre	1 per 50 000 to 65 000 persons	11	8	10	(1)
Kwai Tsing DC District					
Existing population : 520 600			Planned Population : 550 700		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	435 classrooms	867	927	492

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	755 classrooms	783	783	28
Hospital	5.5 beds per 1 000 persons	3 029 beds	2 697	3 177	148
Clinic/Health Centre	1 per 100 000 persons	5	4	4	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	8	9	1
Tsuen Wan DC District					
Existing population : 318 900			Planned Population : 336 800		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	372 classrooms	304	304	(68)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	476 classrooms	488	515	39
Hospital	5.5 beds per 1 000 persons	1 852 beds	1 283	1 283	(569)
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	2	2	2	0
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Tuen Mun DC District					
Existing population : 489 300			Planned Population : 619 600*		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	747 classrooms	971	1 031	284
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 062 classrooms	950	1 046	(16)
Hospital	5.5 beds per 1 000 persons	3 408 beds	3 611	3 611	203
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)
Yuen Long DC District					
Existing population : 614 200			Planned Population : 1 028 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	1 165 classrooms	1 128	1 518	353
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 855 classrooms	1 239	2 007	152
Hospital	5.5 beds per 1 000 persons	5 655 beds	1 057	2 057	(3 598)
Clinic/Health Centre	1 per 100 000 persons	10	6	11	1
Library	1 district library for every 200 000 persons	5	4	4	(1)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
North DC District					
Existing population : 315 300			Planned Population : 621 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	775 classrooms	600	840	65
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 067 classrooms	675	1 233	166
Hospital	5.5 beds per 1 000 persons	3 420 beds	623	2 123	(1 297) [#]
Clinic/Health Centre	1 per 100 000 persons	6	4	7	1
Library	1 district library for every 200 000 persons	3	4	5	2
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)
Tai Po DC District					
Existing population : 303 900			Planned Population : 376 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	554 classrooms	566	566	12
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	865 classrooms	489	609	(256)
Hospital	5.5 beds per 1 000 persons	2 069 beds	1 539	1 539	(530)
Clinic/Health Centre	1 per 100 000 persons	3	2	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	5	5	7	2
Sha Tin DC District					
Existing population : 659 800			Planned Population : 760 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	829 classrooms	1 202	1 232	403
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 261 classrooms	1 107	1 227	(34)
Hospital	5.5 beds per 1 000 persons	4 185 beds	3 017	4 585	400
Clinic/Health Centre	1 per 100 000 persons	7	4	7	0
Library	1 district library for every 200 000 persons	4	4	4	0
Sports Centre	1 per 50 000 to 65 000 persons	11	6	11	0
Sai Kung DC District					
Existing population : 461 900			Planned Population : 555 000[^]		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	707 classrooms	741	831	124
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 026 classrooms	758	848	(178)
Hospital	5.5 beds per 1 000 persons	3 053 beds	1 168	2 065	(988)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	7	9	1
Islands DC District					
Existing population : 156 800			Planned Population : 435 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	499 classrooms	288	506	7
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	681 classrooms	334	596	(85)
Hospital	5.5 beds per 1 000 persons	2 393 beds	267	587	(1 806)
Clinic/Health Centre	1 per 100 000 persons	4	8	9	5
Library	1 district library for every 200 000 persons	2	8	8	6
Sports Centre	1 per 50 000 to 65 000 persons	6	5	10	4

General Remarks

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
5. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision obtained from various sources but not all the estimated provision under the Second 10-Year Hospital Development Plan, of which detailed information is yet to be available.

Notes

- @ The planned population of 807 800 for Kwun Tong DC district includes the planned population of 30 000 for the Development of Anderson Road Quarry (ARQ) Site, which administratively falls within the boundary of Sai Kung DC district. It is considered more reasonable to include the ARQ Site in Kwun Tong DC district for planning of Government, Institution or Community (GIC) provision because the ARQ Site is in closer proximity to Kwun Tong DC district than Sai Kung DC district.
- * The planned population for Tuen Mun DC district has not included any portion of the Hung Shui Kiu New Development Area which has been included in Yuen Long DC district.
- # An additional site of 4 hectares has been reserved in Kwun Tong North for hospital use but information on the estimated beds provision on the site is yet to be available.
- ^ The Development of the ARQ Site has not been included in the population and GIC provision of Sai Kung DC district.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)410****(Question Serial No. 4763)**

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 in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in Tsing Yi area.

Type of Major Community Facilities	Existing and Planned Population	Requirement under the Hong Kong Planning Standards and Guidelines (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing	Planned	

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 358)

Reply:

The required information for the Tsing Yi Area¹ is set out in the following table.

¹ It includes the area covered by the planning scheme boundary of the Tsing Yi Outline Zoning Plan.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Tsing Yi Area					
Existing population : 184 200			Planned Population : 206 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	202 classrooms	184	244	42
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	315 classrooms	324	324	9
Hospital	5.5 beds per 1 000 persons	1 138 beds	0	0	(1 138)
Clinic/Health Centre	1 per 100 000 persons	2	2	2	0
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	3	4	4	1

General Remarks

1. “Existing Population” refers to 2016 By-Census figures. “Planned Population” includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
5. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision obtained from various sources but not all the estimated provision under the Second 10-Year Hospital Development Plan, of which detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)411****(Question Serial No. 4764)**

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 in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in Tung Chung area.

Type of Major Community Facilities	Existing and Planned Population	Requirement under the Hong Kong Planning Standards and Guidelines (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing	Planned	

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 359)

Reply:

The required information for the Tung Chung Area¹ is set out in the following table.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Tung Chung Area					
Existing population : 86 400		Planned Population : 288 100			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	343 classrooms	209	299	(44)

¹ It includes the areas covered by the planning scheme boundary of the Tung Chung Town Centre Outline Zoning Plan (OZP), the Tung Chung Extension Area OZP and the Tung Chung Valley OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	490 classrooms	218	428	(62)
Hospital	5.5 beds per 1 000 persons	1 585 beds	180	500	(1 085)
Clinic/Health Centre	1 per 100 000 persons	3	2	3	0
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	1	4	0

General Remarks

1. “Existing Population” refers to 2016 By-Census figures. “Planned Population” includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
5. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision obtained from various sources but not all the estimated provision under the Second 10-Year Hospital Development Plan, of which detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)412****(Question Serial No. 4765)**

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 in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in Tsuen Wan area.

Type of Major Community Facilities	Existing and Planned Population	Requirement under the Hong Kong Planning Standards and Guidelines (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing	Planned	

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 360)

Reply:

The required information for the Tsuen Wan District Council Area¹ is set out in the following table.

¹ The Tsuen Wan District Council Area include mainly areas covered by the planning scheme boundary of the Tsuen Wan Outline Zoning Plan (OZP), the Tsuen Wan West OZP, the Chuen Lung and Ha Fa Shan OZP and the Ma Wan OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Tsuen Wan District Council Area					
Existing population : 318 900			Planned Population : 336 800		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	372 classrooms	304	304	(68)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	476 classrooms	488	515	39
Hospital	5.5 beds per 1 000 persons	1 852 beds	1 283	1 283	(569)
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	2	2	2	0
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2

General Remarks

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
5. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision obtained from various sources but not all the estimated provision under the Second 10-Year Hospital Development Plan, of which detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)413

(Question Serial No. 5898)

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:

- I. Please provide the cost required for Yuen Long South new development area (YLS 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. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income;
 7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.
- II. Please provide a breakdown of the estimated cost and revenue in respect of the proposed environmentally friendly transport services in YLS NDA.
- III. In respect of the agricultural land affected by the YLS NDA,
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 yes, a breakdown of the expenses and grants.
- IV. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 115)

Reply:

Part I – 1. & 2.

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department (PlanD) commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interviews, etc. The cost for the Study is about \$13.72 million. There is no breakdown on the cost specifically related to surveying brownfield sites within the Yuen Long South (YLS) area.

Part I – 3. & 4.

According to the Planning and Engineering Study for Housing Sites in YLS (the P&E Study), 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. We do not have the cost estimate for resuming such brownfield sites at this stage.

Part I – 5.

The P&E Study has not studied the imposition of a new tax on land left idle.

Part I – 6. & 7.

The P&E Study does not have the details on the government land granted for open storage uses under short term tenancy or the rental income involved, or the government land cleared by reason of unauthorised occupation for open storage uses.

Part II

The feasibility study on the environmentally friendly transport services (EFTS) in Hung Shui Kiu New Development Area and adjacent areas, including YLS, commenced in March 2017. There is no information on the estimated cost and revenue of the EFTS at this stage.

Parts III & IV

The implementation of the YLS Development has not yet commenced. We do not have the cost estimate for compensation to affected farmers and households at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)414

(Question Serial No. 5899)

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:

- I. Please provide the cost required for Kam Tin South (KTS) new development area (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. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income;
 7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.
- II. Please provide a breakdown of the estimated cost and revenue in respect of the proposed environmentally friendly transport services in KTS NDA.
- III. In respect of the agricultural land affected by the KTS NDA,
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 yes, a breakdown of the expenses and grants.
- IV. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 116)

Reply:

Part I – 1. & 2.

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interviews, etc. The cost for the Study is about \$13.72 million. There is no breakdown on the cost specifically related to surveying brownfield sites in Kam Tin South (KTS).

Part I – 3. & 4.

The Advance Works for developments at KTS (the Advance Works) involves resumption of about 951 square metres of private land as well as clearance of about 12.6 hectares of government land. The estimated cost of land resumption and clearance is about \$6.2 million, and there is no breakdown on the cost for resuming privately-owned brownfield sites.

Part I – 5.

The Government has not studied the imposition of a new tax on land left idle.

Part I – 6. & 7.

For the Advance Works, there is no short term tenancy to be affected and no government site to be cleared by reason of unauthorised occupation of land for open storage uses.

Part II

The Advance Works is located close to the West Rail Kam Sheung Road Station. We have no plan to construct environmentally friendly transport services within the area.

Parts III & IV

For the Advance Works, the estimates of ex-gratia allowance (EGA) for cultivators and households affected are listed as below:

	Estimated expenditure (\$ million)
EGA for cultivators (including EGA for crops and miscellaneous permanent improvements to farms)	0.18
EGA for households (including EGA for Permitted Occupiers of Licensed Structures and Surveyed Squatters affected by Clearance and Domestic Removal Allowance)	Nil (No households affected)

The Development Bureau (DEVB) has set up the Special Agricultural Land Rehabilitation Scheme (SALRS) to help farmers affected by government clearance operations for the New Development Area (NDA) projects such as the Kwu Tung North/Fanling North NDA to re-farm elsewhere. We are considering whether to extend the SALRS to other government clearance operations including that for the public housing development at KTS. There is no separate breakdown on the expenses incurred by DEVB in overseeing the scheme.

The implementation of the remaining development sites in KTS has not yet commenced. We do not have the information mentioned in Part I-3, 4, 6 and 7, Part III-1 and Part IV of the question in relation to the remaining development sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)415

(Question Serial No. 5900)

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:

- I. Please provide the cost required for North East New Territories new development areas (NENT NDAs) 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;
 7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.
- II. In respect of the agricultural land affected by NENT NDAs,
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 yes, a breakdown of the expenses and grants.
- III. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 117)

Reply:

Part I – 1. & 2.

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interviews, etc. The cost for the Study is about \$13.72 million. There is no breakdown on the cost specifically related to surveying brownfield sites in the Kwu Tung North and Fanling North New Development Area (KTN & FLN NDA).

Part I – 3. & 4.

The KTN & FLN NDA will be implemented in two phases: First Phase and Remaining Phase. The entire development involves resumption of about 180 hectares (ha) of private land, as well as clearance of about 230 ha of government land. For the First Phase development, the Government will resume about 68 ha of private land and clear about 100 ha of government land. The estimated cost of land resumption and clearance for the First Phase development is about \$13,334.5 million. There is no breakdown on the cost for resuming privately-owned brownfield sites.

Part I – 5.

The Government has not studied the imposition of a new tax on land left idle.

Parts I – 6., II – 1. & III

One short term tenancy (STT) for open storage purpose will be affected by the First Phase development of the KTN & FLN NDA. The current rental of the STT is \$24,240 per annum.

