Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2020-21

Director of Bureau : Secretary for Development
Session No. : 16
Consolidated e-file name : DEVB(PL)-2-e1.docx

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	1705	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)002	1706	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)003	1734	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)004	0120	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)005	0121	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)006	0122	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)007	0123	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)008	1820	CHAN Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)009	1046	CHAN Kin-por	138	(2) Buildings, Lands and Planning
DEVB(PL)010	1047	CHAN Kin-por	138	(2) Buildings, Lands and Planning
DEVB(PL)011	1048	CHAN Kin-por	138	(2) Buildings, Lands and Planning
DEVB(PL)012	0809	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)013	0810	CHENG Chung-tai	138	(2) Buildings, Lands and Planning
DEVB(PL)014	1376	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)015	1377	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)016	1378	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)017	1792	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)018	1799	CHENG Wing-shun, Vincent	138	(2) Buildings, Lands and Planning
DEVB(PL)019	3166	CHEUNG Chiu-hung, Fernando	138	(1) Director of Bureau's Office
DEVB(PL)020	1459	CHEUNG	138	(2) Buildings, Lands and

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
		Kwok-kwan		Planning
DEVB(PL)021	0242	CHEUNG Yu-yan, Tommy	138	(2) Buildings, Lands and Planning
DEVB(PL)022	0630	CHOW Ho-ding, Holden	138	(2) Buildings, Lands and Planning
DEVB(PL)023	2487	HO Kai-ming	138	(2) Buildings, Lands and Planning
DEVB(PL)024	2492	HO Kai-ming	138	(2) Buildings, Lands and Planning
DEVB(PL)025	1614	HO Kwan-yiu, Junius	138	(2) Buildings, Lands and Planning
DEVB(PL)026	0340	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)027	3146	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)028	0813	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)029	1561	LAM Cheuk-ting	138	(1) Director of Bureau's Office
DEVB(PL)030	1563	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)031	1568	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)032	1570	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)033	2016	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)034	2017	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)035	2018	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)036	1151	LAM Kin-fung, Jeffrey	138	(2) Buildings, Lands and Planning
DEVB(PL)037	1850	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)038	1852	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)039	2362	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)040	1878	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)041	1886	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)042	1890	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)043	1898	LAU Kwok-fan	138	(2) Buildings, Lands and Planning
DEVB(PL)044	1903	LAU Kwok-fan	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)045	1187	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)046	1681	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)047	2659	LEUNG Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)048	2144	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)049	2147	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)050	2906	LIAO Cheung-kong, Martin	138	(2) Buildings, Lands and Planning
DEVB(PL)051	2907	LIAO Cheung-kong, Martin	138	(2) Buildings, Lands and Planning
DEVB(PL)052	2920	LIAO Cheung-kong, Martin	138	(2) Buildings, Lands and Planning
DEVB(PL)053	0204	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)054	0205	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)055	0206	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)056	0400	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)057	2293	MA Fung-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)058	0825	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)059	0828	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)060	0832	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)061	1304	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)062	1306	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)063	1307	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)064	2029	OR Chong-shing, Wilson	138	(2) Buildings, Lands and Planning
DEVB(PL)065	2030	OR Chong-shing, Wilson	138	(2) Buildings, Lands and Planning
DEVB(PL)066	0023	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)067	0030	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)068	0040	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)069	0041	SHEK Lai-him,	138	(2) Buildings, Lands and

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
		Abraham		Planning
DEVB(PL)070	3012	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)071	3098	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)072	0778	SHIU Ka-fai	138	(2) Buildings, Lands and Planning
DEVB(PL)073	1744	TAM Man-ho, Jeremy	138	(1) Director of Bureau's Office
DEVB(PL)074	1770	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)075	1356	TSE Wai-chuen, Tony	138	(2) Buildings, Lands and Planning
DEVB(PL)076	2457	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)077	2458	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)078	2459	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)079	3023	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)080	3024	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)081	3025	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)082	3026	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)083	3029	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)084	3032	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)085	3043	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)086	0558	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)087	0988	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)088	1463	CHAN Chun-ying	82	(1) Buildings and Building Works
DEVB(PL)089	1702	CHAN Hak-kan	82	(1) Buildings and Building Works
DEVB(PL)090	1704	CHAN Hak-kan	82	(1) Buildings and Building Works
DEVB(PL)091	2825	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)092	2826	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)093	2833	CHU Hoi-dick	82	(1) Buildings and Building Works

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)094	2488	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)095	2490	HO Kai-ming	82	(1) Buildings and Building Works
DEVB(PL)096	1562	LAM Cheuk-ting	82	(1) Buildings and Building Works
DEVB(PL)097	2015	LAM Cheuk-ting	82	(1) Buildings and Building Works
DEVB(PL)098	1844	LAU Ip-keung, Kenneth	82	(1) Buildings and Building Works
DEVB(PL)099	1893	LAU Kwok-fan	82	(1) Buildings and Building Works
DEVB(PL)100	1188	LEE Wai-king, Starry	82	(1) Buildings and Building Works
DEVB(PL)101	0532	LEUNG Che-cheung	82	(1) Buildings and Building Works
DEVB(PL)102	0533	LEUNG Che-cheung	82	(1) Buildings and Building Works
DEVB(PL)103	0939	MAK Mei-kuen, Alice	82	(1) Buildings and Building Works
DEVB(PL)104	2039	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)105	2046	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)106	2055	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)107	2071	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)108	2347	OR Chong-shing, Wilson	82	(1) Buildings and Building Works
DEVB(PL)109	0005	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)110	0019	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)111	3014	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)112	0840	SHIU Ka-fai	82	(1) Buildings and Building Works
DEVB(PL)113	2443	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)114	2444	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)115	2476	TSE Wai-chun, Paul	82	(1) Buildings and Building Works
DEVB(PL)116	3040	WAN Siu-kin, Andrew	82	(1) Buildings and Building Works
DEVB(PL)117	3041	WAN Siu-kin, Andrew	82	(1) Buildings and Building Works
DEVB(PL)118	1019	WU Chi-wai	82	(1) Buildings and Building

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
				Works
DEVB(PL)119	0811	CHENG Chung-tai	91	(1) Land Administration
DEVB(PL)120	2782	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)121	0680	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)122	0699	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)123	3114	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)124	1148	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)125	1853	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)126	1855	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)127	1856	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)128	1857	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)129	1340	POON Siu-ping	91	
DEVB(PL)130	3008	POON Siu-ping	91	(1) Land Administration
DEVB(PL)131	0003	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)132	0042	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)133	3216	SHEK Lai-him, Abraham	91	
DEVB(PL)134	3217	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)135	1769	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)136	3037	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)137	3038	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)138	3042	WAN Siu-kin, Andrew	91	(1) Land Administration
DEVB(PL)139	2232	WU Chi-wai	91	(1) Land Administration
DEVB(PL)140	0912	YICK Chi-ming, Frankie	91	(1) Land Administration
DEVB(PL)141	0913	YICK Chi-ming, Frankie	91	(1) Land Administration
DEVB(PL)142	1711	CHAN Hak-kan	118	(2) District Planning
DEVB(PL)143	2420	CHAN Han-pan	118	(2) District Planning
DEVB(PL)144	2421	CHAN Han-pan	118	(2) District Planning
DEVB(PL)145	2422	CHAN Han-pan	118	(1) Territorial Planning
DEVB(PL)146	3144	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)147	3145	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)148	1569	LAM Cheuk-ting	118	(1) Territorial Planning
DEVB(PL)149	1876	LAU Kwok-fan	118	(2) District Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)150	1902	LAU Kwok-fan	118	(1) Territorial Planning
DEVB(PL)151	0108	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)152	3033	WAN Siu-kin, Andrew	118	(1) Territorial Planning
DEVB(PL)153	1079	WU Chi-wai	118	(1) Territorial Planning
DEVB(PL)154	0907	YICK Chi-ming, Frankie	118	(1) Territorial Planning
DEVB(PL)155	0908	YICK Chi-ming, Frankie	118	(2) District Planning
DEVB(PL)156	0694	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure
DEVB(PL)157	1564	LAM Cheuk-ting	33	(3) Provision of Land and Infrastructure
DEVB(PL)158	2019	LAM Cheuk-ting	33	(3) Provision of Land and Infrastructure
DEVB(PL)159	2248	MA Fung-kwok	33	(3) Provision of Land and Infrastructure
DEVB(PL)160	1355	TSE Wai-chuen, Tony	51	(1) Provision of Land and Infrastructure
DEVB(PL)161	3815	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)162	3816	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)163	4288	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)164	4290	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)165	4293	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)166	4294	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)167	4295	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)168	4296	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)169	4297	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)170	4298	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)171	4299	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)172	4300	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)173	4301	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)174	4302	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)175	4314	CHAN Tanya	138	(2) Buildings, Lands and

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
				Planning
DEVB(PL)176	4337	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)177	4381	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)178	4382	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)179	4460	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)180	4836	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)181	4837	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)182	4860	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)183	4870	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)184	6409	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)185	5445	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)186	5447	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)187	5449	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)188	5454	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)189	5604	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)190	6831	CHEUNG Chiu-hung, Fernando	138	(1) Director of Bureau's Office
DEVB(PL)191	6653	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)192	6657	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)193	6660	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)194	6683	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)195	6684	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)196	6685	CHU Hoi-dick	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)197	6686	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)198	6691	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)199	6694	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)200	4716	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)201	4718	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)202	4720	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)203	4721	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)204	4722	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)205	4723	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)206	4724	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)207	4725	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)208	4733	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)209	4734	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)210	4990	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)211	5113	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)212	4434	MO Claudia	138	(2) Buildings, Lands and Planning
DEVB(PL)213	6050	MO Claudia	138	(2) Buildings, Lands and Planning
DEVB(PL)214	3628	MOK Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)215	3466	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)216	4082	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)217	4087	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)218	6251	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)219	6252	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)220	6309	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)221	3853	CHAN Chi-chuen	82	(1) Buildings and Building

