

Panel on Development

List of outstanding items for discussion

(Position as at 8 October 2018)

**Proposed timing for
discussion/
Remarks**

(Please also refer to items of Public Works Programme on page 11)

**1. Briefing by the Secretary for Development on the
Chief Executive's 2018 Policy Address**

The Secretary for Development will brief the Panel on the policy initiatives of the Development Bureau under the 2018 Policy Address.

23 October 2018

2. Lift Modernization Subsidy Scheme

The Administration will brief members on the Lift Modernization Subsidy Scheme.

23 October 2018

The submission of the relevant funding proposal to the Finance Committee is tentatively scheduled for November 2018.

3. Revitalization of industrial buildings

At the Panel meeting on 12 October 2017, Hon KWONG Chun-yu requested to follow up his suggestion raised at the Panel meeting on 23 May 2017 that the Panel should discuss the use of industrial building units for arts and cultural purposes.

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The Administration will brief members on the recommendations upon completion of the review into possible measures on the revitalization of industrial buildings.

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discussion/
Remarks**

(Note: At the House Committee meeting on 6 October 2017, Members agreed to set up a subcommittee on issues relating to the policy on industrial buildings. The subcommittee had been put on the waiting list pending activation.)

4. Optimizing the Use of Vacant Government Sites for Community Uses

The 2018-2019 Budget announced that \$1 billion would be set aside to subsidize the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to the user organizations to make better use of vacant government sites and vacant school premises. The Administration will brief members on the details of the proposed measures.

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5. Proposed Construction Industry Security of Payment Bill

An information paper prepared by the Administration on "public consultation on proposed security of payment legislation for the construction industry" (LC Paper No. CB(1)1033/15-16(01)) was circulated to members on 14 June 2016.

To be decided

The Administration plans to consult Panel members on the legislative framework of the proposed Construction Industry Security of Payment Bill.

6. Technical amendments to subsidiary legislations made under the Buildings Ordinance (Cap. 123)

The Administration will brief members on proposals to (a) amend the Building (Minor Works) Regulations to include more works items under the prevailing Minor Works Control System to facilitate the industry; and (b) introduce new provisions to the Building (Construction) Regulations and convert the

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existing prescriptive provisions into performance-based ones to accommodate innovative building technologies and facilitate the industry.

7. Fresh water supply in remote villages

This issue was raised by Hon Alice MAK and Hon TANG Ka-piu in December 2013. Ms MAK and Mr TANG expressed their concerns on the lack of fresh water supply in remote villages in their two joint letters to the Panel Chairman (LC Paper Nos. CB(1)605/13-14(01) and 879/13-14(01)). The Administration's written response has been circulated to members vide LC Paper No. CB(1)732/13-14(01).

To be decided

At the Panel meeting on 15 October 2015, Hon Alice MAK urged that the Administration should discuss the subject with the Panel as soon as possible.

At the Panel meetings on 18 October 2016 and 12 October 2017, Hon Alice MAK reiterated her request that the Administration should discuss the subject with the Panel as soon as possible.

In his letter to the Panel Chairman dated 28 October 2016 (LC Paper No. CB(1)50/16-17(01)), Hon Kenneth LAU suggested that matters related to the supply of fresh water, electricity and sewerage systems to remote villages be discussed by the Panel.

On 7 November 2016, Dr Hon Elizabeth QUAT wrote to the Chairman (LC Paper No. CB(1)87/16-17(01)) to make a similar suggestion.

On 18 April 2017, a paper from the Administration (LC Paper No. CB(1)827/16-17(01)) on treated water supply for remote villages was issued to members.

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8. Flooding problems in the rural areas

At the Panel meeting on 15 October 2015, Hon LEUNG Che-cheung suggested that the Administration should discuss with the Panel the measures to prevent flooding in the rural areas, including how to deal with the problems involving private land ownership.

To be decided

9. Unauthorized building works in New Territories Exempted Houses

At the Panel meeting on 15 October 2015, Dr Hon KWOK Ka-ki suggested that the Administration should update the Panel on the enforcement actions that had been taken against unauthorized building works in New Territories Exempted Houses and the way forward for dealing with these unauthorized works. Dr KWOK reiterated this suggestion at the Panel meeting on 12 October 2017, and urged the Administration to provide a concrete timetable for discussion with the Panel on relevant issues within the 2017-2018 session.