The estimates of ex-gratia allowance (EGA) for cultivators and households affected by the First Phase development are appended as below:

	Estimated expenditure (\$ million)
EGA for cultivators (including EGA for crops, miscellaneous permanent improvements to farms and qualifying agricultural buildings on private land)	110.10
EGA for households (including EGA for Permitted Occupiers of Licensed Structures and Surveyed Squatters affected by Clearance and Domestic Removal Allowance)	156.11

The implementation of the remaining phase of KTN & FLN NDA is yet to commence. The Government does not have the number of STTs to be actually affected upon the implementation and the estimates of compensation for affected cultivators and households within the areas concerned at this stage.

Part I – 7.

The Government has no information on the government land cleared by reason of unauthorised occupation for open storage uses.

Part II – 2.

The Government will implement a Special Agricultural Land Rehabilitation Scheme (SALRS), under which it proactively identifies suitable government land and landowners who are willing to lease or sell their land suitable for agricultural rehabilitation and carries out matching. Details of SALRS will be announced by the Government in due course. There is no separate breakdown of such expenditure at this stage.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)416

(Question Serial No. 5901)

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:

- I. Please provide the cost required for Wang Chau development 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 Phase 2 and 3 developments 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 (Please list the details of the Phase 1, 2 and 3 developments in table form);
 7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about (Please list the details of Phase 1, 2 and 3 developments in table form);
- II. In respect of the agricultural land affected by Wang Chau 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 yes, a breakdown of the expenses and grants.
- III. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 118)

Reply:

Part I – 1. & 2.

In order to facilitate the Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interviews, etc. The cost for the Study is about \$13.72 million. There is no breakdown on the cost specifically related to surveying brownfield sites in the Wang Chau development.

Part I – 3. & 4.

According to the funding submission to LegCo made by the Transport and Housing Bureau (Paper No. PWSC(2018-19)40) for discussion on 13 February 2019, the Wang Chau development will be implemented in phases. For Phase 1 development, the area resumed is about 34 528 square metres (m²) and involves 79 private lots while the area of government land to be cleared is about 33 920 m². The estimated cost of land resumption and clearance for Phase 1 is about \$311.1 million. There is no breakdown on the cost for resuming privately-owned brownfield site.

Part I – 5.

The Government has not studied the imposition of a new tax on land left idle.

Part I – 6. & 7.

For Phase 1 development, there is no short term tenancy to be affected and no government land to be cleared by reason of unauthorised occupation of land for open storage uses.

Part II – 1. & Part III

The estimates of ex-gratia allowance (EGA) for cultivators and households affected by Phase 1 development are listed as below:

	Estimated expenditure (\$ million)
EGA for cultivators (including EGA for crops and miscellaneous permanent improvements to farms)	7.09
EGA for households (including EGA for Permitted Occupiers of Licensed Structures and Surveyed Squatters affected by Clearance and Domestic Removal Allowance)	33.50

Part II – 2.

The Development Bureau has set up the Special Agricultural Land Rehabilitation Scheme (SALRS) to help farmers affected by government clearance operations for the New Development Area (NDA) projects such as the Kwu Tung North/Fanling North NDA to re-farm elsewhere. We are considering whether to extend the SALRS to other government clearance operations including that for the public housing development at Wang Chau. There is no separate breakdown on the expenses incurred by DEVB in overseeing the scheme.

The implementation of Phases 2 and 3 developments has not yet commenced. We do not have the information mentioned in Part I – 2 to 7, Part II – 1 and Part III of the question for the two phases.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)417

(Question Serial No. 5902)

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 relation to brownfield sites, please inform this Committee in table form of the following:

1. Will the Government consider initiating a freezing survey for brownfield sites? If yes, please advise on the timetable and the additional manpower to be recruited. If no, please provide the reasons.
2. What are the existing penalties to combat illegal occupation of brownfield sites? Will the Government consider increasing the penalties to boost deterrence?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 119)

Reply:

1. If individual brownfield sites fall within the areas of public development projects requiring land resumption and clearance, Government will continue to carry out "freezing surveys" to capture information on the brownfield sites concerned in accordance with the established procedures, for assessing the eligibility for compensation and ex-gratia allowances.

Government has no intention to condone unauthorised brownfield developments, for which enforcement actions will continue to be taken under the relevant regulatory regimes. On the contrary, where the so-called brownfield operations do not involve unauthorised developments (i.e. the use of the concerned operation is permitted under the Outline Zoning Plans or approved by the Town Planning Board), Government does not think it is appropriate to prevent such economically active operations across the board as they are an important component of our production chain. In the circumstances, Government has not considered the idea of conducting a "freezing survey" on brownfield sites for a regulatory purpose.

2. In respect of penalties on brownfield sites contravening the existing laws, the Town Planning Ordinance (TPO) empowers the Planning Authority to undertake enforcement and prosecution action against unauthorised developments (UDs) in the Development Permission Areas. According to sections 21 and 23 of the 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 the 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, 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.

We believe the actual level of fines ordered by the Court on offenders in convicted cases generally reflects the severity of individual circumstances and the need to send signals of deterrence to the community.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)418

(Question Serial No. 6139)

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 (PlanD) can conduct investigation on unauthorised development under the Town Planning Ordinance. In this regard, will the Government please inform this Committee of the following:

- (1) the number of inspections conducted against fly-tipping of construction waste in the New Territories (NT) (excluding Lantau) and the number of cases with reinstatement notice (RN) issued in the past five years:
Year
No. of inspections conducted during office hours on weekdays
No. of inspections conducted out of office hours on weekdays
No. of inspections conducted during weekends and holidays
No. of cases with RN issued
No. of cases with compliance notice issued
- (2) the staff establishment and expenditure involved in PlanD's inspections conducted against fly-tipping of construction waste in NT (excluding Lantau) in the past five years;
- (3) the staff establishment and expenditure involved in the process of implementing the RNs;
- (4) how will the Government develop improvement measures and staff establishment in response to the results of direct investigations conducted by The Ombudsman in January this year?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 113)

Reply:

- (1) The breakdown on the number of inspections conducted by the Planning Department (PlanD) on unauthorised filling of land/pond in the rural New Territories (NT) (excluding Lantau), the number of cases with reinstatement notice (RN) issued and the number of cases with compliance notice (CN) issued is provided below:

Year	2014	2015	2016	2017	2018
No. of inspections	530	593	671	765	783
No. of cases with RN issued	23	64	55	72	82
No. of cases with CN issued	40	29	43	62	76

PlanD has not compiled aggregate statistics about the working hours and timing in relation to these inspections over the years.

(2) & (3)

Planning enforcement and prosecution against unauthorised development (UDs) in the rural areas of the NT were undertaken by the Central Enforcement and Prosecution Section (CEPS) of PlanD. CEPS has 68 staff members in 2014 and 2015, 69 in 2016, 79 in 2017 and 91 in 2018. As the work in respect of UD is undertaken as part of the overall duties of CEPS, we are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work.

(4) The number of staff members undertaking planning enforcement and prosecution actions against UD in the rural areas of NT has increased from 69 in 2016 to 91 in 2018. PlanD will continue to follow up the recommendations made in The Ombudsman's direct investigation report by taking resolute enforcement actions against offenders who delay compliance with RNs, and taking conservation as the primary consideration in drawing up requirements of RNs for UD in zones with high conservation/ecological value.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)419****(Question Serial No. 6140)**

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 (PlanD) can conduct investigation on unauthorised development under the Town Planning Ordinance. In this regard, will the Government please inform this Committee of the following:

- (1) the number of inspections conducted against fly-tipping of construction waste in Lantau and the number of cases with reinstatement notice (RN) issued in the past five years:

Year

No. of inspections conducted during office hours on weekdays

No. of inspections conducted out of office hours on weekdays

No. of inspections conducted during weekends and holidays

No. of cases with RN issued

No. of cases with compliance notice issued

- (2) the staff establishment and expenditure involved in PlanD's inspections conducted against fly-tipping of construction waste in Lantau in the past five years.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 114)

Reply:

- (1) The breakdown on the number of inspections conducted by the Planning Department (PlanD) on unauthorised filling of land/pond in Lantau, the number of cases with reinstatement notice (RN) issued and the number of cases with compliance notice (CN) issued is provided below:

Year	2014	2015	2016	2017	2018
No. of inspections	7	2	11	24	23
No. of cases with RN issued	1	0	1	3	3
No. of cases with CN issued	0	1	0	0	6

PlanD has not compiled aggregate statistics about the working hours and timing in relation to these inspections over the years.

- (2) Planning enforcement and prosecution against unauthorised developments (UDs) in the rural areas of the New Territories were undertaken by the Central Enforcement and Prosecution Section (CEPS) of PlanD. CEPS has 68 staff members in 2014 and 2015, 69 in 2016, 79 in 2017 and 91 in 2018. As the work in respect of UD is undertaken as part of the overall duties of CEPS, we are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)420

(Question Serial No. 3848)

Head: (118) Planning Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Town Planning Information Services
Controlling Officer: Director of Planning (Raymond LEE)
Director of Bureau: Secretary for Development

Question:

The Planning Department's provision for Programme (3) Town Planning Information Services in 2019–20 will be increased by \$5.6 million (18.2%) as compared to the revised estimate for the same in 2018–19. The increase is the highest among all the programmes. It is mentioned under Programme (3) that the kind of information pamphlets/booklets published will increase to 30. In this connection, please advise this Committee on: 1) the details of the information pamphlets/booklets published last year and the expenditure involved; and 2) the preliminary topics of the information pamphlets/booklets to be published this year and the estimated expenditure involved.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 19)

Reply:

- 1) In 2018-19, the Planning Department (PlanD) published information pamphlets/booklets on the following topics:
- Hong Kong Fact Sheet on Town Planning
 - Revised Chapter 1 'Introduction' of Hong Kong Planning Standards and Guidelines (HKPSG)
 - Revised Chapter 3 'Community Facilities' of HKPSG
 - Revised Chapter 12 'Miscellaneous Planning Standards and Guidelines' of HKPSG
 - Planning Department Annual Report 2018
 - Town Planning Board Report 2015-2017
 - A booklet on the 5th Anniversary of the City Gallery
 - A promotional leaflet of the City Gallery
 - A booklet on Design Ideas Competition of the Pilot Study on Underground Space Development in Selected Strategic Urban Areas

The expenditure involved in publishing the above pamphlets/booklets in 2018-19 is about \$180,000 (including hard copies and Digital Versatile Discs (DVDs)).

2) In 2019-20, PlanD plans to publish information pamphlets/booklets on the following topics:

- Planning for Liveable New Towns – a set of nine pamphlets
- Potential revisions to various chapters of HKPSG
- Planning Department Annual Report 2019
- Urban Design Study for the Wan Chai North and North Point Harbourfront Areas - Information Digest
- Pilot Study on Underground Space Development in Selected Strategic Urban Areas - Stage Two Public Engagement Digest

The estimated expenditure for publishing the above pamphlets/booklets in 2019-20 is about \$15,000 (including only DVDs).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)421

(Question Serial No. 4408)

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 project of Kwu Tung North and Fanling North New Development Areas has been implemented but the land resumption and clearance works have not yet commenced to date. As the deadline set by the Lands Department (LandsD) for submission of application for rehousing and ex-gratia allowances is approaching, and the Planning Department (PlanD) has indicated that it will continue to take into account the planning input of the Civil Engineering and Development Department and the LandsD to facilitate timely implementation of the new town projects, has PlanD set any definite timeframe for the project? If yes, what are the details?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 53)

Reply:

Kwu Tung North and Fanling North New Development Area (NDA) is one of the major sources of land supply to meet the medium to long-term development needs of Hong Kong. The draft outline zoning plans for the NDA were approved by Chief Executive-in-Council in June 2015.

Subject to funding approval by the Finance Committee of the Legislative Council in the first half of 2019, the land resumption and clearance as well as site formation and infrastructural works for the First Phase and the detailed design for the Remaining Phase of the NDA will commence in a progressive manner from the second half of 2019.