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
				Works
DEVB(PL)222	4112	CHAN Tanya	82	(1) Buildings and Building Works
DEVB(PL)223	4157	CHAN Tanya	82	(1) Buildings and Building Works
DEVB(PL)224	4167	CHAN Tanya	82	(1) Buildings and Building Works
DEVB(PL)225	4172	CHAN Tanya	82	(1) Buildings and Building Works
DEVB(PL)226	4846	CHAN Tanya	82	(1) Buildings and Building Works
DEVB(PL)227	5453	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)228	5554	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)229	5555	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)230	5619	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)231	5785	CHEUNG Chiu-hung, Fernando	82	(1) Buildings and Building Works
DEVB(PL)232	6639	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)233	6641	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)234	6649	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)235	6654	CHU Hoi-dick	82	(1) Buildings and Building Works
DEVB(PL)236	3584	HO Chun-yin, Steven	82	(1) Buildings and Building Works
DEVB(PL)237	5009	KWOK Ka-ki	82	(1) Buildings and Building Works
DEVB(PL)238	3511	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)239	3512	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)240	3513	LEE Kok-long, Joseph	82	(1) Buildings and Building Works
DEVB(PL)241	3666	LEUNG Mei-fun, Priscilla	82	(1) Buildings and Building Works
DEVB(PL)242	3722	MA Fung-kwok	82	(1) Buildings and Building Works
DEVB(PL)243	6032	MO Claudia	82	(1) Buildings and Building

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
				Works
DEVB(PL)244	4086	SHEK Lai-him, Abraham	82	(1) Buildings and Building Works
DEVB(PL)245	6358	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)246	6361	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)247	6362	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)248	6364	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)249	6365	SHIU Ka-chun	82	(1) Buildings and Building Works
DEVB(PL)250	3827	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)251	3828	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)252	3641	CHAN Hak-kan	91	(1) Land Administration
DEVB(PL)253	4128	CHAN Tanya	91	(1) Land Administration
DEVB(PL)254	4129	CHAN Tanya	91	(1) Land Administration
DEVB(PL)255	4130	CHAN Tanya	91	(1) Land Administration
DEVB(PL)256	4131	CHAN Tanya	91	(1) Land Administration
DEVB(PL)257	4159	CHAN Tanya	91	(1) Land Administration
DEVB(PL)258	4160	CHAN Tanya	91	(1) Land Administration
DEVB(PL)259	4161	CHAN Tanya	91	(1) Land Administration
DEVB(PL)260	4171	CHAN Tanya	91	(1) Land Administration
DEVB(PL)261	4173	CHAN Tanya	91	(1) Land Administration
DEVB(PL)262	4174	CHAN Tanya	91	(1) Land Administration
DEVB(PL)263	4259	CHAN Tanya	91	(1) Land Administration
DEVB(PL)264	4260	CHAN Tanya	91	(1) Land Administration
DEVB(PL)265	4261	CHAN Tanya	91	(1) Land Administration
DEVB(PL)266	4262	CHAN Tanya	91	(1) Land Administration
DEVB(PL)267	4263	CHAN Tanya	91	(1) Land Administration
DEVB(PL)268	4264	CHAN Tanya	91	(1) Land Administration
DEVB(PL)269	4266	CHAN Tanya	91	(1) Land Administration
DEVB(PL)270	4267	CHAN Tanya	91	(1) Land Administration
DEVB(PL)271	4268	CHAN Tanya	91	(1) Land Administration
DEVB(PL)272	4269	CHAN Tanya	91	(1) Land Administration
DEVB(PL)273	4270	CHAN Tanya	91	(1) Land Administration
DEVB(PL)274	4271	CHAN Tanya	91	(1) Land Administration
DEVB(PL)275	4272	CHAN Tanya	91	(2) Survey and Mapping
DEVB(PL)276	4273	CHAN Tanya	91	(1) Land Administration (3) Legal Advice
DEVB(PL)277	4395	CHAN Tanya	91	(1) Land Administration
DEVB(PL)278	4865	CHAN Tanya	91	
DEVB(PL)279	6600	CHAN Tanya	91	(1) Land Administration
DEVB(PL)280	5418	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)281	5444	CHEUNG	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
		Chiu-hung, Fernando		
DEVB(PL)282	5451	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)283	5452	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)284	5456	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)285	5457	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)286	5458	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)287	5459	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)288	5460	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)289	5461	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)290	5462	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)291	5463	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)292	5600	CHEUNG Chiu-hung, Fernando	91	(2) Survey and Mapping
DEVB(PL)293	5644	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)294	5645	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)295	5646	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)296	5647	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)297	5648	CHEUNG Chiu-hung,	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
		Fernando		
DEVB(PL)298	5649	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)299	5650	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)300	5651	CHEUNG Chiu-hung, Fernando	91	(2) Survey and Mapping
DEVB(PL)301	5652	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)302	5653	CHEUNG Chiu-hung, Fernando	91	(2) Survey and Mapping
DEVB(PL)303	5654	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)304	5655	CHEUNG Chiu-hung, Fernando	91	
DEVB(PL)305	6640	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)306	6650	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)307	6651	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)308	6658	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)309	6659	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)310	6662	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)311	6663	CHU Hoi-dick	91	(2) Survey and Mapping
DEVB(PL)312	6689	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)313	6690	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)314	6786	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)315	3559	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)316	5020	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)317	5022	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)318	5035	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)319	5036	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)320	5037	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)321	5038	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)322	5039	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)323	5044	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)324	5045	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)325	5048	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)326	4412	MO Claudia	91	(1) Land Administration
DEVB(PL)327	4413	MO Claudia	91	(1) Land Administration
DEVB(PL)328	6077	MO Claudia	91	
DEVB(PL)329	6253	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)330	6311	SHIU Ka-chun	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)331	3829	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)332	3885	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)333	3632	CHAN Han-pan	118	(1) Territorial Planning
DEVB(PL)334	4166	CHAN Tanya	118	
DEVB(PL)335	4175	CHAN Tanya	118	(2) District Planning
DEVB(PL)336	4292	CHAN Tanya	118	(2) District Planning
DEVB(PL)337	4380	CHAN Tanya	118	(1) Territorial Planning
DEVB(PL)338	4849	CHAN Tanya	118	
DEVB(PL)339	5436	CHEUNG Chiu-hung, Fernando	118	
DEVB(PL)340	5437	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)341	5438	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)342	5439	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)343	5446	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)344	5448	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)345	5455	CHEUNG Chiu-hung, Fernando	118	(4) Technical Services
DEVB(PL)346	6652	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)347	6670	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)348	6671	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)349	6675	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)350	4719	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)351	4768	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)352	4769	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)353	4770	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)354	4771	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)355	4772	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)356	6085	MO Claudia	118	
DEVB(PL)357	3950	SHEK Lai-him, Abraham	118	(1) Territorial Planning (2) District Planning
DEVB(PL)358	4085	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)359	4289	CHAN Tanya	33	(3) Provision of Land and Infrastructure
DEVB(PL)360	5021	KWOK Ka-ki	701	

Reply Serial No.

DEVB(PL)001

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1705)

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 work relating to the development of the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) is mentioned in Matters Requiring Special Attention in 2020-21. In this connection, will the Government inform this Committee of:
1. The estimated expenditure and manpower arrangement of the project this year;
2. The present progress and the latest estimated schedule of the project;
3. According to media reports, the first population intake for the KTN/FLN NDA has been delayed from 2023 to 2027. Will the Government please confirm whether such information is true and explain the said delay;
4. Further to question 3 above, what measure(s) will the Government adopt to ensure that the project will not be further delayed? If there are such measure(s), what are the details? If there are no such measure(s), what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 18)

Reply:

1. The manpower and other operating expenditure for Development Bureau (DEVB) and other bureaux/departments (B/Ds) in taking forward the Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) will be met by provisions included in the respective Heads of Expenditure under the 2020-21 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 NDA alone.

2. As mentioned in the 2020-21 Budget, the land resumption exercise for the first phase development commenced last year and all the 68 hectares of private land were reverted to the Government in December 2019. Site formation and engineering infrastructure works for the first phase development have been progressing on schedule. Besides, the detailed design of the remaining phase commenced in December 2019 as scheduled.

3. & 4. The year 2023 mentioned in our funding application for the first phase development refers to the first population intake for private housing, while the year 2027 cited in the 2020-21 Budget refers to the first population intake for public housing under the same phase of development. In other words, there is no delay in the planned population intake. DEVB together with the relevant B/Ds will continue to press ahead with the implementation of the NDA, with a view to ensuing that the project will be delivered according to the target timeframe.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1706)

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

Subhead (No. & title): (700) General non-recurrent

(Item 878 Building Maintenance Grant Scheme for Needy 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 scheme to be rechristened as "Building Maintenance Grant Scheme for Needy Owners" (BMGSNO), will the Government inform this Committee of:

1. The estimated expenditure and staffing arrangement reserved for BMGSNO this year;
2. The estimated implementation schedule of BMGSNO, as well as the estimated number of beneficiaries and amount of subsidies to be granted this year;
3. The application criteria and subsidy amounts under BMGSNO, with reference to the Building Maintenance Grant Scheme for Elderly Owners.
4. Details of the Government's publicity campaign for BMGSNO this year.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 19)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched in 2008 to provide financial assistance to eligible elderly owner-occupiers to repair and maintain their own buildings. In October 2019, the Government announced its plan to inject an additional $2 billion into the scheme. At the same time, opportunity would also be taken to introduce a number of enhancements to the scheme, and transform it into a new scheme to be rechristened as the Building Maintenance Grant Scheme for Needy Owners (BMGSNO). The additional commitment of $2 billion is being sought in the context of the 2020 Appropriation Bill. The Urban Renewal Authority (URA) will administer BMGSNO, and will bear the associated costs of staffing and accommodations with its own resources for the operation of the scheme.

2. Subject to funding approval, we plan to launch the BMGSNO in the third quarter of this year. It is estimated that the additional funding will benefit about 25 000 owner-occupiers in need. Based on current projections, the estimated cash flow requirement in 2020-21 is $260 million.

3. BMGSNO will replace the existing BMGSEO once BMGSNO is launched tentatively in the third quarter of 2020. With reference to BMGSEO, three major enhancements would be introduced to BMGSNO, namely expanding the scope of beneficiaries, raising the asset limit for elderly applicants and increasing the maximum amount of grant. The application criteria and subsidy amount under BMGSEO and BMGSNO are set out below –

	BMGSEO	**BMGSNO**
Application criteria		
Target beneficiaries	Elderly owner-occupiers aged 60 or above subject to means test	Owner-occupiers who are (a) elderly aged 60 or above (subject to means test); (b) Disability Allowance recipients (subject to means test); or (c) Comprehensive Social Security Assistance recipients
Live-in requirement	Yes	
Type of building	Domestic buildings or domestic portions of composite buildings	
Subsidy amount		
Maximum grant	$40,000 per application (Note)	$80,000 per application (Note)

(Note) Maximum amount of grant available for an applicant will also be subject to his/her proportion of share of the ownership of the flat.

