

Panel on Development

List of follow-up actions
(Position as at 18 January 2019)

Subject (Responsible Bureau/Office)	Date of meeting	Follow-up actions required	Administration's response
<p>1. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address and the overall land supply situation (Development Bureau, Food and Health Bureau, Commerce and Economic Development Bureau)</p>	<p>24 January 2017</p>	<p>The Administration was requested to provide the following information:</p> <p><u>Land supply</u></p> <p>(a) elaboration on the work to be undertaken by the Urban Renewal Authority in redeveloping aged-buildings in built-up areas with a view to increasing housing land supply;</p> <p>(b) whether there would be any funding proposals in relation to the Kwu Tung North new development area ("NDA") and Fanling North NDA to be submitted to the Finance Committee for consideration by the current-term Government;</p>	<p>Response from the Development Bureau was issued to members on 27 February 2017 vide LC Paper No. CB(1)618/16-17(01).</p> <p>Response from the Commerce and Economic Development Bureau on (h) was issued to members on 11 April 2017 vide LC Paper No. CB(1)796/16-17(01).</p> <p>Response from the Food and Health Bureau on (f) is awaited</p>

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		<p><u>Brownfield sites</u></p> <p>(c) information on the distribution of brownfield sites in the New Territories, with breakdown by the following categories of the sites:</p> <ul style="list-style-type: none">(i) the brownfield operations thereon which were in existence immediately before the first publication of the draft plans of the "Development Permission Areas" ("DPAs");(ii) sites that were not designated as DPAs;(iii) sites zoned "Undetermined";(iv) enclaves; and(v) government land leased out by Short Term Tenancy for use as open storage. <p>(d) in respect of the possibility of accommodating some brownfield operations into multi-storey buildings, whether the Administration would</p>	

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		<p>consider conducting a pilot scheme for such a proposal, rather than taking no action and waiting for the relevant studies to be completed in the next few years;</p> <p><u>Land use</u></p> <p>(e) elaboration on the proposed setting up of a conservation fund to further promote the revitalization of remote rural areas; whether the Development Bureau would review the compensation and rehousing mechanisms for various parties affected by development projects in the New Territories, such as the compensation for people affected by land resumption, taking reference from the proposed conservation fund; if yes, the details;</p> <p>(f) written response to a member's letter dated 25 January 2017 on the role of the Development Bureau in the Government's policy on bazaars (LC Paper No. CB(1)501/16-17(01));</p> <p>(g) the justification for considering allocating land on the periphery of country parks for</p>	

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		<p>housing development, whereas only about 1% of the land of the Green Belt zone had been rezoned to residential or other uses;</p> <p>(h) the justification for proposing to use the Wan Chai Sports Ground for comprehensive development, including convention and exhibition venues, whereas land in Lantau had been reserved for the expansion of Asia World Expo;</p> <p><u>Land administration</u></p> <p>(i) the justification for renewing the land lease of the Sha Tin Racecourse for a further 50 years; the amount of land premium paid by The Hong Kong Jockey Club ("HKJC") for the renewal of the land lease; whether the above land lease was available for public inspection;</p> <p>(j) the justification for rezoning a site of 4.67 hectares in the Hong Kong Sports Institute from "Government, Institution or Community" to "Other Specified Uses" annotated "Race Course"; whether</p>	

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		<p>the Administration had signed/would sign a land lease with HKJC in respect of the above site;</p> <p><u>Enforcement against domestic use in industrial buildings</u></p> <p>(k) in view of the proposed stepping up of the enforcement efforts to combat the problem of illegal domestic units in industrial buildings, whether the Administration would enhance the rehousing arrangements for the affected inhabitants; if yes, the details; and</p> <p><u>Water safety</u></p> <p>(l) details of the follow-up actions taken by the Development Bureau and the Water Supplies Department relating to the recommendations put forward by the Commission of Inquiry into Excess Lead Found in Drinking Water, including the number of meetings held by the International Expert Panel appointed by the Development Bureau on the various items of follow-up work, and the relevant expert reports.</p>	