While the Planning Department will continue to provide planning inputs and support to the Civil Engineering and Development Department and the Lands Department to facilitate timely implementation of the NDA, such inputs and support are not expected to be related to the associated land clearance and resumption.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)422

(Question Serial No. 3791)

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 “a study on scattered brownfield sites (outside existing New Development Area projects under planning and implementation)”, please inform this Committee of the timetable, manpower involved and estimated expenditure of the study.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 10)

Reply:

For brownfield sites not at the moment covered by any current or proposed New Development Areas, the Planning Department (PlanD) will undertake in mid-2019 an in-house study to assess their development potential and prioritise those sites identified with greater potential for follow-up study by departments. As the aforesaid study will be undertaken by existing staff of PlanD as part of their overall duties, we are unable to provide a separate breakdown of the manpower and expenditure deployed solely for the work.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)423****(Question Serial No. 3358)**

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 2019-20”, the Administration states that complete the technical assessments and finalise the updated territorial development strategy for the “Hong Kong 2030+”. In this connection, please inform this Council the timetable for finalising the territorial development strategy for the “Hong Kong 2030+” as well as the manpower and resources allocated for this task. How will the Administration ensure sufficient representation from stakeholders be consulted so as to avoid opposition and judicial review? What kind of measures will the Government adopt in order to ensure latest information technology and innovative technology are both utilised for the future planning in Hong Kong?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 58)

Reply:

“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”) updates the territorial development strategy, encompassing a people-centric approach and proposing a vision-driven and action-oriented plan to enhance liveability in our high-density compact city, embrace economic challenges and opportunities, and create capacity for sustainable growth.

The six-month public engagement (PE) exercise for “Hong Kong 2030+”, which ended in April 2017, had fully engaged the community on this updated territorial development strategy through over 200 PE events. In carrying out the PE, we adopted an open, inclusive and collaborative approach in engaging the community through a myriad of activities cutting across multiple platforms, including public forums, topical discussions, knowledge sharing seminars, guided visits, exhibitions, questionnaire surveys, school outreach programmes, briefings to stakeholders and use of electronic media.

The Planning Department (PlanD) is working towards the finalisation of “Hong Kong 2030+” having regard to the public views received and other latest relevant reports, policies and initiatives, including the Report of the Task Force on Land Supply (TFLS) and

Government's response to TFLS's report, as well as the on-going technical assessments for the spatial development options. Our target is to release the final strategy for "Hong Kong 2030+" in the latter half of 2019.

The "Hong Kong 2030+" is mainly conducted by existing staff of 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 manpower and expenditure incurred solely for this area of work. External expertise/professional services have been engaged as necessary to undertake technical assessments and conduct PE activities. The total expenditure for these external expertise/professional services is estimated to be about \$29 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)424

(Question Serial No. 3360)

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 2019-20", the Administration states that the Planning Department will collaborate with relevant departments to advance the study on developing brownfield sites in New Territories North, and initiate a study on scattered brownfield sites (outside existing New Development Area (NDA) projects under planning and implementation) to identify those with greater development potential. In this connection, will the Administration inform this Council of the manpower and resources allocated for this study, the estimated completion date and scope of this study.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 60)

Reply:

The New Territories (NT) North Strategic Growth Area (SGA) under Hong Kong 2030+ Study comprises three Potential Development Areas (PDAs). The PDAs involve about 200 hectares (ha) of brownfield sites. The Government will commence in the third quarter of 2019 the study on Phase One Development of NT North SGA, covering the San Tin/Lok Ma Chau PDA (with about 65 ha of brownfields). The consultancy study would be jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD). The scope and estimated cost of the consultancy study are being worked out. As the work for overseeing the consultancy study will be carried out by existing staff of PlanD and CEDD as part of their overall duties, we are unable to provide a separate breakdown of the manpower and expenditure deployed solely for the work.

In addition, PlanD will undertake in mid-2019 an in-house study to assess the development potential of the some 760 ha brownfield sites not covered by any current or proposed New Development Areas and prioritise those sites identified with greater development potential for follow-up study by departments. The in-house study will be undertaken by existing staff of PlanD as part of their overall duties. We are unable to provide a separate breakdown of the manpower and expenditure deployed solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)425

(Question Serial No. 7226)

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 since 2015/16 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)
2015/16								
2016/17								
2017/18								
2018/19								

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 56)

Reply:

Information on residential sites in the Government's Land Sale Programme from 2015-16 to 2019-20 requiring amendments to outline zoning plans (OZPs) to change land use zoning and/or development parameters are set out in the following table:

Financial year	Total number of sites requiring amendment to OZP (position as at the date of announcing the relevant annual Land Sale Programme)[#]	Estimated flat number* (about)	Number of sites for which amendment to OZP has been approved (position as at 15 March 2019)	Estimated flat number* (about)	Remarks
2015-16	9	5 540	9	5 540	-
2016-17	2	1 470	1	1 420	Amendment to OZP for the remaining one site is held up by judicial review (JR) proceedings.
2017-18	13	10 900	11	9 800	Amendments to OZP for the remaining two sites are subject to technical assessments.
2018-19	3	2 700	2	2 300	Amendment to OZP for the remaining one site was held up by JR proceedings and is now being resumed in view of the Court's decisions on the JRs.
2019-20	2	200	-	-	Amendments to OZPs for the two sites will commence in due course.

[#] To avoid double-counting, sites are counted only once in the financial year when they were first announced as requiring OZP amendments at the relevant annual Land Sale Programme announcement.

^{*} The estimated flat number was the estimate adopted by the Government at the time of announcement of the relevant annual Land Sale Programme. The actual flat number is subject to the design eventually adopted by the developers.

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. The exact time taken to complete the statutory rezoning process varies from case to case. For most of the above sites, the time taken ranged from seven months to 17 months, with the latter involving mainly more substantial amount of representations and comments. For sites in respect of which the OZP amendment process is held up by JR(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 respective OZP amendment process is subject to legal proceedings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)426

(Question Serial No. 4271)

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 set out, by housing types (e.g. public housing, private housing, rural settlement), the respective land area of residential sites in Hong Kong.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 10)

Reply:

According to the land utilisation data compiled by the Planning Department, regarding the land area of residential sites in Hong Kong, as at end-2017:

- (a) about 16 square kilometres (km²) of land have been utilised for public residential development (including public rental housing, subsidised housing and temporary housing area);
- (b) about 26 km² of land have been utilised for private residential development (including residential area developed by private developers but excluding village houses, subsidised housing and temporary housing area); and
- (c) about 35 km² of land have been utilised for rural settlement (including village housing and temporary structures).

The figures were compiled using 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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)427****(Question Serial No. 4272)**

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:

Please list in table form the existing and planned population, the types and standard requirements (based on planned population) of major community facilities, their existing and planned provision, as well as the surplus/shortfall (against the planned provision) in the 18 districts in Hong Kong.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 11)

Reply:

The required information is set out in the following table by District Council (DC) districts.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Central and Western DC District					
Existing population : 243 300			Planned Population : 301 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	358 classrooms	336	366	8
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	423 classrooms	422	482	59
Hospital	5.5 beds per 1 000 persons	1 658 beds	811	811	(847)
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	4	6	6	2
Wan Chai DC District					
Existing population : 180 100			Planned Population : 230 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	226 classrooms	450	450	224
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	273 classrooms	443	455	182
Hospital	5.5 beds per 1 000 persons	1 266 beds	1 944	2 173	907
Clinic/Health Centre	1 per 100 000 persons	2	3	3	1
Library	1 district library for every 200 000 persons	1	3	3	2
Sports Centre	1 per 50 000 to 65 000 persons	2	3	3	1
Eastern DC District					
Existing population : 555 000			Planned Population : 579 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	579 classrooms	844	844	265
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	776 classrooms	736	760	(16)
Hospital	5.5 beds per 1 000 persons	3 187 beds	1 759	1 859	(1 328)
Clinic/Health Centre	1 per 100 000 persons	6	6	7	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	3	6	7	4
Sports Centre	1 per 50 000 to 65 000 persons	8	6	6	(2)
Southern DC District					
Existing population : 275 000			Planned Population : 330 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	289 classrooms	492	492	203
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	452 classrooms	431	461	9
Hospital	5.5 beds per 1 000 persons	1 817 beds	3 601	3 712	1 895
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Yau Tsim Mong DC District					
Existing population : 343 000			Planned Population : 434 500		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	509 classrooms	528	528	19
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	588 classrooms	553	577	(11)
Hospital	5.5 beds per 1 000 persons	2 390 beds	3 118	3 468	1 078
Clinic/Health Centre	1 per 100 000 persons	4	3	4	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Sham Shui Po DC District					
Existing population : 405 900			Planned Population : 555 400		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	655 classrooms	759	759	104
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	883 classrooms	749	887	4
Hospital	5.5 beds per 1 000 persons	3 055 beds	1 373	1 373	(1 682)
Clinic/Health Centre	1 per 100 000 persons	5	5	7	2
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	8	6	8	0
Kowloon City DC District					
Existing population : 418 700			Planned Population : 559 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	573 classrooms	1 029	1 124	551
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	826 classrooms	1 094	1 190	364
Hospital	5.5 beds per 1 000 persons	3 074 beds	3 482	6 350	3 276
Clinic/Health Centre	1 per 100 000 persons	5	7	9	4

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	7	5	7	0
Wong Tai Sin DC District					
Existing population : 425 200			Planned Population : 466 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	392 classrooms	664	664	272
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	650 classrooms	743	767	117
Hospital	5.5 beds per 1 000 persons	2 564 beds	1 091	1 237	(1 327)
Clinic/Health Centre	1 per 100 000 persons	4	4	5	1
Library	1 district library for every 200 000 persons	2	6	6	4
Sports Centre	1 per 50 000 to 65 000 persons	6	6	7	1
Kwun Tong DC District					
Existing population : 648 500			Planned Population : 807 800[®]		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	712 classrooms	855	945	233
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 123 classrooms	997	1 177	54
Hospital	5.5 beds per 1 000 persons	4 442 beds	1 433	1 960	(2 482)
Clinic/Health Centre	1 per 100 000 persons	8	5	7	(1)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	4	6	7	3
Sports Centre	1 per 50 000 to 65 000 persons	11	8	10	(1)
Kwai Tsing DC District					
Existing population : 520 600			Planned Population : 550 700		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	435 classrooms	867	927	492
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	755 classrooms	783	783	28
Hospital	5.5 beds per 1 000 persons	3 029 beds	2 697	3 177	148
Clinic/Health Centre	1 per 100 000 persons	5	4	4	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	8	9	1
Tsuen Wan DC District					
Existing population : 318 900			Planned Population : 336 800		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	372 classrooms	304	304	(68)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	476 classrooms	488	515	39
Hospital	5.5 beds per 1 000 persons	1 852 beds	1 283	1 283	(569)
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	2	2	2	0
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
Tuen Mun DC District					
Existing population : 489 300			Planned Population : 619 600*		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	747 classrooms	971	1 031	284
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 062 classrooms	950	1 046	(16)
Hospital	5.5 beds per 1 000 persons	3 408 beds	3 611	3 611	203
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)
Yuen Long DC District					
Existing population : 614 200			Planned Population : 1 028 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	1 165 classrooms	1 128	1 518	353
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 855 classrooms	1 239	2 007	152
Hospital	5.5 beds per 1 000 persons	5 655 beds	1 057	2 057	(3 598)
Clinic/Health Centre	1 per 100 000 persons	10	6	11	1

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	5	4	4	(1)
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
North DC District					
Existing population : 315 300			Planned Population : 621 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	775 classrooms	600	840	65
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 067 classrooms	675	1 233	166
Hospital	5.5 beds per 1 000 persons	3 420 beds	623	2 123	(1 297) [#]
Clinic/Health Centre	1 per 100 000 persons	6	4	7	1
Library	1 district library for every 200 000 persons	3	4	5	2
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)
Tai Po DC District					
Existing population : 303 900			Planned Population : 376 300		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	554 classrooms	566	566	12
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	865 classrooms	489	609	(256)
Hospital	5.5 beds per 1 000 persons	2 069 beds	1 539	1 539	(530)
Clinic/Health Centre	1 per 100 000 persons	3	2	3	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	5	5	7	2
Sha Tin DC District					
Existing population : 659 800			Planned Population : 760 900		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	829 classrooms	1 202	1 232	403
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 261 classrooms	1107	1 227	(34)
Hospital	5.5 beds per 1 000 persons	4 185 beds	3 017	4 585	400
Clinic/Health Centre	1 per 100 000 persons	7	4	7	0
Library	1 district library for every 200 000 persons	4	4	4	0
Sports Centre	1 per 50 000 to 65 000 persons	11	6	11	0
Sai Kung DC District					
Existing population : 461 900			Planned Population : 555 000[^]		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	707 classrooms	741	831	124
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 026 classrooms	758	848	(178)
Hospital	5.5 beds per 1 000 persons	3 053 beds	1 168	2 065	(988)
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	7	9	1
Islands DC District					
Existing population : 156 800			Planned Population : 435 000		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	499 classrooms	288	506	7
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	681 classrooms	334	596	(85)
Hospital	5.5 beds per 1 000 persons	2 393 beds	267	587	(1 806)
Clinic/Health Centre	1 per 100 000 persons	4	8	9	5
Library	1 district library for every 200 000 persons	2	8	8	6
Sports Centre	1 per 50 000 to 65 000 persons	6	5	10	4

General Remarks

1. “Existing Population” refers to 2016 By-Census figures. “Planned Population” includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
5. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision obtained from various sources but not all the estimated provision under the Second 10-Year Hospital Development Plan, of which detailed information is yet to be available.