4. URA will promote BMGSNO to the public through various channels, including publicity materials, advertisements on local newspapers, radio broadcasts, URA's website and mass briefings before the launch of the scheme. URA will also work with the Home Affairs Department and other non-governmental organisations in promoting the scheme.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1734)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 implemented a $1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes. In this connection, will the Government inform this Committee of:
a. The number of applications received;
b. The time required to process the applications;
c. Details of approved applications;
d. Reasons of rejection for rejected applications;
e. For each of the 18 districts, the respective vacant government sites available for application for greening or Government/Institution/Community uses.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 47)

Reply:

a. to d. We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

e. 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). The website provides the details of those vacant sites, including their individual location, site area and application status.

- End -

CONTROLLING OFFICER'S REPLY

(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:

The work of "rezoning sites for housing development" is mentioned in the Budget Speech. Will the Government inform this Committee of the following:

1. the distribution of the 11 000 housing units to be provided in the 12 sites under rezoning. Please provide the number of private and public housing units involved, and the earliest possible year of population intake, broken down by 18 districts;

2. in relation to the other 25 sites to be rezoned in the coming year mentioned in the Budget Speech, the distribution of the 85 000 housing units to be provided. Please provide the number of private and public housing units involved, and the earliest possible year of population intake, broken down by 18 districts;

3. the number of sites to be offered for rezoning proposals and public consultation in this financial year; as well as the details of the estimates of expenditure and manpower expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 10)

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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of the 12 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals as appropriate, 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.

The estimated completion dates of housing on individual sites for population intake are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, 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 flat completion as soon as practicable.

The relevant work is mainly conducted by staff of the relevant bureaux and departments including the Development Bureau, the Housing Department, the Civil Engineering and Development Department, the Lands Department, the Planning Department, the Transport Department and the Highways Department as part of their overall duties. As such, we are unable to provide a separate breakdown of the resources incurred solely for the work.

Annex

Information on 12 potential housing sites with statutory rezoning procedures initiated/in progress (as at early March 2020)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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		
	Subtotal (Note 3): 2 sites		***2.88***	***2 340 (Public: 2 340)***
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
	Subtotal (Note 3): 1 site		***0.25***	***300 (Private: 300)***
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	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	Subtotal (Note 3): 3 sites		***4.58***	***6 570 (Public: 6 570)***
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
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal (Note 3): 4 sites		***1.56***	***1 860 (Public: 1 450 Private: 410)***
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
	Subtotal (Note 3): 2 sites		***1.05***	***230 (Private: 230)***
	Total (Note 3): 12 sites		**10.32**	**11 300 (Public: 10 400 Private: 900)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The 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.

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

- End -

Reply Serial No.

DEVB(PL)005

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0121)

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 Speech that there are "some 10 sites, which have been zoned for high-density housing development but without any development plans due to various reasons". Will the Government inform this Committee of the following:

1. in table form, the location, size, existing land use, as well as reasons for shelving/hindrance to the development programmes of these 10 sites;

2. will the government consider setting up a working group in this financial year to solve the problems encountered in developing these sites, and launch studies as soon as possible to develop these sites for public housing to increase housing supply. If yes, the details of such plans and the manpower expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 13)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining which of these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

- End -

CONTROLLING OFFICER'S REPLY

(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:

It was stated in last year's Budget that the planning study for Yau Ma Tei and Mong Kok districts was "expected to be completed in end 2019/early 2020". It is still noted in this year's programme that the Government will continue to press ahead with the planning study in Yau Ma Tei and Mong Kok districts. Will the Government inform this Committee of the following:

1. Whether the Government anticipates to release the findings and details of the study in this financial year, as well as the arrangement and estimated expenditure of the relevant public consultation;
2. The number of building structure investigation visits conducted in Yau Ma Tei and Mong Kok districts last year, 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 building structure investigation findings, provide the details of the redevelopment projects the government expects to launch this year. Please provide the locations, organisations responsible for the redevelopment, as well as the estimated expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 14)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a 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.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans ("MRCPs"). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs.

The Study is expected to be completed within 2020. After URA submits the report of the Yau Mong District Study to the Government, it will discuss with the Development Bureau the mode of and timetable for public engagement. It is premature at this stage to estimate the expenditure to be involved in conducting public engagement on the Yau Mong District Study.

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 2019 are tabulated below –

	2019
Number of public reports on dilapidated/dangerous buildings attended to	2 555
Number of repair/investigation orders issued (1)	145
Number of buildings/premises repaired/rectified (1)	232

(1) These figures cover cases which may not correspond to cases covered by the number of public reports attended to in 2019.

3. Under the Urban Renewal Authority Ordinance, the URA prepares a draft corporate plan setting out the proposed programme of projects for the next five financial years and a draft business plan setting out the projects to be implemented in the next financial year for the approval of the Financial Secretary every year, taking into account a host of factors including the dilapidated condition of individual buildings and the wider potential benefits to be brought by the projects to the community from the holistic

planning perspective. Due to operational considerations and in order to protect the rights and interests of affected owners and residents, the URA would keep information such as the timing and area of a project confidential before project commencement.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0123)

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 connection with the Civil Servants' Co-operative Building Society Scheme mentioned under a Programme, please inform this Committee of the following:

1. the number of redevelopment studies launched over the past two financial years, the number of redeveloped flats involved and their gross floor area (GFA), the scheduled dates of completion of the related studies and the expenditure involved;

2. the number of redevelopment projects to be launched this year, including their respective districts, the number of flats affected, the expected additional GFA, the number of new public and private flats to be provided, the scheduled dates of completion of these projects, as well as the expenditure involved.

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 15)

Reply:

In 2018 Policy Address, the Government invited the Urban Renewal Authority (URA) to identify one or two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) sites suitable for high-density development as pilot projects. With its in-house resources, the URA subsequently conducted a study on about 130 CBS buildings, out of a total of about 240 in the territory, which are located in areas zoned for high-density residential development to assess their redevelopment potential.

Having taking into account a number of factors, including the residual plot ratio, site size, number of CBSs involved, and existence of public housing in the vicinity, the URA has identified two clusters of sites, involving more than 30 CBS sites in Kowloon City as pilot projects and conducted detailed studies on the sites.

The two pilot projects involve all together 39 buildings and will affect about 600 units. However, the actual figure will only be available until the conduct of the freezing survey upon URA's announcement of the commencement of the projects expected to be within this year. Upon completion of the two pilot projects, part of the resumed land will be earmarked for public housing development. The number of residential units will increase from the current some 600 to about over 3 000, with about one third of them being public housing units. The gross floor area will increase from some 60 000 square metres to some 170 000 square metres. The two projects are expected to be completed between 2029 and 2031. As the URA is financially independent and the Hong Kong Housing Authority will fund the construction costs of public housing, these redevelopment projects will not incur additional expenditure on the part of the Government.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1820)

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 Government please set out, in tabular form, the numbers of residential buildings in Kowloon City District and the units involved, broken down by building age (50 years or above; 30 to 49 years and below 30 years)?

2. Will the Government please provide the number of redevelopment/rezoning applications for residential buildings in Kowloon City District received in each of the past three years, as well as the details of the redevelopment/rezoning plans and estimated works completion dates thereof?

3. Has the Government any plans to conduct detailed studies on the holistic planning of Kowloon City District in this financial year to release precious urban land? If yes, what are the details and estimated expenditure of such studies?

Asked by: Hon CHAN Hoi-yan (LegCo internal reference no.: 42)

Reply:

1. According to the records of the Buildings Department (BD), the age distribution of private residential/composite buildings in Kowloon City District as at end 2019 are tabulated below –

below 30 years	30 to 49 years	50 years or above	total
669	996	1 334	2 999

BD does not compile statistics on the number of units of existing buildings.

2. For development projects (including redevelopment projects) carried out by land owners /developers, approval of building plans must be obtained from the Building

Authority in accordance with the Buildings Ordinance (Cap. 123) (BO). Besides, if a development project involves demolition of existing buildings, land owners/developers have to obtain approval of demolition plan and demolition consent from the Building Authority before the commencement of the demolition works in accordance with the requirements of the BO. Currently, summary information on new building plans approved in each month (except amendment plans) including the address of development projects, types of new buildings, total gross floor areas for domestic or/and non-domestic uses, occupation permits already obtained from the BD (including the numbers of domestic units upon completion) and sites with demolition consents issued of all private development projects are set out in the Monthly Digest of the BD and uploaded to the BD website (https://www.bd.gov.hk/en/whats-new/monthly-digests/index.html) for public inspection. Members of the public may also request to inspect and copy the approved plans of individual private development projects of which occupation permits have been issued. The release of the said information aims at providing information contained in approved building plans, and it does not contain records as to whether the projects involved are redevelopment projects or any relevant information of the original buildings.

On rezoning applications received in the past three years, one application which intended to rezone Kowloon City Plaza at 128 Carpenter Road from "Other Specified Uses" annotated "Commercial Development with Public Vehicle Park" to "Residential (Group A) 4", was received in 2018. The application was rejected by the Metro Planning Committee (the Committee) of the Town Planning Board as it did not provide practical measures to address the demand for public parking spaces during demolition and construction stages and the Committee considered it pre-mature to rezone the site as proposed by the applicant.

Separately, three applications for permission under section 16 of the Town Planning Ordinance for redevelopment proposals for residential buildings were received in the past three years. Of these applications, one was approved in December 2018 and the anticipated completion date stated in the application is 2023[1]. The remaining two applications were withdrawn and were not considered by the Town Planning Board.

---

[1] The application refers to A/K10/259 - 5-7 Mok Cheong Street and 70-78 Sung Wong Toi Road, zoned "CDA(2)" concerning a proposal to provide a domestic gross floor area of about 63 000 square metres (sq.m.) and a non-domestic gross floor area of about 9 260 sq.m.