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<p>2. Briefing by the Secretary for Development on the Chief Executive's 2017 Policy Address (Development Bureau)</p>	<p>24 October 2017</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (a) whether the Administration would consider putting in place a mechanism to ensure that idle government sites under the purview of various government bureaux/departments would be timely surrendered to the Planning Department for converting into suitable uses; (b) whether the Administration would step up inspections to ensure the building safety of those aged buildings for which the developers, while having acquired most of the buildings' property ownerships and pending redevelopment, had delayed the building maintenance and repair works; (c) how the Administration would consider the suggestion made by a non-official member of the Task Force on Land Supply that Plover Cove Reservoir be filled up to provide land for housing; (d) whether and how the Administration would enforce against those cases in 	<p>Administration's response awaited</p>

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		<p>which the owners of shopping centres located at public housing estates or Home Ownership Scheme courts, such as Yung Shing Shopping Centre under the Link Real Estate Investment Trust ("the Link"), and Kam Ying Court Shopping Centre under a company that had acquired the shopping centre from the Link, had failed to provide the community or welfare facilities required under the relevant land lease conditions; and</p> <p>(e) in respect of the new initiative of encouraging private developers to provide welfare facilities in their development projects, (i) of the specific details and timetable of implementation, including the number of private developers and development projects, as well as the types of welfare facilities to be involved; and (ii) whether the Administration would, as a better alternative, consider specifying the requirements of the provision of such facilities under the land sale conditions.</p>	

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3. Harbourfront Enhancement (Development Bureau)	24 April 2018	The Administration was requested to provide information on the progress on setting aside a site at Chi Kiang Street, which was reserved for the future extension of Hoi Sham Park in To Kwa Wan, for temporary vehicle parking purpose.	Administration's response awaited
4. PWP Item No. 357WF — Design and Construction for First Stage of Desalination Plant at Tseung Kwan O ("TKO") (Development Bureau and Water Supplies Department)	24 April 2018	<p>The Administration was requested to provide the following information:</p> <p>(a) whether the existing TKO Fresh Water Primary Service Reservoir had adequate capacity to cater for the ultimate water production capacity of the proposed desalination plant at 270 000 cubic metres per day;</p> <p>(b) whether, after deducting the capital cost for the construction of the proposed desalination plant, the estimated unit water production cost of seawater desalination in Hong Kong would be lower than the unit cost of importing Dongjiang water (including the purchase cost and water treatment cost);</p>	Administration's response awaited

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		<p>(c) the Government's planned objectives of diversifying water sources, in terms of the target proportions of the various water supply sources, viz. desalination, Dongjiang water, and local catchment water, etc.;</p> <p>(d) a projection on the annual total fresh water consumption of Hong Kong in the next 10 years; and</p> <p>(e) in the funding proposal to be submitted to the Public Works Subcommittee, the Administration's response on (i) the progress of the discussion with the Hong Kong and China Gas Company Limited regarding the feasibility of utilizing the methane gas generated from the Southeast New Territories landfill to provide electricity supply to the proposed desalination plant; (ii) whether it was feasible to use renewable energy (such as solar energy) to reduce the water production cost of seawater desalination; and (iii) whether and how the Administration would encourage the future contractor to adopt renewable</p>	

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		energy in operating the proposed desalination plant.	
5. Briefing by the Secretary for Development on the Chief Executive's 2018 Policy Address (Development Bureau)	23 October 2018	<p>The Administration was requested to provide the following information:</p> <p>(a) details of the reclamation projects carried out in Hong Kong since 1980s, including the area of land created, project cost, and the economic benefits of the respective projects; and</p> <p>(b) the application criteria and assessment mechanism of the Land Sharing Pilot Scheme.</p>	<p>The Administration's response on (b) was issued to members on 24 December 2018 vide LC Paper No. CB(1)394/18-19(01).</p> <p>Administration's response on (a) awaited</p>
6. Capital Works Reserve Fund block allocations for 2019-2020 (Development Bureau)	27 November 2018	<p>The Administration was requested to provide the following information:</p> <p><u>Head 701 Subhead 1100CA</u></p> <p>(a) the scope of expenditure involved in respect of the item on Hong Kong section of Guangzhou-Shenzhen-Hong Kong Express Rail Link;</p>	<p>The Chinese version of the Administration's response was issued to members on 11 December 2018 vide LC Paper No. CB(1)317/18-19(01). English version awaited.</p>