Notes:

- @ The planned population of 807 800 for Kwun Tong DC district includes the planned population of 30 000 for the Development of Anderson Road Quarry (ARQ) Site, which administratively falls within the boundary of Sai Kung DC district. It is considered more reasonable to include the ARQ Site in Kwun Tong DC district for planning of Government, Institution or Community (GIC) provision because the ARQ Site is in closer proximity to Kwun Tong DC district than Sai Kung District Council district.
- * The planned population for Tuen Mun DC district has not included any portion of the Hung Shui Kiu New Development Area which has been included in Yuen Long DC district.
- # An additional site of 4 hectares has been reserved in Kwun Tong North for hospital use but information on the estimated beds provision on the site is yet to be available.
- ^ The Development of the ARQ Site has not been included in the population and GIC provision of Sai Kung DC district.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)428

(Question Serial No. 3960)

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 of the former temporary To Wah Road Bus Terminus site, will the Government inform this Committee of the following:

1. What is the progress of its planning?
2. Will open space be provided there?
3. Will the Government consider providing an underground carpark there?
4. Who is the responsible officer?
5. What is the estimated cost of the planning work?

Asked by: Hon WONG Pik-wan, Helena (LegCo internal reference no.: 57)

Reply:

1. & 2.

The former temporary bus terminus at To Wah Road (the To Wah Road site) falls within an area zoned "Open Space" on the approved South West Kowloon Outline Zoning Plan No. S/K20/30. This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public. Relevant bureaux and departments will take into account the local population, provision and utilisation of the existing facilities, resource priority, etc. in planning the open space and determining the priorities of project implementation. There is currently no firm implementation programme of the planned public open space.

3. & 4.

The Transport Department (TD) is working closely with relevant bureaux and departments regarding the provision of public parking spaces in suitable "Government, Institution or Community" facilities and public open spaces, following the principle of "single site, multiple use". TD will review the local parking demand and liaise with the Leisure and Cultural Services Department on the feasibility to provide a public car park under the public open space at the To Wah Road site to be implemented.

5. The planning of the To Wah Road site is mainly conducted by staff of the Planning Department and other relevant departments as part of their overall duties. We are unable to provide a breakdown on the estimated expenditure solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)429

(Question Serial No. 3631)

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 (PlanD) pointed out last year that in the light of the judgment of the Court of First Instance (CFI) to remit the draft Hoi Ha Outline Zoning Plan (OZP), draft Pak Lap OZP and draft So Lo Pun OZP to the Town Planning Board (TPB) for reconsideration of the genuine need for development by and for indigenous villagers, PlanD was examining the implications of the CFI's judgment on other draft rural OZPs. In this connection, please inform this Committee of the following:

- 1) What follow-up actions have been taken by PlanD in respect of the three draft OZPs so far (until March 2019)?
- 2) What follow-up actions have been taken by PlanD in the light of the judgment? Will PlanD change the factors that will be taken into consideration in drawing up "Village Type Development" ("V") zones so as to reflect the genuine need for development and prevent over-expansion of "V" zones?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 88)

Reply:

In accordance with the relevant judgment handed down by the Court of First Instance (HCAL 28/2015), the Town Planning Board (TPB) needs to reconsider the draft Hoi Ha, Pak Lap and So Lo Pun Outline Zoning Plans (OZPs) in respect of two issues, namely, the genuine need for Small House development (for the three draft OZPs) and the base map (for draft Hoi Ha OZP). As the executive arm of the TPB, the Planning Department has helped collect relevant information for a review of the three OZPs. The analysis is on-going, and the draft OZPs would be reconsidered by the TPB in due course having regard to the implications arising from the aforesaid judgment and the outcome of the analysis.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)430****(Question Serial No. 3632)**

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;
- 2) the locations and areas of the lots damaged by UD's within "CA" and "CPA" zones in the past three years.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 89)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; together with 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'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)
2016	28	20(7)	0(0)	10(4)	4(4)
2017	97	71(12)	0(0)	55(11)	1(2)
2018	66	58(19)	0(0)	47(9)	7(17)

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)
2016	32	38(7)	0(0)	26(4)	2(3)
2017	45	6(1)	0(0)	9(3)	1(3)
2018	39	101(20)	0(0)	28(9)	1(2)

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)
2016	205	441(66)	0(0)	292(42)	18(55)
2017	193	373(56)	0(0)	163(28)	15(59)
2018	198	406(56)	0(0)	278(41)	14(35)

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)
2016	312	785(157)	0(0)	262(37)	20(49)
2017	388	924(136)	0(0)	316(54)	27(77)
2018	442	973(188)	0(0)	298(68)	26(88)

- 2) We do not have readily available information sorting out private lots encroached by UD's within "CA" and "CPA" zones in the past three years. To give an indication, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) covered by any issuance of ENs in "CA" and "CPA" zones in the past three years:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2016	4.05	0.31	0.15	0
2017	1.08	1.08	0.45	0.36
2018	5.00	0.50	2.92	0.51

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)431****(Question Serial No. 3633)**

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 Government inform this Committee:

- 1) what was the total number of complaints against unauthorised developments received by the Planning Department (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? Did PlanD refer these cases to other departments for follow-up actions?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 90)

Reply:

The number of complaints about alleged unauthorised developments (UDs) investigated and those 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 about sites not within DPAs
2016	1 320	51
2017	1 546	69
2018	1 628	73

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 areas outside any DPAs, the Planning Department refers relevant complaints to other government departments as appropriate for enforcement action in accordance with the relevant legislation and/or the lease concerned.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)432****(Question Serial No. 3635)**

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 the titles, locations and details of the i) development proposals, ii) non-statutory plans, iii) planning briefs and iv) district planning studies produced or revised by the Planning Department in 2017-18 and 2018-19.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 92)

Reply:

- i) In 2017-18 and 2018-19, the Planning Department (PlanD) produced/revised a total of 31 statutory town plans incorporating development proposals from various sources including government-initiated and private development proposals agreed by the Town Planning Board (TPB). The title of the statutory plans, the location of the development proposals and details of the amendments are as follows:

Title	Location	Details
2017-18		
Amendments to approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/14	Hang Tau Tai Po, Kam Tsin and Ying Pun	Proposed amendments mainly to facilitate a proposed residential development
Preparation of the new draft Lok Ma Chau Loop OZP No. S/LMCL/1	Lok Ma Chau Loop	New draft OZP to facilitate the development of the Hong Kong-Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop
Amendment to South Lantau Coast OZP No. S/SLC/19	Pui O, South Lantau Coast	Proposed amendment to facilitate the development of sewage treatment works at Pui O, South Lantau
Amendments to the approved Kam Tin South OZP No. S/YL-KTS/13	South of Tung Wui Road, Kam Tin	Proposed amendments mainly to facilitate public housing and government, institution or community developments

Title	Location	Details
Amendments to approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/14	Kong Nga Po, North District	Proposed amendments to the OZP and adjustment to the OZP boundaries to facilitate the development of police facilities in Kong Nga Po
Amendments to approved Hung Lung Hang OZP No. S/NE-HLH/9		
Amendments to approved Man Kam To OZP No. S/NE-MKT/2		
Amendments to approved Tai Po OZP No. S/TP/26	Areas No. 4, 6 and 39, Tai Po	Proposed amendments to facilitate private housing developments at Pok Yin Road and Ma Wo Road, reflect an agreed rezoning request for housing development at Yau King Lane, and clinic development at On Pong Road
Amendments to Tseung Kwan O OZP No. S/TKO/24	Tseung Kwan O	Proposed amendments to facilitate public housing developments in Tseung Kwan O
Preparation of the new draft Siu Ho Wan OZP No. S/SHW/1	Siu Ho Wan, Lantau	New draft OZP to facilitate the development of the Siu Ho Wan area according to the planning strategy of economic and housing development as highlighted in the Sustainable Lantau Blueprint
Amendments to the approved Tuen Mun OZP No. S/TM/33	Tuen Mun	Proposed amendments mainly to facilitate public and private housing developments in Tuen Mun
Amendments to the approved Tong Yan San Tsuen OZP No. S/YL-TYST/10	Yuen Long	Proposed amendments mainly to facilitate public housing developments in Long Bin and Tan Kwai Tsuen
Draft Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/1	Yuen Long and Tuen Mun	Draft plan to guide the future development in Hung Shui Kiu NDA
Amendments to the approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/7	Yuen Long	Proposed amendments mainly to adjust the OZP boundary to reflect the boundary of the Hung Shui Kiu NDA
Amendments to the approved Ping Shan OZP No. S/YL-PS/16	Yuen Long	
Amendments to the approved Tin Shui Wai OZP No. S/TSW/12	Yuen Long	
Amendments to Ha Tsuen OZP No. S/YL-HT/10	Yuen Long	
Amendments to the approved Lam Tei and Yick Yuen OZP No. S/TM-LTYY/8	Tuen Mun	

Title	Location	Details
Further amendments to the draft Kennedy Town & Mount Davis OZP No. S/H1/20	Cadogan Street Temporary Garden (CSTG) and the area to the west of the CSTG, Kennedy Town	On 11 May 2017, TPB decided to propose further amendments to meet some of the representations by rezoning the CSTG and the area to the west of the CSTG from “Residential (Group A)6” to “Open Space” and “Government, Institution or Community” respectively. The proposed further amendments were gazetted on 26 May 2017
Amendments to the approved Aberdeen and Ap Lei Chau OZP No. S/H15/31	Junction of Shek Pai Wan Road and Tin Wan Hill Road, Aberdeen	Proposed amendments mainly to facilitate a public housing development and excise an area to the east of Wah Kwai Estate across Shek Pai Wan Road from the planning scheme area
Amendments to the approved Pok Fu Lam OZP No. S/H10/15	Five sites near Wah Fu Estate, Pok Fu Lam	Proposed amendments mainly to facilitate the development of five public housing sites near Wah Fu Estate and to include an area to the east of Shek Pai Wan Road in the planning scheme area
Amendments to the draft Causeway Bay OZP No. S/H6/15	Causeway Bay	Proposed amendments mainly to revise the building height restriction and the non-building area/building gap requirements on the OZP
Amendments to the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/28	Wang Chiu Road, Kowloon Bay	Proposed amendments mainly to facilitate public housing and school development at Wang Chiu Road, Kowloon Bay
Amendments to the approved Kwun Tong (South) OZP No. S/K14S/20	Ting On Street, Ngau Tau Kok	Proposed amendments mainly to facilitate public housing development at Ting On Street, Ngau Tau Kok
Amendments to the draft Kwai Chung OZP No. S/KC/28	San Kwai Street, Kwai Chung	Proposed amendments mainly to facilitate public housing development at San Kwai Street
Amendments to the approved Ma Tau Kok OZP No. S/K10/22	Lung Kong Road and Ko Shan Road	Proposed amendments mainly to facilitate a redevelopment proposal for welfare complex at Lung Kong Road and a public housing development at Ko Shan Road
2018-19		
Amendments to the draft Sha Tin OZP No. S/ST/33 arising from the consideration of representations and comments on the draft OZP	On Muk Street, Shek Mun, Sha Tin	Proposed amendments to facilitate public housing development at On Muk Street
Amendments to approved Fanling/Sheung Shui OZP No. S/FSS/22	Fanling/ Sheung Shui	Proposed amendments mainly to facilitate public/subsidised housing developments and private residential development

Title	Location	Details
Amendments to the draft Wan Chai OZP No. S/H5/27	Wan Chai	Proposed amendments mainly to revise the building height restriction and the non-building area/building gap requirements on the OZP
Amendments to the Sai Ying Pun and Sheung Wan OZP No. S/H3/32 and Draft Urban Renewal Authority (URA) Development Scheme Plan (DSP) for Queen's Road West/In Ku Lane	Queen's Road West/In Ku Lane, Sai Ying Pun	The DSP for the URA Queen's Road West/In Ku Lane Development Scheme and the proposed amendments to the Sai Ying Pun and Sheung Wan OZP were agreed by the TPB on 24.8.2018 and gazetted on 21.9.2018
Amendments to the draft Mong Kok OZP No. S/K3/30	Mong Kok	Proposed amendments mainly to revise the building height restrictions and rezone the Sai Yee Street site

Note: Statutory plans covering Country Park Enclaves, where no development zones are involved except the "Village Type Development" zone, are not included.