3. In accordance with the revised Urban Renewal Strategy, a District Urban Renewal Forum (DURF) was established in Kowloon City in 2011 to advise the Government on district-based urban renewal initiatives from a holistic and integrated perspective, including tendering advice on regeneration and redevelopment areas, preservation targets and implementation models.

In 2014, DURF submitted the Kowloon City Urban Renewal Plan for Kowloon City (the Renewal Plan) to the Secretary for Development. The Renewal Plan is a document available for reference by members of the public and different organisations (including developers, URA and property owners). Apart from the Government, these stakeholders or organisations may also participate in the implementation of the Plan. The document can be perused through the following link: https://www.durf.org.hk/pdf/Urban%20Renewal%20Plan_en.pdf

The Government and the URA have been vigorous in implementing appropriate proposals under the Renewal Plan as far as practicable. For instance, the URA has commenced six redevelopment projects in To Kwa Wan under a district-based approach since 2016 in order to improve the local road network and streetscape in a comprehensive manner; strengthen street vibrancy; and retain local characteristics of small on-street shops. In addition, the Kai Tak Road/Sha Po Road project commenced in 2019 will create a node between the Kai Tak Development Area and Kowloon City District through a proposed sunken plaza connecting the project to the Kai Tak underground shopping street.

In its future urban renewal initiatives, the URA will put an emphasis on studies and prior comprehensive planning before determining the priorities of urban renewal projects, with a view to improving the living conditions of old districts and enhancing the planning benefits for the community more effectively. The URA will also continue to consider appropriate proposals under the Renewal Plan for implementing urban renewal works in Kowloon City District.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1046)

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 promulgated measures to streamline the approval process for development projects, in order to simplify the approval procedures under the Buildings Department, Planning Department and Lands Department and make the whole approval procedures faster and simpler, thereby approving development projects as soon as possible to increase land supply. In this connection, will the Government inform this Committee of the implementation and progress of the plan, as well as the expected savings on approval time? In addition, will the Government introduce further streamlining measures?

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 28)

Reply:

To expedite housing and land development, a steering group on streamlining development control (Steering Group) has been set up under the Planning and Lands Branch of the Development Bureau to explore how best to consolidate and rationalise the standards and definitions adopted by the departments under its purview (namely the Planning Department, Lands Department and Buildings Department) in scrutinising private development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A joint sub-committee (JSC) comprising representatives from professional bodies and the industry has also been set up under the Land and Development Advisory Committee to consider the streamlining proposals put forward by the Steering Group.

Through the aforesaid mechanism, streamlined arrangements for implementing building height restrictions, landscape requirements, the requirements under the Sustainable Building Design Guidelines (viz. site coverage of greenery, building separation and building setback) as well as non-building area restrictions were promulgated by the concerned departments in 2019. The Steering Group will continue to formulate streamlining measures on other aspects of development control, including those in relation to the computation of floor area and the circumstances under which premium would be chargeable for giving approval/consent under lease, and the endorsed proposals will be put in place when they are ready.

Rationalising the standards and definitions being adopted by the three departments, enhancing the transparency and clarity of the approval process, as well as avoiding duplicated control would assist practitioners in the industry and help expedite the development approval process. However, given the varying scale and complexity of private developments, it would be difficult to give a general indication of savings on approval time.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1047)

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:

It is stated in Programme (2) that the second round of applications of OBB 2.0 will be launched to provide technical and financial assistance to owners-occupiers of old buildings. In this connection, will the Government inform this Committee of the timing of launching the second round of applications and whether the application criteria will be further relaxed. In addition, is the approval work for the first round of applications fully completed by now?

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 29)

Reply:

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) at a commitment of $3 billion to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). The Urban Renewal Authority (URA) administers the scheme.

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 co-ordinating the inspection and repair works. The Buildings Department (BD) proactively selects Category 2 buildings based on risk assessment 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.

In the first round of applications, which was ended in October 2018, all buildings aged 50 or above which have yet to comply with MBIS notice(s) for the common parts of the buildings were invited to participate as Category 1 buildings. According to URA, 644 applications (involving 544 buildings) were received in the first round of applications. There is a total of 579 eligible applications, covering 479 buildings as Category 1 buildings (as application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC, the number of buildings involved is smaller than the number of applications). These eligible applications have all been approved for participation under OBB 2.0. URA has been approaching the owners of the Category 1 buildings in phases to arrange the prescribed inspection and repair works under the MBIS. At the same time, BD had proactively selected some 340 buildings for participation in OBB 2.0 as Category 2 buildings as of January 2020.

Having regard to the positive responses for OBB 2.0, the Government announced in October 2019 the proposed injection of an additional $3 billion into OBB 2.0. Together with the original funding of $3 billion, it is expected that the number of buildings that could benefit from OBB 2.0 would double from some 2 500 buildings to some 5 000 buildings. In accordance with our original plan, we will accept applications from all eligible residential and composite buildings (i.e. buildings aged 50 or above with average rateable values at or below the prescribed thresholds) in the second round, irrespective of whether they have any outstanding MBIS notice(s) for the common parts of the buildings, to encourage the culture of voluntary compliance. Having regard to public calls for allowing younger buildings to apply, we will also relax the application criteria of the second round to allow also residential and composite buildings aged between 40 to 49 to apply, on the condition that they have outstanding MBIS notice(s) for the common parts of the buildings not yet complied with. With the increase in the number of participating buildings, we will expedite the programme of the operation with a view to commencing the prescribed inspection and repair works for all buildings by 2025.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1048)

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 Programme (2) that the Government will continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development and Tung Chung New Town Extension. In this connection, will the Government inform this Committee of the progress of each development project and whether good progress has been made, as well as whether such projects will be delayed as a result of the recent epidemic.

Asked by: Hon CHAN Kin-por (LegCo internal reference no.: 30)

Reply:

The implementation of various major development projects has been progressing generally on schedule.

With commencement of reclamation works in end 2017, the first parcel of housing land in Tung Chung East was handed over to Housing Department for construction in March 2020, enabling 10 000 public housing units to be completed in the first quarter of 2024 as originally planned.

The land resumption exercise as well as site formation and infrastructural works for the first phase development of Kwu Tung North/Fanling North New Development Area (NDA) commenced last year, with a view to enabling the first population intake for public housing in 2027. The first population intake for private housing will commence in 2023.

Subject to Legislative Council's funding approval, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen NDA. The first phase works would enable completion of the dedicated rehousing estate for affected residents in phases from 2024 onward, and make available formed sites in 2023 for construction of the first batch of multi-storey buildings to accommodate brownfield operations.

As for the Yuen Long South development, the statutory planning process will commence in the second quarter of 2020. Our target is to have the first batch of public housing units in place in 2028.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0809)

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 progress of the first batch of projects under the "single site, multiple use" initiative, including, inter-alia, those at the Sheung Wan Fire Station and in Tsuen Wan town centre.

Please set out those projects that are more likely to be identified for implementation this year.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 40)

Reply:

The Government has been pressing ahead the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential;

Project	Latest Progress
	completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.

Project	Latest Progress
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

- End -

Reply Serial No.

DEVB(PL)013

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0810)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 number of applications received and approved for the funding scheme to support the use of vacant government sites by non-governmental organisations last year, as well as the staff establishment deployed to assess such applications.

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 41)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

The implementation of the funding scheme is led by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of other staff members in the bureau and relevant departments. As the work involved forms only a part of the duties of the staff members, we are unable to provide a separate breakdown of manpower resources currently incurred in this portfolio.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1376)

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 Speech mentions about rezoning sites for housing development. It is stated that rezoning for 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. The Government will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing. Will the Government inform this Committee of the following:

1. Set out in tabular form the land lot or location, area, number of public and private units to be provided, construction progress and completion timetable of the 12 sites under rezoning for housing development;

2. Set out in tabular form the land lot or location, area, number of public and private units to be provided and estimated completion timetable of the 25 sites to be rezoned for housing development in the coming year.

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

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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of the 12 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and

stakeholders on the rezoning proposals as appropriate, 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.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, 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 building works as soon as practicable.

Annex

Information on 12 potential housing sites with statutory rezoning procedures initiated/ in progress (as at early March 2020)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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		
		Subtotal (Note 3): 2 sites	***2.88***	***2 340 (Public: 2 340)***
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
		Subtotal (Note 3): 1 site	***0.25***	***300 (Private: 300)***
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	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
		Subtotal (Note 3): 3 sites	***4.58***	***6 570 (Public: 6 570)***
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
	Lai Kong Street, Kwai Chung	Private	0.38	410
		Subtotal (Note 3): 4 sites	***1.56***	***1 860 (Public: 1 450; Private: 410)***
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
		Subtotal (Note 3): 2 sites	***1.05***	***230 (Private: 230)***
		Total (Note 3): 12 sites	**10.32**	**11 300 (Public: 10 400; Private: 900)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The 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.

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

- End –

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1377)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 $1 billion funding scheme was launched in February 2019 to support the use of vacant government sites by non-governmental organisations for non-profit making community purposes, with funding subsidy for each approved project capped at $60 million. Will the Government inform this Committee of the following:

1. How many applications have been approved since the scheme was launched? Please tabulate in details the names of the organisations to which approval were granted, locations of the vacant government sites, site area, land use, facilities utilisation period, tenancy term, as well as the subsidy amounts.
2. How many applications have been rejected since the scheme was launched? What are the reasons of rejection?
3. How many applications involved uses of vacant school premises since the scheme was launched? Of these, how many applications have been approved? Please set out in details the names of school premises under application, as well as the names of school premises of the approved projects.

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

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed (including those involving vacant school premises) are included in the information note.

- End -

Reply Serial No.

DEVB(PL)016

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1378)

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 the "Operation Building Bright 2.0" subsidy scheme (OBB 2.0) in 2018 to assist about 2 500 buildings aged 50 or above in Hong Kong to carry out repair work with a view to enhancing building safety. The deadline for first round application fell in late October 2018, with a total of 600 applications received. The Government has decided to inject an additional $3 billion to OBB 2.0 and relax the eligibility criteria under the scheme to buildings aged 40 or above. The second round of application is expected to commence in the third quarter this year, and to benefit as many as 5 000 buildings. The proposal is still awaiting the funding approval of the Finance Committee. Will the Government inform this Committee of the following:

1. Among the 600 applications received in the first round, how many applications were approved, and have started the inspection and repair works? Please set out the information by the 18 districts.