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		<p><u>Head 703 Subhead 3101GX</u></p> <p>(b) in respect of the item on proposed conversion of the existing vacant school premises for setting up of a new integrated vocational training centre at 1D Oxford Road, Kowloon Tong, the details including:</p> <ul style="list-style-type: none"> (i) the age and floor area of the vacant school premises; and (ii) a comparison of the age and floor area of the vacant school premises and the existing building of the Shine Skills Centre (Kwun Tong); <p>(c) in respect of the item on alteration and improvement works for Y Loft of Youth Square, Chai Wan, the details including:</p> <ul style="list-style-type: none"> (i) the scope of and justifications for the improvement works; and (ii) whether the cost of the improvement works would be borne by the operator of Y Loft under the tenancy 	

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		<p>agreement signed between the operator and the Government;</p> <p><u>Head 705 Subhead 5101CX</u></p> <p>(d) in respect of the item on further studies on climate change with Hong Kong Observatory, details of the studies including the scope and timetable;</p> <p>(e) outcomes of the Technical Study on Transport Infrastructure at Kennedy Town for Connecting to East Lantau Metropolis;</p> <p><u>Head 706 Subhead 6100TX</u></p> <p>(f) in respect of the item on pedestrian subways in Causeway Bay — feasibility study, details of the study including the scope and timetable, and whether the objections from the local residents would be considered in the study;</p> <p><u>Head 707 Subhead 7016CX</u></p> <p>(g) whether the Administration had conducted value-for-money assessments</p>	

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		<p>on the works projects commenced in the last three years under the District Minor Works Programme; if it had, the results of the assessments;</p> <p>(h) a list of the minor works projects for carrying out repair works for the public facilities damaged in the super typhoon Mangkhut in September 2018;</p> <p><u>Head 707 Subhead 7100CX</u></p> <p>(i) in respect of the item on boardwalk underneath the Island Eastern Corridor — detailed design, reasons for the significant increase in the project estimate from \$12.82 million under the proposed allocation in 2018-19 to \$14.51 million under the proposed allocation in 2019-2020;</p> <p><u>Head 708 Subhead 8100EX</u></p> <p>(j) in respect of the items for alterations, additions, repairs and improvements to the campuses of the University Grants Committee-funded institutions, a list of</p>	

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		<p>the projects with the total cost exceeding the subsidy limit of \$30 million, together with the amount of the additional cost paid by the universities on their own funding for each of the projects;</p> <p><u>Head 709 Subhead 9100WX</u></p> <p>(k) details including the scope and timetable in respect of the item on the improvement to the water meters in Kowloon district, 2019-2020 Programme; and</p> <p>(l) in respect of the item on risk-based improvement of fresh water main along Farm Road and Ma Tau Chung Road, Kowloon City, the distribution and location of the water mains included in the improvement programme.</p>	
<p>7. Strengthening cost management and uplifting performance of public works projects (Development Bureau)</p>	<p>27 November 2018</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) in respect of the cost saving of \$27 billion achieved by the Project Cost Management Office after scrutinizing 130 projects:</p>	<p>The Administration's response on (a) to (c) was issued to members on 17 December 2018 vide LC Paper No. CB(1)347/18-19(01).</p>

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		<p>(i) the breakdown of the cost saved in terms of types of works (i.e. civil engineering works or building works) and types of/reasons for cost saved (e.g. labour cost, material cost, optimization of design or work process, etc.);</p> <p>(ii) the number of projects which had been completed; whether these projects were completed within budget; and whether the cost saving was attributed to the fact that the actual expenditure on contingencies was less than the budgeted amount;</p> <p>(b) in respect of the training programme of the Centre of Excellence for Major Project Leaders, the rank/grade of officers who would be eligible for participating in the training programme; how these officers would be selected; and details of the training programme;</p> <p>(c) the role of the proposed Project Strategy and Governance Office ("PSGO") in:</p>	<p>The Administration's response on (d) to (e) was issued to members on 15 January 2019 vide LC Paper No. CB(1)465/18-19(01).</p>