- ii) In 2017-18 and 2018-19, there were a total of 18 non-statutory plans produced/ revised by PlanD (including those under preparation). Their title, location and details are as follows:

Title	Location	Details
2017-18		
Amendments to Fanling/ Sheung Shui Areas 25 & 26 - Layout Plan (LP) No. L/FSS 25/1C	On Lok Tsuen, Fanling	Proposed amendments to the LP to facilitate industrial developments and incorporation of the area enhancement measures
Amendments to draft Fanling/ Sheung Shui Area 5 - LP No. L/FSS 5/1B	Shek Wu Hui, Sheung Shui	Proposed amendments to the LP to facilitate a commercial/residential development
Amendments to Ham Tin Village LP No. L/I-HT/2B	Ham Tin, South Lantau	Proposed amendments to the LP to facilitate Small House development
Amendments to Luk Tei Tong, Mui Wo Kau Tsuen, Pak Ngan Heung and Tai Tei Tong LP No. L/I-MWV/1A	Pak Ngan Heung, Mui Wo	Proposed amendments to the LP to facilitate Small House development
Amendments to Part of the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Development Plan (ODP) No. D/K15C/1B	Kowloon Planning Area No. 15 (Yau Tong)	Proposed amendments to the ODP mainly to reflect the agreed rezoning proposals incorporated in the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25
2018-19		
Amendments to the draft Kam Tin LP No. L/YL-KT/II	Near Wing Lung Wai, Kam Tin	Proposed amendments to the LP to facilitate Small House development
Amendments to the draft Yuen Kong and Yuen Kong San Tsuen LP No. L/YL-YK/C	Yuen Kong Tsuen, Kam Tin	Proposed amendments to the LP to facilitate Small House development
Amendment to Lam Tei Local Centre LP No. L/TM-LT/K	To Yuen Wai, Lam Tei, Tuen Mun	Proposed amendment to the LP to facilitate Small House development

Title	Location	Details
Amendments to the draft Kwun Tong (Western Part) ODP No. D/K14A/1H	Kwun Tong	Proposed amendments to the ODP mainly to incorporate the pedestrian links in the Kwun Tong Business Area
Amendments to the Wo Yi Hop Village LP No. L/TWN 1/2	Wo Yi Hop Village, Tsuen Wan	Proposed amendments to the LP mainly to facilitate Small House development
Amendments to the Lo Wai and Yi Pei Chun Village LP No. L/TW-LW/1	Lo Wai, Tsuen Wan	Proposed amendments to the LP mainly to facilitate Small House development
Amendments to Luk Tei Tong, Mui Wo Kau Tsuen, Pak Ngan Heung and Tai Tei Tong LP No. L/I-MWV/1A	Mui Wo Kau Tsuen and Luk Tei Tong, Mui Wo	Proposed amendments to the LP to facilitate Small House developments in Mui Wo Kau Tsuen and Luk Tei Tong
Amendments to Ham Tin Village LP No. L/I-HT/2C	Ham Tin, South Lantau	Proposed amendments to the LP to facilitate Small House development
Amendments to Pui O Village LP No. L/I-PO/1B	Pui O, South Lantau	Proposed amendments to the LP to facilitate Small House development in Pui O Lo Uk Tsuen and Pui O San Wai Tsuen
Amendments to Shui Hau Village LP No. L/I-SHV/1	Shui Hau, South Lantau	Proposed amendments to the LP to facilitate Small House development
Amendments to Yung Shue Wan LP No. L/I-YSW/1F	Tai Wan San Tsuen, Lamma	Proposed amendments to the LP to facilitate Small House development in Tai Wan San Tsuen
Amendments to Mui Wo Central LP No. L/I-MWC/1F	Silver Mine Beach Hotel, Mui Wo	Proposed amendments to the LP to facilitate residential development in Mui Wo
Amendments to Mui Wo North LP No. L/I-MWN/1B	Mang Tong, Mui Wo	Proposed amendments to the LP to facilitate Small House development in Mang Tong

- iii) In 2017-18 and 2018-19, there were a total of 19 planning briefs (PBs) processed and submitted to the District Planning Conference (DipCon) by PlanD. One PB for two “Comprehensive Development Area” (“CDA”) zones in Sham Shui Po was produced by PlanD and the other PBs related to public housing development were produced/revised by the Housing Department. The title, location and details of the PBs are as follows:

Title	Location	Details
2017-18		
PB for Public Housing Development in Fanling Area 36, Phase 4 (Ching Ho Extension)	Ching Ho Estate, Fanling Area 36	Processing and submission of the draft PB to the New Territories (NT) DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Sha Tin	On Mun Street, Shek Mun, Sha Tin	Processing and submission of the draft PB to the NT DipCon for approval to provide guidance for the public housing development

Title	Location	Details
PB for Public Housing Development in Tuen Mun	Area 54 Sites 3 and 4 East, Tuen Mun	Processing and submission of the addendum to the approved PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tuen Mun	Area 54 Sites 1 and 1A, Tuen Mun	Processing and submission of the addendum to the approved PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Kowloon Bay	Wang Chiu Road, Kowloon Bay	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Lei Yue Mun	Yan Wing Street (Lei Yue Mun Estate Phase 4), Lei Yue Mun	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Chai Wan	Junction of Chai Wan Road, Wing Ping Street, and San Ha Street, Chai Wan	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for the two “CDA” zones in Sham Shui Po	“CDA” sites at Lin Cheung Road, Sham Shui Po	Preparation and submission of the draft PB to the TPB for approval to provide comprehensive guidance to the future development
2018-19		
PB for Public Housing Development in Ma On Shan, Sha Tin	Area 86B, Hang Tai Road, Ma On Shan, Sha Tin	Processing and submission of the draft PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tung Chung	Area 54, Tung Chung Extension Area	Processing and submission of the addendum to the approved PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Proposed Public Housing Development in Yuen Long	Long Bin, Phases 1 and 2, Ping Shan, Yuen Long	Processing and submission of the draft PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Ma Tau Kok	Junction of Ko Shan Road and Shansi Street, Ma Tau Kok	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Sai Kung	Anderson Road Quarry (RS-1), Sai Kung	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in North Point	Java Road, North Point	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development

Title	Location	Details
Revised PB for Public Housing Development in Chai Wan	Junction of Chai Wan Road, Wing Ping Street, and San Ha Street, Chai Wan	Processing and submission of the revised draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Kwai Chung	San Kwai Street, Kwai Chung	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tsing Yi	Ching Hong Road North, Tsing Yi	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
Revised PB for the Public Housing Development in Tsing Yi	Tsing Hung Road, Tsing Yi	Processing and submission of the revised draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Cheung Sha Wan	Adjoining Lai Chi Kok Road and Tonkin Street	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development

- iv) In 2017-18 and 2018-19, there were a total of ten district planning studies produced/revised by PlanD (including those still in progress). Their title, location and details are as follows:

Title	Location	Details
2017-18		
Air Ventilation Assessment (AVA) for Causeway Bay and Wan Chai - Expert Evaluation (EE) Report	The Planning Scheme Areas under the Causeway Bay and Wan Chai OZPs	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the Causeway Bay and Wan Chai OZPs in response to the court's rulings on the judicial reviews
AVA for Ngau Tau Kok and Kowloon Bay Area - EE Report	The Planning Scheme Area under the Ngau Tau Kok and Kowloon Bay OZP	Undertaking of the AVA Study to facilitate review of the development restrictions on the Ngau Tau Kok and Kowloon Bay OZP in response to the court's rulings on the judicial reviews
AVA for a "Green Belt" site in Castle Peak Road, Castle Peak Bay - EE Report	Area 48, Tuen Mun	Undertaking of the AVA Study to assess the potential air ventilation impact of the proposed housing development
AVA for two "Government, Institution or Community" sites in Tai Po - EE Report	Areas 4 and 39, Tai Po	Undertaking of the AVA Study to assess the potential air ventilation impact of the proposed community health centre and the proposed housing development

Title	Location	Details
Planning and Design (P&D) Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	Mong Kok	Undertaking of the P&D Study to examine the development potential of government sites at the junction of Sai Yee Street and Argyle Street and adjoining area for comprehensive development and to make recommendations to enhance public realm and public transport facilities in the area
On-going in 2017-18 & 2018-19		
P&D Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	Queensway Plaza, Admiralty	Main study completed in March 2017. Additional services to examine the feasibility of a new footbridge link to Tamar Footbridge and provide technical support for road gazettal are in progress
Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	Lam Tei	Jointly undertaking of the land use study with the Civil Engineering and Development Department (CEDD) to examine the development potential of the Lam Tei Quarry site and its adjoining areas and identify suitable land uses
Planning and Engineering (P&E) Study for Re-planning of Tseung Kwan O Area 137	Area 137, Tseung Kwan O	Jointly undertaking the P&E Study with CEDD for the re-planning of Tseung Kwan O Area 137 with a view to examining the feasibility of using the site for residential, commercial and other development purposes
AVA for Mong Kok and Yau Ma Tei Areas - EE Report	The Planning Scheme Areas under the Mong Kok and Yau Ma Tei OZPs	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the Mong Kok and Yau Ma Tei OZPs in response to the court's rulings on the judicial reviews
2018-19		
AVA for Caroline Hill Road Site - Computational Fluid Dynamics Report	Caroline Hill Road, Causeway Bay	Undertaking of the AVA Study to assess the potential air ventilation impacts of the redevelopment proposal of the Caroline Hill Road Site and to recommend design improvements and/or mitigation measures if necessary

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)433

(Question Serial No. 3636)

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:

There are local views suggesting that the Government should redevelop Chuk Yuen United Village and Ngau Chi Wan West Village to increase the supply of urban housing sites and facilitate the reprovisioning of aged public housing estates within the district. Please inform this Committee of the following:

- 1) Has the Planning Department carried out any planning studies on the redevelopment of Chuk Yuen United Village and Ngau Chi Wan West Village over the past five years? If yes, what are the details?
- 2) Regarding the site reserved in Ngau Chi Wan for community hall use, what is the current development?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 93)

Reply:

- 1) In order to increase housing land supply, the Government will continue to adopt a multi-pronged approach to identify suitable land for housing development through various land use reviews and optimisation of use of land resources. Redevelopment of squatter areas in urban area may optimise the use of urban sites in addressing the shortage of developable land. In this connection, the Government will commence engineering feasibility studies for the long-term development of the Ngau Chi Wan Village and the Chuk Yuen United Village in the latter half of 2019.
- 2) Regarding the "Government, Institution or Community" site in Ngau Chi Wan reserved for community hall use, the Home Affairs Department will carry out the necessary planning work in a timely manner in liaison with relevant departments, taking into account the overall planning, development progress and population level of the Ngau Chi Wan area (including Ngau Chi Wan Village).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)434****(Question Serial No. 7265)****Head:** (33) Civil Engineering and Development Department**Subhead (No. & title):** ()**Programme:** (3) Provision of Land and Infrastructure**Controlling Officer:** Director of Civil Engineering and Development
(Ricky C K LAU)**Director of Bureau:** Secretary for Development**Question:**

1. Please provide information on the following reclamation projects:

	Reclamation area (approx.) (hectare)	Construction cost of the entire project (HK\$)	Cost required by the reclamation portion (HK\$)	Volume of required reclamation materials (approx.) (tonne)	Proportion of required reclamation materials by volume (%)			Price of required reclamation materials (tonne/HK\$)		
					Marine sand	Public fill	Others (please specify)	Marine sand	Public fill	Others (please specify)
Tung Chung New Town Extension										

2. Please advise of the places of origin of the marine sand used in the projects above.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 142)**Reply:**

1. The information on the following reclamation project is shown as follows:

	Reclamation area (hectare)	Construction cost of the entire project (HK\$)	Cost required by the reclamation portion (HK\$)	Volume of required reclamation materials (tonne)	Proportion of required reclamation materials by volume (%)			Price of required reclamation materials (tonne/HK\$)		
					Marine sand	Public fill	Others	Marine sand	Public fill	Others
Tung Chung New Town Extension (TCNTE)	130	Infrastructure and other associated works for the project are still under detailed design and the cost for the entire project has yet to finalise.	20,210 million	Latest estimate: about 35 million	Nil	About 75	About 25 (manuf-actured sand)	The cost of filling materials priced by the reclamation contractor in the contract includes, amongst others, material, plant, labour and transportation costs. We do not have separate information on the price of filling materials.		