2. How many of the approved applications involved buildings with outstanding Mandatory Building Inspection Scheme (MBIS) notice?

3. All private residential buildings aged 30 or above throughout the territory will generally receive the statutory MBIS notice issued by the Buildings Department. As the private residential buildings in Hong Kong is seriously ageing, please set out the number of buildings aged 30, 40, 50, 50 or above by the 18 districts.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 17)

Reply:

1. 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), and for which the owners would apply for participating in OBB 2.0. Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works. The Buildings Department proactively selects Category 2 buildings based on risk assessment and exercises its statutory power to carry out the requisite inspection and repair works in default of owners, and no application is therefore required for Category 2 buildings.

As of end February 2020, the geographical distributions of the applications received and approved in the first round of applications for Category 1 buildings, the Category 1 buildings involved in the approved applications, and the Category 1 and 2 buildings with prescribed inspection and/or repair works commenced are set out in the table below -

	Number of applications received	**Number of applications approved(1)**	**Number of Category 1 buildings involved in approved applications (1)**	**Number of Category 1 buildings with prescribed inspection or repair works commenced**	**Number of Category 2 buildings with prescribed inspection or repair works commenced**
Central & Western	60	54	40	27	19
Eastern	48	38	32	10	22
Kowloon City	104	95	81	49	79
Kwai Tsing	0	0	0	0	0
Kwun Tong	13	10	11	5	1
North	3	2	2	0	0
Islands	0	0	0	0	0
Sai Kung	1	1	1	1	0
Sham Shui Po	117	105	77	32	102
Shatin	0	0	0	0	0
Southern	8	7	7	4	7
Tai Po	2	0	0	0	4
Tsuen Wan	21	21	22	10	9
Tuen Mun	0	0	0	0	0
Wan Chai	44	40	37	26	14
Wong Tai Sin	31	30	20	13	1
Yau Tsim Mong	191	175	148	85	84
Yuen Long	1	1	1	1	0
Total	644	579	479	263	342

Note[1] Application under OBB 2.0 is made on the basis of Deed of Mutual Covenant (DMC). Some buildings may have more than one DMC, and some DMCs may cover more than one building. The number of applications approved is therefore does not correspond to the number of buildings involved for some cases.

2. As only buildings with outstanding MBIS notice for the common parts of the buildings are eligible for the first round of applications, all the approved applications involved buildings with outstanding MBIS notice.

3. The geographical distribution of private residential and composite buildings of different age groups from 30 years to 50 years and above as of end 2019 is set out below -

	Building Age (years)				
	30-39	**40-49**	**50-59**	**60 or above**	**Total**
Central & Western	461	676	547	270	1 954
Eastern	439	312	267	155	1 173
Kowloon City	467	529	614	720	2 330
Kwai Tsing	90	95	13	4	202
Kwun Tong	113	133	137	2	385
North	146	122	158	43	469
Islands	609	60	23	0	692
Sai Kung	1 082	440	68	0	1 590
Sham Shui Po	302	379	529	321	1 531
Shatin	678	97	29	0	804
Southern	682	498	209	185	1 574
Tai Po	1 261	107	23	8	1 399
Tsuen Wan	150	146	144	7	447
Tuen Mun	378	94	6	1	479
Wan Chai	285	451	571	333	1 640
Wong Tai Sin	39	111	112	3	265
Yau Tsim Mong	193	475	1 003	421	2 092
Yuen Long	1 681	257	16	54	2 008
Total	9 056	4 982	4 469	2 527	21 034

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1792)

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 continue to support the Urban Renewal Authority (URA) in its identification of suitable Civil Servants' Co-operative Building Society Scheme (CBS) sites for high-density development and in its preparatory work for redeveloping such sites with a view to increasing housing supply, as well as overseeing the implementation of the CBS redevelopment pilot projects by URA. In this connection, will the Government inform this Committee of the following:

1. The latest implementation progress of the CBS redevelopment pilot projects; please set out in detail, and in tabular form, the location, planned redevelopment and completion time of such projects, as well as the numbers of public and private housing units to be produced.

2. The number of households to be affected by the CBS redevelopment pilot scheme, and whether there are any compensation proposal in place. If yes, the details thereof.

3. Please set out in detail and by 18 districts, the names, total areas, years of completion and numbers of units of existing CBS scheme buildings territory-wide.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 16)

Reply:

1. In 2018 Policy Address, the Government invited the Urban Renewal Authority (URA) to identify one or two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) sites suitable for high-density development as pilot projects. After considering various factors, the URA has identified two clusters of sites, involving more than 30 CBS sites in Kowloon City. The two pilot projects will affect about 600 units. The actual figure will only be available after the conduct of the freezing

survey upon URA's announcement of commencement of the projects this year. Upon completion of the two pilot projects, part of the resumed land will be earmarked for public housing development. The number of residential units will increase from the current some 600 to about 3 000, and about one third of them will be public housing units. The two projects are expected to be completed between 2029 and 2031.

2. Regarding compensation, the URA will offer acquisition proposal and compensation to eligible owners and tenants affected by the pilot projects in accordance with its existing acquisition and compensation policy. Generally speaking, eligible owner-occupiers will receive an acquisition price, which is the market value on vacant possession basis of the property plus an ex-gratia allowance (i.e. Home Purchase Allowance (HPA)). The assessment of HPA is based on the difference between the market value of the property being acquired and the value of a notional replacement flat, which is a seven-year-old flat of similar size in the same locality of the property being acquired and located at the middle floor with average orientation.

   As displaced CBS owner-occupiers (must be a member of the ex-CBS or his successor) have to settle the outstanding two-thirds land premium they have to pay to the Government with a portion of the compensation they receive, we recognise that their choice of replacement flats in the private market may be relatively limited. Therefore, as an exceptional arrangement, we propose offering such eligible CBS owner-occupiers the opportunity to purchase a subsidised sale flat unit in dedicated rehousing estates to be built and operated by the Hong Kong Housing Society in the urban areas as another rehousing option. They will have to comply with other general eligibility criteria applicable to these estates.

3. As at 31 December 2019, there were a total of 238 CBSs in Hong Kong, of which 191 have already been dissolved, including 12 CBSs which have been redeveloped. The remaining 179 dissolved CBSs which have yet to be redeveloped involve a total of about 4 300 units. The name, address, existing gross floor area (GFA), year of occupation and number of units under each of the dissolved CBSs are set out at **Annex I**. The name, address, existing GFA, year of occupation and number of units under each of the 47 CBSs yet to be dissolved (about 800 units in total) are set out at **Annex II**.

Annex I

179 dissolved CBSs yet to be redeveloped
(as at 31 December 2019)

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
1	Arcadia Gardens	10 Ede Road, Kowloon	Kowloon City	1965	24	4 610
2	Argog House	93-101 Kau Pui Lung Road, Kowloon	Kowloon City	1962	30	2 770
3	Belmont	123-125 Maidstone Road, Kowloon	Kowloon City	1963	10	820
4	Bonavista	9-11 Princess Margaret Road, Kowloon	Kowloon City	1961	40	5 810
5	Caron	7-9 Kiang Su Street, Kowloon	Kowloon City	1963	10	1 010
6	Cheerful	107-109 Maidstone Road, Kowloon	Kowloon City	1961	10	890
7	Civil Aviation	38-44 Maidstone Road, Kowloon	Kowloon City	1961	20	1 660
8	Clover	20-22 La Salle Road, Kowloon	Kowloon City	1961	16	2 730
9	Concord	55-57 Sheung Shing Street, Kowloon	Kowloon City	1972	24	2 660
10	Constancy	94-96 Maidstone Road, Kowloon	Kowloon City	1968	12	1 000
11	Cornwall Street	2E-2H Cornwall Street, Kowloon	Kowloon City	1957	20	3 590
12	Dragon Heights	12 Eastbourne Road, Kowloon	Kowloon City	1968	24	3 040
13	Dumbarton	16-22 Dumbarton Road, Kowloon	Kowloon City	1962	16	2 220
14	Ede	15 Ede Road, Kowloon	Kowloon City	1959	16	2 460
15	Elite House	234 Argyle Street, Kowloon	Kowloon City	1970	20	2 240
16	Emerald	158 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 230

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
17	Evergreen Villa	28-34 Shing Tak Street, Kowloon	Kowloon City	1959	20	1 840
18	Everest	55-61 Ma Tau Chung Road, Kowloon	Kowloon City	1959	20	1 630
19	Fidelity	62-64 Homantin Street, Kowloon	Kowloon City	1959	10	2 310
20	Fortunatus	111-113 Maidstone Road, Kowloon	Kowloon City	1961	10	890
21	Forward View	15-19 Princess Margaret Road, Kowloon	Kowloon City	1961	30	3 830
22	Galaxy Mansion	88-92 Maidstone Road, Kowloon	Kowloon City	1969	18	1 000
23	Gaumont	115-117 Maidstone Road, Kowloon	Kowloon City	1962	10	890
24	Grace Mansion	2 King Tak Street, Kowloon	Kowloon City	1964	20	3 090
25	Grand View Court	103-105 Kau Pui Lung Road, Kowloon	Kowloon City	1964	10	1 030
26	Grandeur	51-53 Ma Tau Chung Road/4-4A Ma Tau Kok Road, Kowloon	Kowloon City	1960	20	1 800
27	Harmony	4-12 Tin Kwong Road, Kowloon	Kowloon City	1958	18	2 540
28	Homer	115-115A Kau Pui Lung Road, Kowloon	Kowloon City	1964	12	890
29	Hong Garden	37-47 Homantin Street, Kowloon	Kowloon City	1956	30	3 970
30	Honour Terrace	184 Nga Tsin Wai Road, Kowloon	Kowloon City	1966	24	2 470
31	Inverness	1-7 Inverness Road, Kowloon	Kowloon City	1962	12	1 230
32	Jade Garden	6 Ede Road, Kowloon	Kowloon City	1972	36	4 630
33	Kai Yip	71-73 Ma Tau Chung Road, Kowloon	Kowloon City	1960	10	1 010