To be decided

10. Problems arising from sub-divisions of flat units and measures to tackle the problems

At the meeting between Legislative Council Members and Yau Tsim Mong District Council members on 29 January 2015, the problems arising from sub-divisions of flat units (commonly known as "sub-divided units") and measures to tackle the problems were discussed. Yau Tsim Mong District Council members considered it important for the Administration to step up regulation of "sub-divided units" and suggested that, to enable the Buildings Department and other law enforcement authorities to take effective enforcement actions against irregularities, the Administration should draw up

To be decided

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clear definitions in the relevant legislations (such as the Buildings Ordinance (Cap. 123) and the Building Management Ordinance (Cap. 344)) to differentiate "sub-divided units" from "cubicle apartments" and other accommodations.

Legislative Council Members attending the meeting agreed that the issues should be referred to the Panel on Development for consideration and follow-up. The referral memorandum has been circulated to Panel members vide LC Paper No. CB(1)704/14-15(01).

Panel members agreed at the meeting on 28 April 2015 that the subject matter be included in the Panel's "list of outstanding items for discussion", and wished to be briefed on the Administration's latest position on the issues.

11. Review of the Hong Kong Planning Standards and Guidelines

At the Panel meeting on 15 October 2015, Dr Hon Helena WONG proposed that the Administration should discuss with the Panel a review of the above guidelines. On 3 March and 11 April 2016, Hon Alice MAK and Dr Hon Elizabeth QUAT wrote to the Chairman respectively urging for an early discussion on the subject (LC Paper Nos. CB(1)648/15-16(01) and CB(1)828/15-16(01)). Dr Hon Elizabeth QUAT made the same suggestion on 7 November 2016 (LC Paper No. CB(1)87/16-17(01)).

To be decided
(Note)

At the Panel meetings on 18 October 2016 and 12 October 2017, Dr Hon Helena WONG, Hon LAU Kwok-fan and Hon CHAN Han-pan urged that the Administration should discuss the item with the Panel as soon as possible. In particular, the Administration should accord priorities to reviewing

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the planning standards in relation to child care services, kindergarten places, caring services for the elderly, public open space and parking spaces.

Note: The Administration has advised that the Hong Kong Planning Standards and Guidelines ("HKPSG") are a comprehensive and amalgamated set of standards and guidelines covering a wide and diverse range of land uses and facilities, as well as planning and land use related topics to guide reservation of sites for such purposes, cutting across various policy areas and involving vastly different considerations spanning over the purview of many bureaux and departments ("B/Ds"). According to the existing mechanism, topical reviews of specific standards and guidelines in the HKPSG are conducted by individual B/Ds as and when necessary, taking into account the concerned B/Ds' latest relevant policies and development requirements. Opportunities would also be taken upon such topical reviews to assess the need to review relevant or related standards and guidelines, as well as the planning practices for their implementation. The Administration does not consider it necessary or practicable to conduct a review of the whole HKPSG. If revision of existing standards and guidelines or formulation of new standards and guidelines is considered necessary, it could be taken forward at the request of relevant B/Ds in accordance with the established mechanism. According to the Administration, if Panel members have any question about specific areas of the planning standards and guidelines, the Development Bureau and the Planning Department stand ready to coordinate with the relevant B/Ds to provide specific responses as appropriate.

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12. Review of the functions of the Town Planning Board and related issues

At the meeting of the Panel on 14 October 2008, Hon Cyd HO and Hon Abraham SHEK suggested that issues related to the review of the functions of the Town Planning Board, town planning procedures, and secretariat support for the Town Planning Board should be discussed.

To be decided
(Note)

Panel members also requested that the Administration should provide information about the details of the basis for determining the various fee items under the Town Planning Ordinance, the estimated costs incurred by the Administration in processing various types of planning applications each year, reconsider extending the fee waiver to all applications relating to "public causes", "public purposes" or "public interest" as a matter of policy, and consult Heung Yee Kuk on the fee items applicable to Small House applications.

On 24 November 2014, Dr Hon Kenneth CHAN wrote to the Chairman suggesting that matters related to amendments to the Town Planning Ordinance, functions of the Town Planning Board, the town planning procedure, etc. be discussed by the Panel as soon as possible. The letter and the Administration's responses were circulated to members vide LC Paper Nos. CB(1)299/14-15(01), CB(1)556/14-15(01) and CB(1)764/14-15(01).

Note: The Administration has advised that review of the Town Planning Ordinance is not a priority of the Development Bureau and it has not been factored into its current work plan.