2. As at end February 2019, no marine sand was used for reclamation in the project.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)435****(Question Serial No. 3589)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)Director of Bureau: Secretary for DevelopmentQuestion:

On the matters relating to new development planning and reclamation works, please advise:

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.

Works project	(i)	(ii)	(iii)	(iv)	(v)	(vi)

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 58)Reply:

The information on the respective new development planning and reclamation works in the next five years is provided below:

Item	(i)	(ii)	(iii)	(iv)	(v)	(vi)
Wang Chau Public Housing Development, Yuen Long (Note 1)	Nil	3.5 ha	Nil	Nil	0.05 ha	Nil

Item	(i)	(ii)	(iii)	(iv)	(v)	(vi)
Kwu Tung North/ Fanling North NDA	Nil	87.6ha	5ha	1 no. (at Kwu Tung North)	28ha	2 nos. (at Kwu Tung North)
Other new development planning and reclamation works (Note 2)	Nil	Nil	Nil	Nil	Nil	Nil

Note 1 The information covers Wang Chau Phase 1 public housing development only and does not include the remaining phases of public housing developments at Wang Chau, for which an engineering feasibility study is being finalised by the Civil Engineering and Development Department.

Note 2 The following items are involved:

- (i) Hung Shui Kiu new development area advance works phases 1 & 2 and stage 1 works;
- (ii) Tseung Kwan O Further Development – Infrastructure Works for Tseung Kwan O Stage I Landfill Site;
- (iii) Trunk Road T2 and Cha Kwo Ling Tunnel; and
- (iv) Site formation and infrastructure works for public housing development at Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)436****(Question Serial No. 5022)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)Director of Bureau: Secretary for DevelopmentQuestion:

Please inform this Council of the information on the works relating to public housing development sites undertaken by the Civil Engineering and Development Department over the previous 5 years:

a) Please set out in the form below the works and sites on which feasibility studies had been conducted, the number of potential public housing units involved, as well as the reasons for the final proposals to or not to proceed with the developments.

Year	Works and site on which feasibility studies for public housing developments had been conducted	Number of public housing units involved	Reason for the final proposals to or not to proceed with public housing developments

b) What are the works and sites involved in the site investigation and design work, the number of potential public housing units, as well as the latest progress of such work?

Year	Works and site involved in the site investigation and design work for public housing sites	Number of potential public housing units	Latest progress

c) What are the construction works involved in the site formation and infrastructure works, the number of potential public housing units, as well as the latest progress of such works?

Year	Construction works and site involved in the site formation and infrastructure works	Number of potential public housing units	Latest progress

d) What are the public housing sites within West Kowloon Reclamation Area and number of public housing units involved?

Public housing site within West Kowloon Reclamation Area	Number of potential public housing units

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 76)

Reply:

a) The projects under the Civil Engineering and Development Department (CEDD) involving feasibility studies for the supporting infrastructure of public housing developments completed from 2014 to 2018 are as follows:

Year	Project Location	Potential public housing units (to nearest 100)	Study Recommendations
2014	Lin Cheung Road	3 800	Technically feasible
2014	Hiu Ming Street	1 100	Technically feasible
2014	Anderson Road Quarry	1 900	Technically feasible
2014	Tung Chung Area 54	3 300	Technically feasible
2014-2015	Queen's Hill, Fanling	12 000	Technically feasible
2015-2017	Pok Fu Lam South	8 900	Technically feasible
2015-2016	Pik Wan Road	3 100	Technically feasible
2015-2016	Yan Wing Street	2 000	Technically feasible
2014-2017	Hung Shui Kiu New Development Area	31 200	Technically feasible
2015-2018	Long Bin, Yuen Long	11 700	Technically feasible
2015-2018	Near Tan Kwai Tsuen, Yuen Long	7 400	Technically feasible
2017-2018	Fung Tak Road	2 200	Technically feasible
2015-2018	Tuen Mun Central	10 700	Technically feasible
2015-2018	North of Tseung Kwan O Village	3 700	Technically feasible
2015-2018	Northwest of Ying Yip Road, Tseung Kwan O	1 600	Technically feasible

Year	Project Location	Potential public housing units (to nearest 100)	Study Recommendations
2015-2018	South of Chiu Shun Road, Tseung Kwan O	560	Technically feasible
2015-2018	West of Yau Yue Wan Village, Tseung Kwan O	2 500	Technically feasible
2015-2018	East of Hong Kong Movie City, Tseung Kwan O	2 900	Technically feasible

- b) The projects under the CEDD involving site investigation and design for the supporting infrastructure of public housing developments from 2014 to 2018 are as follows:

Year	Project Location	Potential public housing units (to nearest 100)	Latest Progress
2014	Tung Chung Area 56	3 600	Design completed
2014-2015	Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	9 500	Design completed
2014-2015	Area 16 and 58D, Sha Tin	4 800	Design completed
2014-2016	Kai Tak Development – Sites 1E1, 2B1 and 2B2 at former north apron	5 700	Design completed
2014-2016	Anderson Road Quarry	1 900	Design completed
2015-2016	Queen’s Hill, Fanling	12 000	Design completed
2015-2016	North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2 600	Design completed
2015-2016	Lin Cheung Road	3 800	Design completed
2015-2017	Chung Nga Road East and Area 9, Tai Po	7 300	Design completed
2015-2017	Tung Chung Area 54	3 300	Design completed
2014-2018	Hiu Ming Street	1 100	Design completed
2014-2018	Kwu Tung North/ Fanling North New Development Area (First Phase)	18 000	Design completed
2015-2018	Wang Chau (phase 1), Yuen Long	4 000	Design completed

Year	Project Location	Potential public housing units (to nearest 100)	Latest Progress
2014-2018	Kam Tin South, Yuen Long	9 000	Advance Works - Design completed Remaining Works - Design in progress
2014-2018	Ex-Cha Kwo Ling Kaolin Mine Site	1 100	Design in progress
2015-2018	Tuen Mun Area 54, Site 4A(South) and Site 5	1 700	Design in progress
2015-2018	Chung Nga Road West, Tai Po	1 000	Design in progress
2015-2018	Area 48, Fanling	4 000	Design in progress
2015-2018	Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	2 300	Design in progress
2016-2018	Pok Fu Lam South	8 900	Design in progress
2016-2018	Kai Tak Development – Sites 2B3, 2B4, 2B5 and 2B6 at former north apron	6 900	Design in progress
2016-2018	Tung Chung New Town Extension	32 200	Design in progress
2017-2018	Northwest of Ying Yip Road, Tseung Kwan O	1 600	Design in progress
2017-2018	West of Yau Yue Wan Village, Tseung Kwan O	2 500	Design in progress
2017-2018	East of Hong Kong Movie City, Tseung Kwan O	2 900	Design in progress
2017-2018	Pik Wan Road	3 100	Design in progress
2017-2018	Yan Wing Street	2 000	Design completed
2017-2018	Hung Shui Kiu New Development Area (Advance Works, Phases 1 & 2)	1 300	Design in progress
2018	Long Bin, Yuen Long	11 700	Design in progress
2018	Yuen Long South (Stage 1)	3 200	Design in progress

- c) The projects under the CEDD involving construction works for the supporting infrastructure of public housing developments from 2014 to 2018 are as follows:

Year	Project Location	Potential public housing units (to nearest 100)	Latest Progress
2014-2015	Kai Tak Development – Site 1G1(B) at former north apron	700	Construction completed
2014-2016	Anderson Road	17 900	Construction completed
2014-2016	Tung Chung Area 56	3 600	Construction completed
2016-2018	North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2 600	Construction completed
2016-2018	Lin Cheung Road	3 800	Construction completed
2016-2018	Area 16 and 58D, Sha Tin	4 800	Construction completed
2015-2018	Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	9 500	Construction in progress
2016-2018	Queen’s Hill, Fanling	12 000	Construction in progress
2016-2018	Kai Tak Development – Sites 1E1, 2B1 and 2B2 at former north apron	5 700	Construction in progress
2016-2018	Anderson Road Quarry	9 700 (Note 1)	Construction in progress
2017-2018	Chung Nga Road East and Area 9, Tai Po	7 300	Construction in progress
2017-2018	Tung Chung Area 54	3 300	Construction in progress
2018	Hiu Ming Street	1 100	Construction in progress
2018	Kam Tin South, Yuen Long (Advance Works)	9 000	Construction in progress

Note 1: Following the conversion of the 7 private housing sites for public housing development, the number of public housing unit has increased from 1 900 to 9 700 from 2018.

- d) The public housing site within West Kowloon Reclamation Area under the CEDD is as follows:

Public housing site within West Kowloon Reclamation Area	Number of potential public housing units
Lin Cheung Road (Note 2)	3 800

Note 2: CEDD was responsible for the infrastructure project to support a public housing site, within which only infrastructure (no land) was to be provided by CEDD.

CONTROLLING OFFICER'S REPLY

DEVB(PL)437

(Question Serial No. 3614)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

Regarding the support for the Lok Ma Chau Loop development, please advise this Committee:

- 1) of the work progress as at March 2019, and of the expenditure and manpower involved;
- 2) of the work plan for this project in 2019-20, and of the expenditure and manpower to be involved.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 70)

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 and the Civil Engineering and Development Department (CEDD) will continue to support the development of the Park by undertaking the associated site formation and infrastructure works. As far as the site formation and infrastructure works are concerned, the construction of the Advance Works commenced in June 2018 with a target to making the first batch of land available by 2021 for Phase 1 superstructure development of the Park, and the detailed design and site investigation of the Main Works Package 1 (MWP1) commenced in September 2018 for completion in phases by early 2023.

The expenditures of the Advance Works, and the detailed design and site investigation of the MWP1 in 2018-19 are \$68.5 million and \$13.5 million respectively. The estimated expenditures of the Advance Works, and the detailed design and site investigation of the MWP1 in 2019-20 are \$110.3 million and \$26.1 million respectively. The number of professional staff deployed by CEDD the Loop development project is 5.5 in 2018-19, and will increase to 8.5 in 2019-20. There are also directorate officers overseeing the project as well as other supporting technical and clerical staff involved.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)438****(Question Serial No. 3637)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)Director of Bureau: Secretary for DevelopmentQuestion:

Regarding the planning, design and construction works for the supporting infrastructure of public housing sites under this Programme, please advise this Committee:

1. with the form below, of the details of public housing sites for which the planning, design and construction works for the supporting infrastructure were conducted in 2016-17, 2017-18 and 2018-19, including i) location of land, ii) area occupied and iii) expenditure involved in such planning, design and construction works;

i	ii	iii

2. with the form below, of the details of public housing sites for which the planning, design and construction works for the supporting infrastructure are currently being conducted, including i) location of land, ii) area occupied, iii) estimated expenditure involved in such planning, design and construction works and iv) anticipated completion dates;

i	ii	iii	iv

3. with the form below, of the details of public housing sites for which the planning, design and construction works for the supporting infrastructure will commence within the next 24 months, including i) location of land, ii) area occupied, iii) estimated expenditure to be involved in such planning, design and construction works and iv) anticipated completion dates.

i	ii	iii	iv

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 94)

Reply:

1. The projects under the Civil Engineering and Development Department (CEDD) involving planning, design and construction works for the supporting infrastructure of public housing developments conducted in 2016-17, 2017-18 and 2018-19 are as follows:

Location of land	Area (hectare)	Expenditure involved in Planning, Design and Construction Works (\$ million)
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	10 (Design Cost) 108 (Construction Cost)
Area 16 and 58D, Sha Tin	0.2 (Note 1)	5 (Design Cost) 225 (Construction Cost)
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	N/A (Note 2)	8 (Design Cost) 115 (Construction Cost)