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
34	King Tak	4 King Tak Street, Kowloon	Kowloon City	1970	30	2 680
35	Kosan	1-3 Kiang Su Street, Kowloon	Kowloon City	1959	10	860
36	Laford	54-72 La Salle Road, Kowloon	Kowloon City	1958	30	4 810
37	La Salle Court	202-208 Nga Tsin Wai Road, Kowloon	Kowloon City	1962	16	2 150
38	Lancas	32-38 Lancashire Road, Kowloon	Kowloon City	1961	16	2 440
39	Lancashire	10-16 Lancashire Road, Kowloon	Kowloon City	1961	18	2 680
40	Lanford Court	28-30 Lancashire Road, Kowloon	Kowloon City	1961	12	1 980
41	Lannox Gardens	18-24 Lancashire Road, Kowloon	Kowloon City	1961	16	2 020
42	Marigold	153-155 Kau Pui Lung Road, Kowloon	Kowloon City	1962	12	1 110
43	Mei Kong	8-10 Kiang Su Street, Kowloon	Kowloon City	1962	10	1 120
44	Merrington Mansion	1-3 King Tak Street, Kowloon	Kowloon City	1964	20	3 370
45	Nairn Road	6-8 Princess Margaret Road, Kowloon	Kowloon City	1960	18	2 670
46	New Ede	4 Ede Road, Kowloon	Kowloon City	1973	24	4 080
47	Nga Tsin Villa	154 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 130
48	On Lok	99-105 Maidstone Road, Kowloon	Kowloon City	1962	24	1 940
49	Orion Court	17 Ede Road, Kowloon	Kowloon City	1960	16	1 910
50	Park View	186-200 Nga Tsin Wai Road, Kowloon	Kowloon City	1961	32	3 580
51	Park's Drive	160 Nga Tsin Wai Road, Kowloon	Kowloon City	1963	12	1 230

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
52	Pentland Court	1A-B Pentland Street, Kowloon	Kowloon City	1961	10	1 130
53	Perfect Unity	63-69 Ma Tau Chung Road, Kowloon	Kowloon City	1959	20	1 630
54	Pine Crest	55-59 Station Lane, Kowloon	Kowloon City	1964	18	1 340
55	Pleasant Villa	156 Nga Tsin Wai Road, Kowloon	Kowloon City	1966	12	1 350
56	Pok Oi	75-77 Ma Tau Chung Road, Kowloon	Kowloon City	1960	12	980
57	Princess Court	9 King Tak Street, Kowloon	Kowloon City	1972	54	5 470
58	Prosperity	31-37 Tin Kwong Road, Kowloon	Kowloon City	1959	20	1 560
59	San Wai	4 San Wai Street, Kowloon	Kowloon City	1964	14	2 050
60	Sapphire	224 Argyle Street, Kowloon	Kowloon City	1967	20	2 380
61	Standard	20-26 Shing Tak Street, Kowloon	Kowloon City	1958	20	1 820
62	Sunshine	127-129 Maidstone Road, Kowloon	Kowloon City	1960	10	820
63	Tai On	157-163 Kau Pui Lung Road, Kowloon	Kowloon City	1964	24	1 820
64	Tai Tung	94-96 Ko Shan Road, Kowloon	Kowloon City	1959	12	1 040
65	Venus	5-7 King Tak Street, Kowloon	Kowloon City	1966	20	3 060
66	Verdun Villa	8 Ede Road, Kowloon	Kowloon City	1968	24	3 660
67	Viewcourt	169-175 Kau Pui Lung Road, Kowloon	Kowloon City	1965	24	1 880
68	Welcome	102-104 Maidstone Road, Kowloon	Kowloon City	1962	12	1 090
69	Wing Yat	12-18 Shing Tak Street, Kowloon	Kowloon City	1959	20	1 640

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
70	Winsome	117-119 Kau Pui Lung Road, Kowloon	Kowloon City	1964	12	1 110
71	Jasper	187-189 Kau Pui Lung Road, Kowloon	Kowloon City	1963	12	1 090
72	Awning	12-14 Kiang Su Street, Kowloon	Kowloon City	1964	12	1 010
73	Hong Kong Chinese Civil Service Pensioners'	395 Chatham Road, Kowloon	Kowloon City	1962	40	2 810
74	St. Luke's Garden	250 Argyle Street, Kowloon	Kowloon City	1967	15	2 510
75	On Yip	148-154 Ma Tau Wai Road, Kowloon	Kowloon City	1960	24	1 820
76	Maxim	82-86 Maidstone Road, Kowloon	Kowloon City	1970	16	1 000
77	Perpetual Scheme I @	10-16 San Wai Street, Kowloon	Kowloon City	1956	20	1 860
77	Perpetual Scheme II @	452-462 Ma Tau Wai Road / 39-45 Tin Kwong Road, Kowloon	Kowloon City	1959	78	6 060
78	Merricourt Scheme I @	131-133 Maidstone Road, Kowloon	Kowloon City	1960	10	930
78	Merricourt Scheme II @	59-65 Maidstone Road, Kowloon	Kowloon City	1961	24	2 330
78	Merricourt Scheme III @	67-69 Maidstone Road, Kowloon	Kowloon City	1965	12	1 280
79	Hillview Garden	72 Hill Road, Hong Kong	Central & Western	1963	48	6 000
80	Poksmith Villa	40 Pokfield Road, Hong Kong	Central & Western	1972	36	3 910

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
81	Smithfield Garden	50 Smithfield Road, Hong Kong	Central & Western	1982	35	2 830
82	Pokfulam Heights	86A-D Pokfulam Road, Hong Kong	Central & Western	1960	16	2 620
83	Briar Caine (2) @	144 Caine Road, Hong Kong	Central & Western	1958	5	740
84	Shatin Lodge	2 Lok Fung Path, Shatin, New Territories	Sha Tin	1981	60	6 430
85	Arden Court	96-102 Tin Hau Temple Road, Hong Kong	Eastern	1974	46	5 830
86	Blossom	19 Wai Hang Street, Hong Kong	Eastern	1973	36	2 500
87	Daniel House	172-174 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	740
88	Fortuna	5-9 Wang Wa Street, Hong Kong	Eastern	1963	15	1 100
89	Friendship	152-154 Sai Wan Ho Street, Hong Kong	Eastern	1960	10	740
90	Gala	1 Tai Cheong Street, Hong Kong	Eastern	1968	20	1 360
91	Gayland	11-11A Wang Wa Street, Hong Kong	Eastern	1960	10	720
92	Glen Circuit	41 Cloud View Road, Hong Kong	Eastern	1970	48	4 890
93	Government Teachers'	992-998 King's Road, Hong Kong	Eastern	1959	16	1 810
94	Health Mansion	37-39 Wai Hang Street, Hong Kong	Eastern	1965	10	790
95	High View	8-10 Cloud View Road, Hong Kong	Eastern	1975	18	4 140
96	Hoi An Terrace	23 Hoi An Street, Hong Kong	Eastern	1977	48	3 930
97	Homestead Mansion	39 Cloud View Road, Hong Kong	Eastern	1974	20	3 010

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
98	Hup Kwun	630 King's Road, Hong Kong	Eastern	1961	90	10 590
99	King Fung	21-23 Wai Hang Street, Hong Kong	Eastern	1965	10	660
100	Longview	156-162 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 450
101	Lucky	164-166 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	810
102	Mega	12 Cloud View Road, Hong Kong	Eastern	1976	20	1 830
103	Mount Parker Road	2-8 Mt. Parker Road, Hong Kong	Eastern	1973	20	2 810
104	Parker Court	10-12 Mt. Parker Road, Hong Kong	Eastern	1965	10	1 000
105	Parker View	14-16 Mt. Parker Road, Hong Kong	Eastern	1964	10	1 060
106	Ruby Court	614-628 King's Road, Hong Kong	Eastern	1961	88	11 010
107	Sai Wan Ho	143-145 Sai Wan Ho Street, Hong Kong	Eastern	1960	30	800
108	Saloon	9-11 Tai Lok Street, Hong Kong	Eastern	1963	10	740
109	Sea Breeze	7A Comfort Terrace, Hong Kong	Eastern	1976	25	1 910
110	Sunlight	35-37 Sai Wan Ho Street, Hong Kong	Eastern	1963	12	1 020
111	Tai Hong	2-4 Tai Lok Street, Hong Kong	Eastern	1960	10	750
112	Tai Ning	2A-B Tai Ning Street, Hong Kong	Eastern	1964	10	890
113	United	168-170 Sai Wan Ho Street, Hong Kong	Eastern	1961	10	840
114	Virtue Villa	50 Hoi An Street, Hong Kong	Eastern	1973	50	3 050
115	Forwell	15-17 Wang Wa Street, Hong Kong	Eastern	1960	12	860

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
116	Wang Wah	2-4 Factory Street, Hong Kong	Eastern	1959	12	1 570
117	Little Hut	2-4 Tai Foo Street, Hong Kong	Eastern	1965	10	930
118	Sincerity	1-11 Healthy Street West, Hong Kong	Eastern	1960	30	3 810
119	Hacienda	88-94 Tin Hau Temple Road, Hong Kong	Eastern	1970	48	4 890
120	Harbour View	108-114 Tin Hau Temple Road, Hong Kong	Eastern	1965	40	5 660
121	Tin Hau	104-106 Tin Hau Temple Road, Hong Kong	Eastern	1964	20	4 180
122	Arts	22 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	820
123	Dragon Phoenix	64 Sycamore Street, Kowloon	Tau Tsim Mong	1963	30	1 940
124	Liberty	42-44 Sycamore Street, Kowloon	Tau Tsim Mong	1959	10	830
125	Lok Lo	56-58 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	840
126	Moderate	18-20 Sycamore Street, Kowloon	Tau Tsim Mong	1963	10	840
127	Pine Court	16 Sycamore Street, Kowloon	Tau Tsim Mong	1960	12	1 030
128	Sun Lok	52-54 Sycamore Street, Kowloon	Tau Tsim Mong	1962	10	960
129	Tong Mi Road	185-191 Tong Mi Road, Kowloon	Tau Tsim Mong	1960	24	2 280
130	Aurora	1-5 Northcote Close, Hong Kong	Southern	1962	12	1 360
131	Greenvale	15-23 Mt. Davis Road, Hong Kong	Southern	1975	27	3 180