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		<p>(i) cost surveillance and project governance of construction of railway works projects entrusted to the MTR Corporation Limited;</p> <p>(ii) minimizing the risk of budget overrun and the need for seeking approval for supplementary provisions for public works projects;</p> <p>(iii) the inception stage of public works projects involving high estimated cost (such as the Lantau Tomorrow Vision) in terms of cost management and control, and whether PSGO would advise on the merits of the proposed public works projects in terms of cost effectiveness;</p> <p>(d) the list of the 25 roadworks projects selected for the retrieval of relevant data to establish a reference class on cost and completion time forecasting under the feasibility study on applying the Reference Class Forecasting method in major roadworks projects in Hong Kong commissioned by the Development Bureau in 2012; and</p>	

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		<p>(e) in the funding proposals in relation to the proposed artificial islands in the Central Waters, whether the Administration would consider adopting the "Norwegian Proposal" approach to provide three options, namely the main option, a back-up alternative and a "no-go" option, to enable Members and the public to compare the merits and demerits of the various options in terms of cost and effectiveness.</p>	
<p>8. Measures to revitalize industrial buildings ("IBs") (Development Bureau)</p>	<p>19 December 2018</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) the latest progress of amending the existing outline zoning plans ("OZPs") to include "Art Studio (excluding those involving direct provision of services or goods)" as an always permitted use in industrial and industrial-office buildings in "Industrial", "Other Specified Uses" annotated "Business" and "Residential (Group E)" zones;</p>	<p>Administration's response awaited</p>

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		<p>(b) the means to facilitate interested cultural/arts groups in ensuring that art studios were among the permitted uses under the relevant OZP of an IB that had undergone wholesale conversion;</p> <p>(c) the measures for assisting cultural/arts groups in operating art studios in premises converted to non-industrial uses on the lowest three floors below the "buffer floor" of an IB;</p> <p>(d) whether the Administration would put in place a monitoring mechanism to ensure that 10% of the converted floor space of an IB that had undergone wholesale conversion was designated for specific uses prescribed by the Government;</p> <p>(e) whether the Housing Authority would take part in the provision of transitional housing in IBs;</p> <p>(f) in respect of the revitalization scheme for IBs implemented between 2010 and 2016, the details including:</p>	

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		<ul style="list-style-type: none"> (i) the respective number of applications received and approved by the Administration; (ii) location and distribution of the IBs which had undergone wholesale conversion or redevelopment under the scheme; and (iii) the total gross floor area of the converted/new floor area provided under the scheme, and the type of businesses operating therein; (g) whether the Administration would, making reference to the urban renewal strategy, consider acquiring privately owned industrial properties in order to speed up redevelopment of old industrial buildings. 	
<p>9. Strengthening the staffing of the Civil Engineering and Development Department, Lands Department, Planning</p>	<p>19 December 2018</p>	<p>The Administration was requested to provide the following information:</p> <ul style="list-style-type: none"> (a) details of the follow-up actions taken by the Administration in response to the recommendations made by The 	<p>Administration's response awaited</p>

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<p>Department and Government Property Agency to enhance land supply (Development Bureau)</p>		<p>Ombudsman in the Direct Investigation Reports on (i) Lands Department's System of Regularisation of Illegal Occupation of Government Land and Breach of Lease Conditions (published in September 2016) and (ii) Lands Department's Enforcement against a Village House with Irregularities (published in September 2017); and</p> <p>(b) the number of frontline staff of the Lands Department to be increased in order to expedite the relevant land administration work in connection with the implementation of the Kwu Tung North and Fanling North New Development Areas ("NDAs"), and the Hung Shui Kiu NDA, as well as to step up the enforcement actions against illegal occupation of government land, and unauthorized structures on agricultural land or government land.</p>	
<p>10. PWP Item No. 6188TB — Footbridge near MTR Kowloon Bay Station Exit B</p>	<p>19 December 2018</p>	<p>The Administration was requested to provide the following information:</p> <p>(a) detailed breakdown of the estimated capital cost of the proposed works;</p>	<p>Administration's response awaited</p>

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(Development Bureau)		<p>(b) the unit cost per square metre of footbridges constructed by the Government in general, vis-à-vis that of the proposed footbridge; and</p> <p>(c) whether the Administration had considered alternative alignments and methods of construction of the proposed footbridge; and the details and estimated capital costs of such alternatives (including the economic costs caused by traffic delay during the construction stage).</p>	