2. On-going projects under the CEDD involving planning, design and construction works for the supporting infrastructure of public housing developments are as follows (Note 3):

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	6.3	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	2019
Queen's Hill, Fanling	N/A (Note 4)	13 (Design Cost) 1,460 (Construction Cost)	2019

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Tung Chung Area 54	N/A (Note 5)	10 (Design Cost) 285 (Construction Cost)	2020
Kai Tak Development Site 1E1 at former north apron	1.7 (Mixed Use Site for public housing, private residential and non-domestic use)	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	2020
Kai Tak Development Sites 2B1 and 2B2 at former north apron	2.6	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	2020
Yan Wing Street, Yau Tong	1.1	112 (Design and Construction Cost)	2021
Development of Anderson Road Quarry Site	9.5	No separate breakdown on the cost for individual public housing sites as the infrastructure involved will serve a number of sites with mixed development	By stages from 2019 to 2021
Initial Sites at Kam Tin South, Yuen Long	14.3	27 (Design Cost) 697 (Construction Cost – for Advance Works only) Construction Cost for Remaining Works under review	Advance Works: 2021 Remaining Works: under review

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Hiu Ming Street, Kwun Tong	1.1	170 (Design and Construction Cost)	2022
Chung Nga Road East and Area 9, Tai Po	7.1	3 (Design Cost) 1,147 (Construction Cost for Phase 1)	2022
Kai Tak Development Sites 2B3, 2B4, 2B5 and 2B6 at former north apron	4.5	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	By stages from 2023 to 2025
Wang Chau, Yuen Long (Phase 1)	5.6 (Note 7)	19 (Design Cost) 2,390 (Construction Cost)	2024 (Note 6)
Fanling North New Development Area (NDA) (Advance Works)	4.5	No separate breakdown on the cost for public housing sites as they form part of the NDA development	2026 (Note 6)
Kwu Tung North NDA (Advance Works)	9.0		
Pik Wan Road, Yau Tong	2.6	20 (Design Cost) Construction Cost under review	Under review
Hung Shui Kiu NDA	31.5	No separate breakdown on the cost for public housing sites as they form part of the NDA development.	Under review
Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	1.8	15 (Design Cost) Construction Cost under review	Under review

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Tung Chung New Town Extension	30.2	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Ex-Lamma Quarry, Sok Kwu Wan	1.4	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Area 48, Fanling	4.3	16 (Design Cost) Construction Cost under review	Under review
Pok Fu Lam South	13.0	27 (Design Cost) Construction Cost under review	Under review
Area 54, Tuen Mun: Site 4A (South) and Site 5	1.7	Under review	Under review
Ex-Cha Kwo Ling Kaolin Mine Site	1.4	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Tseung Kwan O – 3 sites (Northwest of Ying Yip Road, West of Yau Yue Wan Village and East of Hong Kong Movie City)	6.8	29 (Design Cost) Construction Cost under review	Under review
Tuen Mun Central (Tin Hau Road, Wu Shan Road, Tuen Hing Road, Hin Fat Lane, Hang Fu Street)	8.3 (Note 7)	28 (Design Cost) Construction Cost under review	Under review

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Long Bin, Yuen Long	10.0 (Note 7)	26 (Design Cost) Construction Cost under review	Under review
Yuen Long South development – stage 1	3.3	No separate breakdown on the cost for public housing sites as they form part of NDA development	Under review
Near Tan Kwai Tsuen, Yuen Long	10.6 (Note 7)	28 (Design Cost) Construction Cost under review	Under review

3. The projects under the CEDD involving planning, design and construction works for the supporting infrastructure of public housing developments to be commenced in the coming 24 months are as follows (Note 3):

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works (\$ million)	Anticipated Completion Date of Works
Chung Nga Road West, Tai Po	Under review	Under review	Under review
San Hing Road & Hong Po Road, Tuen Mun	Under review	Under review	Under review
Fung Tak Road, Diamond Hill	Under review	Under review	Under review
Shek Pai Street, Kwai Chung	Under review	Under review	Under review
Ma On Shan	Under review	Under review	Under review
Kwu Tung North (KTN) and Fanling North (FLN) NDAs (Remaining Phase)	Under review	No separate breakdown on the cost for public housing sites as they form part of the NDA development	Under review
Wang Chau Remaining Phases, Yuen Long	Under review	Under review	Under review
Near Cheung San Estate, Tsuen Wan	Under review	Under review	Under review

Note:

- Note 1: CEDD was responsible for the infrastructure project to support a public housing site of total 4.4 hectares, within which 0.2 hectare was formed by CEDD.
- Note 2: CEDD was responsible for the infrastructure project to support a public housing site of total 3.6 hectares, within which only infrastructure (no land) was provided by CEDD.
- Note 3: Public housing sites undergoing feasibility studies but yet to confirm the commencement of the planning, design or construction works in the coming 24 months are not included.
- Note 4: CEDD is responsible for infrastructure project to support a public housing site of total 13.6 hectares, within which only infrastructure (no land) is to be provided by CEDD.
- Note 5: CEDD is responsible for infrastructure project to support a public housing site of total 3.3 hectares, the land of which has already been formed by CEDD.
- Note 6: The anticipated delivery date is tentative which is subject to funding approval of the Finance Committee and progress of land clearance.
- Note 7: The public housing site area includes public housing site, roads or/and Government, Institution or Community sites (e.g. school, social welfare building, community hall etc.).

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)439****(Question Serial No. 3638)**Head: (33) Civil Engineering and Development DepartmentSubhead (No. & title): ()Programme: (3) Provision of Land and InfrastructureControlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)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 engineering works completed by the Civil Engineering and Development Department for delivery for use by other government departments in each year between 2015-18, including i) the location of land, ii) area occupied, iii) expenditure involved in land formation, provision of infrastructure and other engineering 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 engineering works for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) estimated expenditure involved in land formation, provision of infrastructure and other engineering 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 engineering works will commence in the next 24 months for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) estimated expenditure to be involved in land formation, provision of infrastructure and other engineering 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 (LegCo internal reference no.: 95)

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 2016 up to March 2019 are as follows:

Project Location	Approximate Area of Land Formation (hectare) (ha)	Estimated Cost of Construction Works (\$ million)	Main Government Department to which the Land was Handed Over (Land Uses)
Kai Tak Development – Former North Apron	30.8	2,255	Lands Department (LandsD) (Private Residential/ commercial development, Comprehensive Development Area (CDA), Government, Institution or Community (GIC) facilities and other specified uses)
Kai Tak Development – Former Runway	18.8	3,603	LandsD (Private residential/ commercial development)
Sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	3.2	781	LandsD (Private residential development)
Development of Anderson Road Quarry site	4.3	7,693	LandsD (Residential development)
Wan Chai Development Phase II	5.7	4,643	Highways Department (HyD) and LandsD (Amenity, public road and waterfront related uses)
Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	6.3	1,047	Hong Kong Housing Authority (HA) (Public housing development)
Area 54, Tuen Mun: Site 4A (West)	1.1		LandsD (GIC facilities)
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	108	HA (Public housing development)

Project Location	Approximate Area of Land Formation (hectare) (ha)	Estimated Cost of Construction Works (\$ million)	Main Government Department to which the Land was Handed Over (Land Uses)
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	N/A (Note 1)	115	HyD (Road)
Area 16 and 58D, Sha Tin	0.2 (Note 2)	225	HA (Public housing development)

- 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 are as follows:

Project Location	Approximate Area of Land Formation (ha)	Estimated Cost of Construction Works (\$ million)	Main Government Departments to which the Land will be Handed Over (Land Uses)	Anticipated Delivery Date
Kwu Tung North Area 29	1.5	23	Architectural Services Department (ArchSD) (Social welfare facility)	2019
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5	42	Agriculture, Fisheries and Conservation Department (AFCD) (Recreation)	2019
Queen's Hill, Fanling	N/A (Note 3)	1,460	HyD (Road)	2019
Kai Tak Development – Former North Apron	10.6	2,153	LandsD (Residential/commercial development, GIC facilities, CDA and other specified uses)	By stages from 2019 to 2020
Wan Chai Development Phase II	5.6	4,643	HyD and LandsD (Amenity, public road and waterfront related uses)	2019

Project Location	Approximate Area of Land Formation (ha)	Estimated Cost of Construction Works (\$ million)	Main Government Departments to which the Land will be Handed Over (Land Uses)	Anticipated Delivery Date
Tung Chung East, North Lantau	130.0	20,210 (Note 4)	HA (Public housing development) and LandsD (private housing, commercial development, GIC facilities, and other specified uses)	By stages from 2020
Tung Chung Area 54	N/A (Note 5)	285	HyD (Road)	2020
Sandy Ridge, North District	1.8	1,850	ArchSD (Columbarium)	2021
Development of Anderson Road Quarry site	40	7,693	LandsD (Residential and commercial development, GIC facilities)	By stages from 2017 to 2021
Lok Ma Chau Loop (Advance Works)	12.8	518	AFCD and Drainage Services Department (Ecological)	2021
Kam Tin South, Yuen Long (Advance Works)	N/A (Note 6)	697	HyD (Roads)	2021
Hiu Ming Street, Kwun Tong	1.1	170	HA (Public housing development)	2022
Chung Nga Road East and Area 9, Tai Po	7.1	1,147	HA (Public housing development)	2022

- 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 (Note 7):

Project Location	Approximate Area of Land Formation (ha)	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments to which the Land will be Handed Over (Proposed Uses)	Anticipated Delivery Date
Establishment of the Agricultural Park in Kwu Tung South Phase 1	7.5	177	AFCD (Agricultural)	By stages from 2020 (Note 8)
Yan Wing Street, Yau Tong	1.1	112	HA (Public housing development)	2021 (Note 8)
Kong Nga Po	19.1	1,913	ArchSD (Proposed police facilities)	2021 (Note 8)
Wang Chau, Yuen Long (Phase 1)(Note 9)	5.6	2,390	HA (Public housing development)	2022 (Note 8)
Pik Wan Road, Yau Tong	2.5	Under review	HA (Public housing development)	2023 (Note 8)
Tung Chung West, North Lantau (Phase 1)	6.8	Under review	HA (Public housing development)	By stages from 2023 (Note 8)
Kai Tak Development – Former North Apron	6.8	1,720	LandsD (Residential/commercial development and GIC facilities)	By stages from 2023 to 2025
Kai Tak Development – Former Runway and South Apron	11.7	3,010	LandsD (Private residential/commercial development and GIC facilities)	By stages from 2023 to 2028
Kwu Tung North and Fanling North New Development Area – First Phase	73 (Note 10)	18,216	HA (Public housing) and LandsD (Private residential, commercial development, GIC facilities)	By stages from 2022 to 2026 (Note 8)

Project Location	Approximate Area of Land Formation (ha)	Estimated Cost of Construction Works Project (\$ million)	Main Government Departments to which the Land will be Handed Over (Proposed Uses)	Anticipated Delivery Date
Tuen Mun Central (Tin Hau Road, Wu Shan Road, Tuen Hing Road, Hin Fat Lane, Hang Fu Street)	5.1 (Note 11)	Under review	HA (Public housing development)	Under review
Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	1.8	1,047	HA (Public housing development)	Under review
Pokfulam South	13.0	Under review	HA (Public housing development)	Under review
Area 54, Tuen Mun: Site 4A (South) and Site 5	1.7	Under review	HA (Public housing development)	Under review
Area 54, Tuen Mun: Site 4A (East)	1.3	Under review	LandsD (GIC facilities)	Under review
Hung Shui Kiu New Development Area, Yuen Long (Advance Works, Phases 1 & 2)	2.2	Under review	LandsD (Residential development)	Under Review
Chinese University of Hong Kong Site, Tai Po Area 39	1.8	Under review	LandsD (GIC facilities)	Under Review

Note:

- Note 1: CEDD is responsible for infrastructure project to support a public housing site of total 3.6 ha, within which only infrastructure (no land) was provided by CEDD.
- Note 2: CEDD was responsible for the infrastructure project to support a public housing site of total 4.4 ha, within which 0.2 ha was formed by CEDD.
- Note 3: CEDD is responsible for infrastructure project to support a public housing site of total 13.6 ha, within which only infrastructure (no land) is to be provided by CEDD.
- Note 4: The estimated cost refers to reclamation only. The infrastructure works are under detailed design and thus the cost has not yet been available.
- Note 5: CEDD is responsible for infrastructure project to support a public housing site of total 3.3 ha, the land of which has already been formed by CEDD.
- Note 6: The project involves the supporting infrastructure works for the housing developments in Kam Tin South only.