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
132	Tsung Man	23-25 Tsung Man Street, Hong Kong	Southern	1963	10	850
133	Villa Piubello	1-7 Cape Drive, Chung Hum Kok, Hong Kong	Southern	1974	12	1 700
134	Yee On	13-15 Northcote Close, Hong Kong	Southern	1969	10	1 310
135	Begonia Road	40-46 Begonia Road, Kowloon	Sham Shui Po	1958	12	1 740
136	Bradford	345-347 Po On Road, Kowloon	Sham Shui Po	1959	10	820
137	Chung Shun	316-318 Shun Ning Road, Kowloon	Sham Shui Po	1958	10	930
138	Happy Garden	349-351 Po On Road, Kowloon	Sham Shui Po	1959	10	740
139	Hoi Tong	58-60A Begonia Road, Kowloon	Sham Shui Po	1961	12	1 520
140	Co-operative Building Society of the Hong Kong Technical College and the Victoria Technical School, Limited	2-6 Begonia Road, Kowloon	Sham Shui Po	1959	12	1 570
141	Hyde	32-34A Tat Chee Avenue, Kowloon	Sham Shui Po	1968	24	2 120
142	Mutual	8-38 Begonia Road, Kowloon	Sham Shui Po	1959	48	5 660
143	On Hing	365-371 Po On Road, Kowloon	Sham Shui Po	1960	24	1 540

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
144	Po On	357-363 Po On Road, Kowloon	Sham Shui Po	1964	20	1 790
145	Rock View	36 Tat Chee Avenue, Kowloon	Sham Shui Po	1971	24	2 010
146	Shunning	320-328 Shun Ning Road, Kowloon	Sham Shui Po	1959	30	2 600
147	Thesaurus	330-336 Shun Ning Road, Kowloon	Sham Shui Po	1959	20	2 190
148	Unitpoly	50-56A Begonia Road, Kowloon	Sham Shui Po	1961	24	2 680
149	Wah Yuen Chuen	10 Wah King Hill Road, Kowloon	Kwai Tsing	1982	600	41 620
150	Alpha	95-99 Tai Hang Road, Hong Kong	Wan Chai	1959	12	1 410
151	Bella	6-12 Mt. Butler Road, Hong Kong	Wan Chai	1966	12	2 950
152	Blue Garden	57 Blue Pool Road, Hong Kong	Wan Chai	1959	10	2 040
153	Blue Pool Road	111-117 Blue Pool Road, Hong Kong	Wan Chai	1958	12	1 380
154	Briar Avenue Housing	11-15 Briar Avenue, Hong Kong	Wan Chai	1956	16	3 110
155	Broom Road	16-20 Broom Road, Hong Kong	Wan Chai	1958	11	2 010
156	Cooper Villa	23-29 Wilson Road, Hong Kong	Wan Chai	1962	12	2 290
157	Cypress Court	2-6A Wilson Road, Hong Kong	Wan Chai	1963	18	3 570
158	Fuk Kwan	53-55 Tai Hang Road, Hong Kong	Wan Chai	1961	12	1 400
159	Good View	5-8 Briar Avenue, Hong Kong	Wan Chai	1960	12	2 690
160	Green Lane	130-140 Blue Pool Road, Hong Kong	Wan Chai	1959	24	3 000

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
161	Green Villa	155 Blue Pool Road, Hong Kong	Wan Chai	1967	20	2 640
162	Greenside Villa	77 Blue Pool Road, Hong Kong	Wan Chai	1973	48	6 030
163	Happy Height	21-25 Green Lane, Hong Kong	Wan Chai	1959	12	1 930
164	Mount Butler	14-20 Wilson Road, Hong Kong	Wan Chai	1963	12	2 600
165	New Haven	1-11 Wilson Road, Hong Kong	Wan Chai	1961	18	2 500
166	Olympus	15-21 Broom Road, Hong Kong	Wan Chai	1959	12	1 210
167	Pine Gardens	11A-D Broom Road, Hong Kong	Wan Chai	1963	16	1 730
168	Pine Hill Villa	8-12A Wilson Road, Hong Kong	Wan Chai	1965	18	2 400
169	Port View	141-143 Blue Pool Road, Hong Kong	Wan Chai	1961	10	1 140
170	Renown	101-111 Tai Hang Road, Hong Kong	Wan Chai	1966	30	4 530
171	Sanitarian	20-30 Green Lane, Hong Kong	Wan Chai	1957	24	3 460
172	Serene Villa	41-45 Perkins Road, Hong Kong	Wan Chai	1965	12	1 670
173	Sincere	83-87 Tai Hang Road, Hong Kong	Wan Chai	1959	12	1 620
174	Smiley	41 Blue Pool Road, Hong Kong	Wan Chai	1978	24	2 130
175	Tai Hang	4-4C Tai Hang Road, Hong Kong	Wan Chai	1962	24	3 010
176	Valley View	4A-D Wong Nei Chung Gap Road, Hong Kong	Wan Chai	1965	32	6 350
177	Welfare	18-20 Tsun Yuen Street, Happy Valley, Hong Kong	Wan Chai	1959	10	1 040

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
178	Wun Sha	65-71 Wun Sha Street, Hong Kong	Wan Chai	1958	16	1 780
83	Briar Caine (1) @	1-4 Briar Avenue, Hong Kong	Wan Chai	1958	12	2 080
179	Goodwill (1) @	55 Blue Pool Road, Hong Kong	Wan Chai	1959	5	1 100
179	Goodwill (2) @	89-93 Tai Hang Road, Hong Kong	Wan Chai	1959	15	1 840

Remarks: The above information is based on a broad-brush desktop analysis conducted in 2015. For details, please refer to Legislative Council Paper No. CB(1)592/15-16(02).

^ The gross floor area (GFA) as shown in the relevant General Building Plan (GBP); for cases approved under the then "volume" regulation and/or with no GFA calculations, the as-built GFA figures are derived from broad-brush estimation based on the information available in the approved records and such estimated figures should not be taken as the GFA figures approved under the Buildings Ordinance.

@ Concerned CBS involves more than one land lot.

Annex II

47 CBSs yet to be dissolved
(as at 31 December 2019)

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
1	Acme	106-108 Maidstone Road, Kowloon	Kowloon City	1963	10	1 020
2	Amity	2-8 Hop Yat Road, Kowloon	Kowloon City	1958	20	12 590
3	Anhui Street	4-6 An Hui Street, Kowloon	Kowloon City	1959	10	800
4	Arch Court	59-61 Sheung Shing Street, Kowloon	Kowloon City	1979	36	3 240
5	Ascot	26-32 Maidstone Road, Kowloon	Kowloon City	1964	24	2 570
6	Comfort	10-16 Hop Yat Road, Kowloon	Kowloon City	1959	20	1 500
7	Concurrent	90-92 Ko Shan Road, Kowloon	Kowloon City	1958	12	890
8	Felix	14-16 Maidstone Road, Kowloon	Kowloon City	1963	12	980
9	Good Hope	181-185 Kau Pui Lung Road, Kowloon	Kowloon City	1965	18	1 910
10	Happy	460 Chatham Road, Kowloon	Kowloon City	1958	10	1 180
11	Kinney	107-113 Kau Pui Lung Road, Kowloon	Kowloon City	1963	20	1 800
12	Lily Garden	5-7 Pak Kung Street, Kowloon	Kowloon City	1964	18	1 140
13	Maidstone	118-128 Maidstone Road, Kowloon	Kowloon City	1963	30	3 830
14	Maine	98-100 Maidstone Road, Kowloon	Kowloon City	1962	10	840
15	Mataukok	2-2A Ma Tau Kok Road, Kowloon	Kowloon City	1959	12	1 260
16	Mayfair	165-167 Kau Pui Lung Road, Kowloon	Kowloon City	1963	12	1 040
17	Pak Kung Street	9-11 Pak Kung Street, Kowloon	Kowloon City	1959	10	740

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
18	Peerless	71-77 Maidstone Road, Kowloon	Kowloon City	1963	20	1 830
19	Popular	52-58A Chi Kiang Street, Kowloon	Kowloon City	1963	40	3 500
20	Sinclair	110-116 Maidstone Road, Kowloon	Kowloon City	1963	20	1 880
21	Snug-Home	1-3 Pak Kung Street, Kowloon	Kowloon City	1960	10	890
22	Splendid	18-24 Maidstone Road, Kowloon	Kowloon City	1964	20	2 040
23	Sweethome	4-6 Kiang Su Street, Kowloon	Kowloon City	1962	10	1 260
24	Union	452 Chatham Road, Kowloon	Kowloon City	1958	15	480
25	Valley	21-25 Maidstone Road, Kowloon	Kowloon City	1961	15	1 150
26	Pokfield Garden	38 Pokfield Road, Hong Kong	Central & Western	1983	72	5 950
27	Fraternity	39-45 Sai Wan Ho Street, Hong Kong	Eastern	1963	20	1 440
28	Friends	31-33 Sai Wan Ho Street, Hong Kong	Eastern	1963	10	790
29	Good Luck Mansion	183-193 Sai Wan Ho Street, Hong Kong	Eastern	1962	30	2 880
30	Hong Yee	159-165 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 500
31	Mansion	151-157 Sai Wan Ho Street, Hong Kong	Eastern	1960	20	1 410
32	Salim	167-173 Sai Wan Ho Street, Hong Kong	Eastern	1962	20	1 550
33	Shaukiwan @	19-21 Mong Lung Street, Hong Kong	Eastern	1960	12	760
33	Shaukiwan @	32 Factory Street, Hong Kong	Eastern	1960	6	800
34	Success	1-3 Wang Wa Street, Hong Kong	Eastern	1962	12	860

Serial No.	Name of CBS	Address	District	Year of Occupation	Number of Units	Estimated As-built Gross Floor Area adopted in a desktop analysis^ (m^2) (about)
35	Tai Wah	41-43 Wai Hang Street, Hong Kong	Eastern	1964	10	770
36	Yick Kwan	2-4 A Kung Ngam Road, Hong Kong	Eastern	1964	10	1 190
37	Bonnie	183 Tong Mi Road, Kowloon	Yau Tsim Mong	1964	12	810
38	Peace	50 Sycamore Street, Kowloon	Yau Tsim Mong	1962	12	970
39	Siu Yuen	26-28 Sycamore Street, Kowloon	Yau Tsim Mong	1964	12	880
40	Sycamore	34-40 Sycamore Street, Kowloon	Yau Tsim Mong	1961	20	1 670
41	Universal	60-62 Sycamore Street, Kowloon	Yau Tsim Mong	1962	10	960
42	Y Hing	46-48 Sycamore Street, Kowloon	Yau Tsim Mong	1961	12	960
43	Aberdeen	27-29 Tsung Man Street, Hong Kong	Southern	1974	15	1 070
44	Magnolia Garden	7-11 Northcote Close, Hong Kong	Southern	1966	15	2 390
45	Lung Wa	353-355 Po On Road, Kowloon	Sham Shui Po	1963	10	930
46	Okay	23 Cheung Fat Street, Kowloon	Sham Shui Po	1958	10	830
47	Tai Chung	308-314 Shun Ning Road, Kowloon	Sham Shui Po	1958	20	1 550

Remarks: The above information is based on a broad-brush desktop analysis conducted in 2015. For details, please refer to Legislative Council Paper No. CB(1)592/15-16(02).