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13. Small House Policy and rural planning strategy

At the meeting of the Panel on 13 October 2011, Hon CHAN Kam-lam urged that the Administration should discuss the issues relating to the Small House Policy with the Panel. Hon Albert CHAN proposed that the discussion should also cover the Administration's rural planning strategy.

To be decided
(Note)

In the Public Accounts Committee ("PAC") Report No. 61 tabled in the Council on 12 February 2014, PAC urged the Administration to expedite the review of the Small House Policy and recommended that the issue be followed up by the Panel.

On 18 October 2017, Hon Kenneth LAU wrote to the Chairman suggesting that matters relating to the formulation of a comprehensive rural policy be discussed by the Panel (LC Paper No. CB(1)210/17-18(02)).

Note: The Administration has advised that it was unable to set a definite timetable for completing the review of the Policy due to the complexity of the issues involved.

14. Development of leisure and entertainment facilities at Sunny Bay

At the Panel meeting on 12 October 2017, Hon Michael TIEN urged the Administration to report to the Panel on the outcome of its planning and engineering study on Sunny Bay reclamation, taking into account the suggestions made in his motion passed at the Panel meeting on 28 March 2017. His motion requested that the Administration should allow flexibilities for the development of different leisure and entertainment facilities such as multi-purpose venues for holding road events.

To be decided

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15. Developing land resources

At the Panel meeting on 12 October 2017, Hon Michael TIEN requested the Panel to conduct focused discussions on the following initiatives under the 2017 Policy Address: (a) increasing substantially the supply of units under the Green Form Subsidized Home Ownership Scheme; (b) exploring the reactivation of the revitalization scheme for industrial buildings to offer incentives to encourage redevelopment or wholesale conversion; and (c) formulating a policy framework on brownfield development.

To be decided
(Note)

Note: The Administration has advised that for Part (a), it is under the purview of the Transport and Housing Bureau. The Hong Kong Housing Authority ("HA") launched the sale of the Green Form Subsidized Home Ownership Scheme ("GSH") pilot project King Tai Court in October 2016, and the project has been completed in mid-2017. HA has conducted a review on the GSH pilot project and endorsed regularizing GSH in January 2018. The Transport and Housing Bureau briefed the Panel on Housing on the outcome of the review at its meeting on 5 March 2018. A separate discussion at the Panel on Development is considered not necessary. For Part (b), it will be covered by the item on Revitalization of industrial buildings. For Part (c), brownfield sites are one of the land supply options being reviewed by the Task Force on Land Supply, and the formulation of a policy framework on brownfield development will be considered taking into account the five-month public engagement exercise launched by the Task Force on 26 April 2018.

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Remarks**

16. Short term tenancies

At the Panel meeting on 12 October 2017, Hon CHAN Chi-chuen requested to discuss the policy relating to the granting of short term tenancies, as well as measures to avoid abuses.

To be decided

17. Preservation of the General Post Office Building in Central

Hon HUI Chi-fung wrote to the Panel on 22 June 2018 (LC Paper No. CB(1)1187/17-18(01)) requesting the Panel to discuss the preservation of the General Post Office Building in Central.

To be decided

Public Works Programme ("PWP")

1. PWP Item No. 7065TR — Final Public Consultation on the Detailed Feasibility Study for Environmentally Friendly Linkage System for Kowloon East

The Administration will brief members on the findings of the Detailed Feasibility Study for the Environmentally Friendly Linkage System ("EFLS"), and consult members on the recommended scheme and the way forward of EFLS.

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2. PWP Item No. 5768CL — Strategic Studies for Artificial Islands in the Central Waters

The Administration will brief members on the proposal of upgrading the project to Category A for carrying out the strategic studies for artificial islands in the central waters.

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3. PWP Item No. 5767CL — Planning and Engineering Study on Reclamation at Lung Kwu Tan

The Administration will brief members on the proposal of upgrading the project to Category A for carrying out the planning and engineering study on reclamation at Lung Kwu Tan and its adjoining areas.

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4. PWP Item No. 7213CL — Engineering works for Ha Mei San Tsuen Village Expansion Area; and PWP Item No. 7394CL — Sha Tin New Town — stage 2 — servicing and extension of Pai Tau Village in Area 6A

In his letter to the Panel Chairman dated 28 October 2016 (LC Paper No. CB(1)50/16-17(01)), Hon Kenneth LAU suggested that the above public works projects be discussed by the Panel.

To be decided