- Note 7: Projects undergoing feasibility studies but yet to confirm the commencement of the construction works in the coming 24 months are not included.
- Note 8: The anticipated delivery date is tentative which is subject to funding approval of the Finance Committee and progress of land clearance.
- Note 9: The information covers Wang Chau Phase 1 public housing development only and does not include the remaining phases of public housing developments at Wang Chau, for which an engineering feasibility study is being finalised by the CEDD.
- Note 10: The total area excluded Kwu Tung North Area 29.
- Note 11: Among the five sites in Tuen Mun Central, only Wu Shan Road and Tuen Hing Road sites would require site formation works by CEDD. Infrastructure works would be provided for all the five sites.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)440

(Question Serial No. 3641)

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
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee:

of the work details of the feasibility study for the development sites at Diamond Hill upon relocation of service reservoirs in 2018-19, the expenditure involved, as well as the anticipated work details in coming 12 months.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 98)

Reply:

In 2019, we will commence the feasibility study for the Diamond Hill service reservoir sites to examine the future land use and infrastructure provision for the sites upon relocation of the service reservoirs. The feasibility study is anticipated to be completed by 2021 and the estimated expenditure is about \$10 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)441

(Question Serial No. 7259)

Head: (33) Civil Engineering and Development Department

Subhead (No. & title): ()

Programme: (3) Provision of Land and Infrastructure

Controlling Officer: Director of Civil Engineering and Development
(Ricky C K LAU)

Director of Bureau: Secretary for Development

Question:

In connection with the works projects under construction under this Programme, please advise this Committee of the works progress of both development of Anderson Road Quarry site and provision of the Bus-to-Bus Interchange at the Tseung Kwan O Tunnel Toll Plaza as at March 2019 and their anticipated completion dates.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 96)

Reply:

The site formation and associated infrastructure works of the development of Anderson Road Quarry Site commenced in 2016 for completion in 2022. For the construction of the Bus-to-Bus Interchange at the Tseung Kwan O Tunnel Toll Plaza, the works are in progress and scheduled for completion in 2019.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)442****(Question Serial No. 4600)**Head: (51) Government Property AgencySubhead (No. & title):Programme: (1) Acquisition and AllocationControlling Officer: Government Property Administrator (Vincent Liu)Director of Bureau: Secretary for DevelopmentQuestion:

The Financial Secretary mentioned in the Budget that the Government will expedite the implementation of the “single site, multiple use” model in multi-storey development on Government land, so as to optimise the use of limited land resources to meet the community’s demand for public services and provide more “Government, Institution or Community” facilities. The Government has set aside \$22 billion to take forward the first batch of projects under the “single site, multiple use” initiative, which will include redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, and consolidation of several Government sites in Tsuen Wan town centre. It has been reported that the facilities to be provided include carparks and facilities for the elderly. Will the Government inform this Committee of the names and specific locations of the first batch of development projects with a breakdown by District Council district?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 102)Reply:

The first batch of projects under the “single site, multiple use” initiative includes redevelopment of Tuen Mun Clinic and development of a proposed ambulance depot near Sheung Wan Fire Station and several government sites in Tsuen Wan town centre. Particulars of the projects are as follows:-

Project	Location	District Council District
Redevelopment of Tuen Mun Clinic	Tuen Mun Clinic	Tuen Mun District – San Hui
Development of a proposed ambulance depot near Sheung Wan Fire Station	The proposed ambulance depot near Sheung Wan Fire Station, currently being used as Bus dock	Central and Western District – Sheung Wan

Project	Location	District Council District
Development of several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Ex-Tsuen Wan Law Courts Building and other facilities	Tsuen Wan District - Clague Garden Estate
	Luen Yan Street Cooked Food Hawker Bazaar	Tsuen Wan District – Yeung Uk Road
	Lady Trench Polyclinic	Tsuen Wan District – Tak Wah
	Princess Alexandra Community Centre	Tsuen Wan District – Fuk Loi

While the Government Property Agency (GPA) is coordinating with the relevant departments to finalise the mix of facilities, we will listen to the preliminary views of local areas in the process. In this regard, the GPA and the Planning Department had attended meetings of the Central and Western District Council and the Tuen Mun District Council in March and April respectively to exchange views with members of the District Councils (DCs). When concrete proposals are available, we will formally consult the DCs and other stakeholders.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)443

(Question Serial No. 3368)

Head: (51) Government Property Agency

Subhead (No. & title):

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Vincent Liu)

Director of Bureau: Secretary for Development

Question:

Regarding the \$22 billion reserved for the “single site, multiple use” initiative, will the Administration inform this Committee:

1. Whether the timetable and target number of projects to be implemented have been set, if yes, of the details and the land area expected to be saved.
2. Of the criteria and consideration for site selection, and whether public consultation will be launched on the “multiple uses” to be included in the relevant single site.
3. The Policy Address 2018 stated that the Government will consider “recommending a higher reference plot ratio where circumstances permit”, whether the Government has adjusted the plot ratio of projects identified and whether that of other development projects will also be relaxed.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 68)

Reply:

1. The first batch of multi-storey development projects with cross-bureau facilities under the “single site, multiple use” initiative includes redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station and consolidation of several government sites in Tsuen Wan town centre. For the first batch of projects, the Government Property Agency is coordinating with departments concerned to finalise the development mix of facilities. Upon completion of project planning, feasibility study and related consultation, we will submit funding applications to the Legislative Council in accordance with the established procedures.

2. In identifying the first batch of projects, the main considerations are, among others, whether the projects can meet the community’s demand for public services, whether the site locations can facilitate public use of the services, whether the sites have the potential for higher development density to provide additional community facilities, and whether other sites can be released for more gainful uses for the society with the development opportunities under the “single site, multiple use” initiative. Besides, we will also consider local views on the development of the sites concerned for the provision of community

facilities. Local support is important to the implementation of projects under the “single site, multiple use” initiative.

The stakeholders, including the District Councils concerned, will be consulted on the concrete proposal of individual projects at appropriate time.

3. According to the objective of the “single site, multiple use” initiative, the Planning Department will recommend higher development intensity applicable to the project in optimising the site development potential where circumstances permit, taking into account relevant considerations in the design and operational needs of individual development project, as well as the impacts of the project on the environment, air ventilation, view and other infrastructure.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)444****(Question Serial No. 5771)**Head: (701) Capital Works Reserve Fund: Land AcquisitionSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

What were the respective areas of land resumed under the Lands Resumption Ordinance (the Ordinance) in the past ten years?

Year	Number of works projects involving land resumption under the Ordinance	Location	Area of land resumed under the Ordinance (hectares) (about)	Estimated compensation expenditure arising from the works projects (\$ million) (about)	Proposed land use
2018					
2017					
2016					
2015					
2014					
2013					
2012					
2011					
2010					
2009					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 137)Reply:

The areas of land resumed under the Lands Resumption Ordinance (the Ordinance) for implementation of public works projects in the past ten years are tabulated below:

Financial Year	Number of works projects involving land resumption under the Ordinance	Location	Area of land resumed under the Ordinance (hectares) (about)	Estimated compensation expenditure arising from the works projects (up to end of February 2019) (\$ million) (about) [Note]	Proposed land use
2009-10	2	Tuen Mun	3.27	107.40	Public housing
		Yuen Long	0.1	3.40	Improvement works for drainage/ waterworks/ stream course etc.
2010-11	1	North	1.946	45.19	Village resite
2011-12	0	-	-	-	-
2012-13	2	North	1.245	65.81	Improvement works for drainage/ waterworks/ stream course etc.
		Tai Po	0.197	15.09	Recreational facilities
2013-14	0	-	-	-	-
2014-15	2	Tuen Mun	5.592	493.81	Public housing
2015-16	1	Sha Tin	0.202	13.79	Public housing
2016-17	1	North	1.5	26.14	Residential care homes for the elderly
2017-18	1	Yuen Long	2.4	31.52	Public housing
2018-19	2	North	0.03	1.83	Public housing
			0.05	-	School

Note: The year refers to the year in which resumption for the project took place. The associated clearance might have been/may be conducted in stages over a period of years. The estimated compensation expenditure refers to the total estimated compensation expenditure for the project throughout the years of clearance, not the expenditure incurred in one particular year.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)445****(Question Serial No. 6106)**Head: (701) Capital Works Reserve Fund: Land AcquisitionSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

How many claims for “Tun Fu” allowance were received by the Government in each of the past five years? Please provide a breakdown of the claims by name of village, allowance granted and specific use of the allowance against the dates of grant.

Year	Number of Claims Received
2014-2015	
2015-2016	
2016-2017	
2017-2018	
2018-2019	

Year	Amount Granted	Villages Involved	Specific Use
2014-2015			
2015-2016			
2016-2017			
2017-2018			
2018-2019			

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 127)Reply:

For the past five years, the Lands Department received a total of 27 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	3
2017-18	4
2018-19	1

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	\$100,000 (for 5 claims)	Tuen Mun district (2 villages) Tai Po district (3 villages)	
2017-18	\$60,000 (for 3 claims)	Tai Po district (3 villages)	
2018-19 (up to end February 2019)	0	0	

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.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)446****(Question Serial No. 5148)**Head: (701) Capital Works Reserve Fund: Land AcquisitionSubhead (No. & title): (-) Not SpecifiedProgramme: (-) Not SpecifiedControlling Officer: Director of Lands (Thomas CHAN)Director of Bureau: Secretary for DevelopmentQuestion:

- (a) How many claims for “Tun Fu” allowance were received by the Government in each of the past five years (2014-15, 2015-16, 2016-17, 2017-18 and 2018-19)? Please provide a breakdown of the claims by name of village, allowance granted and specific use of the allowance against the year of grant.

Year	Number of claims received for the year	Number of claims approved for the year
2014-15		
2015-16		
2016-17		
2017-18		
2018-19 (As at the end of February 2019)		

Year	Total amount granted	Number of villages involved	Name of village involved	Specific use
2014-15				
2015-16				
2016-17				
2017-18				
2018-19 (As at the end of February 2019)				

- (b) What are the criteria adopted by the Lands Department or respective District Lands Offices in approving claims for “Tun Fu” allowance submitted by villages? Are there any requirements from the Government that the services of fung shui masters, “Tun Fu” masters, etc. must be procured by tender to ensure proper use of public money?

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 433)

Reply:

- (a) For the past five years, the Lands Department received a total of 27 claims for “Tun Fu” allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received	Number of Claims Approved
2014-15	16	12
2015-16	3	17
2016-17	3	5
2017-18	4	3
2018-19 (up to end February 2019)	1	0

Note: Due to the lead time required for processing claims, the number of claims approved 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.

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	Number of the Villages Involved	Villages Involved	Specific Use
2014-15	\$1,728,792 (for 12 claims)	14	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)	17	North district (5 villages) Tai Po district (12 villages)	
2016-17	\$100,000 (for 5 claims)	5	Tuen Mun district (2 villages) Tai Po district (3 villages)	

Year	Amount Granted	Number of the Villages Involved	Villages Involved	Specific Use
2017-18	\$60,000 (for 3 claims)	3	Tai Po district (3 villages)	
2018-19 (up to end February 2019)	0	0	0	

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.

- (b) Since the 1960s, the Government has been paying, based on claims lodged by the relevant village representatives, “Tun Fu” allowance to the affected indigenous villages prior to commencement of construction of public works that involved land acquisition and clearance in the New Territories. The allowance aims to maintain an amicable relation with the villagers for expediting works progress.

That notwithstanding, the overriding principles are that all “Tun Fu” allowance claims must be fully justified and a list of itemised costs in respect of “Tun Fu” ceremonies must be submitted for consideration. Typical itemised costs include fung shui master’s fee, “Tun Fu” master’s fee, purchase of joss-papers and sticks, food to be offered in the ceremony etc. In determining the final amount of “Tun Fu” payment, the reasonableness of the claim with reference to previous similar claims, the distance between the locations of the public works and the villages or sites which fung shui is alleged to be affected, village size and population will be taken into account. Relevant departments will also be consulted. Claims for “Tun Fu” allowance are processed by negotiation with the claimants based on their proposed itemised costs of expenditures for holding “Tun Fu” ceremonies and the reasonableness of the claims having regard to established criteria.

- End -