^ The gross floor area (GFA) as shown in the relevant General Building Plan (GBP); for cases approved under the then "volume" regulation and/or with no GFA calculations, the as-built GFA figures are derived from broad-brush estimation based on the information available in the approved records and such estimated figures should not be taken as the GFA figures approved under the Buildings Ordinance.

@ Concerned CBS involves more than one land lot.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1799)

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 (DEVB) has stated in the Estimates that it 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. Meanwhile, URA has publicly stated in last November that it would formulate three Master Urban Renewal Concept Plans (MRCPs) under the three development models of "+", "-" and "0", and it expects to discuss with the DEVB the public consultation approach early this year. In this connection, please inform this Committee of the following:

1. The latest progress of the Yau Ma Tei and Mong Kok District (Yau Mong) project.

2. whether the public consultation approach is in place; if yes, the details thereof.

3. As it is estimated that the Yau Mong project will involve substantial redevelopment costs, has the Government discussed capital injection or financing proposals with URA? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 42)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a 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.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans ("MRCPs"). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs. The Study is expected to be completed within 2020.

2. After URA submits the report of the Yau Mong District Study to the Government, it will discuss with the Development Bureau the mode of and timetable for public engagement.

3. As the Yau Mong District Study is ongoing and URA is still working on the various options for the MRCPs which would entail different financial implications for URA, it is premature at this stage to discuss the additional financial support which URA may require, if any.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3166)

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:
1. the estimates of salary, benefits and allowances for the Secretary for Development in the coming financial year; and
2. the estimates of salary, benefits and allowances for each of the other politically appointed officials in the coming financial year.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 9006)

Reply:

In the 2020-21 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 $4.18 million, $3.13 million and $1.46 million respectively. A sum of $18,000 has been earmarked for the Mandatory Provident Fund contribution for each of the above-mentioned positions. 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. Except for general benefits such as paid annual leave and medical and dental care, the post-holders are not entitled to other benefits.

- End -

Reply Serial No.

DEVB(PL)020

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1459)

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 143 of the Budget Speech that the Government has earmarked $6.5 billion for implementing a number of harbourfront development initiatives, and the target this year is to open up another kilometre or so of new promenades, further extending the total length of the promenades along both sides of the Victoria Harbour to 24 kilometres. Please advise on the location of this new promenade, and whether any special features will be added to this promenade.

2. Earlier on, the Government has initiated a consultation on the planning of developing the harbourfront between Wan Chai and North Point on eastern Hong Kong Island into various character precincts. Please advise on the progress of the relevant studies and the plans for the next step forward.

Asked by: Hon CHEUNG Kwok-kwan (LegCo internal reference no.: 44)

Reply:

1. With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to $6.5 billion earmarked for harbourfront enhancement. Amongst various projects, we target to open up another kilometre or so of new promenades this year, further extending the total length of the promenades along both sides of the Victoria Harbour to about 24 kilometres. Locations of the new promenades are as follows -

   (a) from Expo Drive East to Wan Chai Ferry Pier;
   (b) at the Water Sports and Recreation Precinct in Wan Chai North; and
   (c) adjacent to the Hong Kong Children's Hospital.

One of the highly-valued principles in developing our new promenades is to highlight their peculiar characteristics and the local context of individual sites in our design and implementation, with a view to building a unique waterfront at different locations for enhancing visitors' experience. As regards the new promenades mentioned above, efforts are being made to implant elements of "old Hong Kong" near the Wan Chai Ferry Pier site. Further place-making activities are being planned to gauge more public views for enhancing the implementation. For the Water Sports and Recreation Precinct, we are working closely with the water sports sector for better utilising the water edge and enclosed water basin for organising water sports and events. Our plan is to open up the promenade for public use as soon as possible and facilitate organisation of some ad-hoc water sports events in the near future under an incremental approach. Such arrangement will provide important references for the long-term planning of the site especially for supporting enjoyment of water sports in Hong Kong. Regarding the promenade adjacent to the Hong Kong Children's Hospital, the intention is to focus on its main source of visitors (i.e. children and their families using the hospital) and the neighbourhood (its proximity to the Kai Tak Runway). Accordingly, a theme of "Children and Aviation" will be adopted to bring a playful and energetic ambience to the waterfront area.

2. The Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (UDS) commissioned by the Planning Department was concluded in October 2019. The UDS recommended five character precincts, namely Celebration Precinct, Pierside Precinct, Water Sports and Recreation Precinct, Revitalised Typhoon Shelter Precinct and East Coast Park Precinct. All these precincts have been included as the priority harbourfront enhancement projects supported by the $6 billion dedicated funding earmarked in the 2019-20 Budget. Their respective progress and development plans are as follows -

(a) <u>Celebration Precinct in Wan Chai North</u>: 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 2024;

(b) <u>Pierside Precinct in Wan Chai North</u>: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion (i.e. the promenade mentioned in paragraph 1(a) above) is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to paragraph 2(a) above are being planned;

(c) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section (i.e. the promenade mentioned in paragraph 1(b) above) would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. As mentioned in paragraph 1, the water sports sector has been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;

(d) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps would be introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21; and

(e) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0242)

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:

To increase the supply of commercial land, the Government will include six commercial sites in the Land Sale Programme in the coming year, estimated to provide about 830 000 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 six 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.: 37)

Reply:

1. The 2020-21 Land Sale Programme includes six commercial sites, capable of providing about 833 700 square metres (sq. m.) 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 2)	**Site area (hectares)** (Note 3)	**Estimated total maximum GFA (square metres) (about)** (Note 4)
1.	Caroline Hill Road, Causeway Bay, Hong Kong (IL 8945)	Commercial	1.4800	100 000
2.	Man Yiu Street, New Central Harbourfront, Hong Kong (IL 9088)	Commercial	4.7967	171 200
3.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9400	229 400
4.	Kai Tak Area 2A Site 1, Kowloon (NKIL 6589)	Commercial	1.9800	130 680
5.	Kai Tak Area 2A Site 2 and Area 2A Site 3, Kowloon (NKIL 6590)	Commercial	1.2300	85 520
6.	Area 57, Tung Chung, Lantau Island (TCTL 45)	Commercial	1.2300	116 900

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: 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.

Note 3: Actual site area is subject to survey.

Note 4: Estimated total maximum GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

2. In the past five financial years (i.e. from 1 April 2015 up to 31 March 2020), a total of 18 commercial sites were put up for sale 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 2)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2015-16					
1.	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
2.	20 October 2015	On Yiu Street, Shek Mun, Sha Tin, New Territories (STTL 617)	Business	0.1700	16 150
3.	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					
4.	5 May 2016	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories (KCTL 522)	Business	0.0567	5 386
5.	13 July 2016	Tai Lin Pai Road, Kwai Chung, New Territories (KCTL 517)	Commercial	0.12078	11 474
6.	12 October 2016	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (AIL 462)	Business	0.17648	26 472
7.	23 November 2016	Kai Tak Area 1E Site 2, Kowloon (NKIL 6557)	Commercial	1.4159	101 944
8.	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 2)	Site area (hectares) (about)	Total Maximum GFA under Conditions of Sale (square metres)
2017-18					
9.	10 May 2017	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (NKIL 6582)	Commercial	0.4171	50 052
10.	16 May 2017	Murray Road, Central, Hong Kong (IL 9051)	Commercial	0.2880	43 200
11.	31 May 2017	Kai Tak Area 1F Site 2, Kowloon (NKIL 6556)	Commercial	1.9044	177 670
12.	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
13.	30 October 2017	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6550)	Hotel	0.4880	34 770
2018-19					
14.	See Note 3	Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial	0.9480	56 880
2019-20					
15.	See Note 4	Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	Commercial	1.0692	80 190
16.	12 August 2019	Shing Kai Road adjoining Kai Tak Sports Park, Kai Tak, Kowloon (NKIL 6607)	Commercial	1.1276	32 000
17.	27 November 2019	Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	Commercial	5.9746	294 000
18.	See Note 5	Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615)	Commercial	1.5700	107 800

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: 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.

Note 3: 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 4: The site was tendered two times, the first time in the financial year 2018-19 and the second time in 2019-20. Lands Department on 13 June 2019 cancelled the first tender as the successful tenderer failed to settle the balance of the premium within the 28-day period after the award of the tender. On 25 September 2019, Lands Department announced to reject all five tenders received for the second tender since the tendered premiums did not meet the Government's reserved price for the site.

Note 5: Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10, Kowloon (NKIL 6615) is being tendered with tender closing on 8 May 2020. Actual site area is subject to survey. The total maximum GFA is an estimated figure subject to the statutory planning control of the site and the development requirements incorporated in the Conditions of Sale.

3. The Planning Department (PlanD) 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 sq. m. of GFA for Grade A offices in core business districts (CBD) in the short term (up to 2023). In the long term (up to 2041), there would be a deficit of one 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_Business%20and%20Industrial%20Uses(Eng)_FCR.pdf.

To finalise the HK2030+ Study and in response to the Task Force on Land Supply's report, PlanD has deployed in-house resources to re-assess and update the future land requirements of Hong Kong, including economic land, with input from relevant policy bureaux. The reassessed and updated land requirements, when finalised, would be incorporated into the final strategy for HK2030+ Study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0630)

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 noted under Programme (2) in this head that the estimate for 2020-21 is higher than that for 2019-20 by 60.7%. Will the Government inform this Committee of the following:

1. What resources are to be deployed to formulate the detailed framework of the "Land Sharing Pilot Scheme"? What is the estimated time required for the work?

2. When will the "Hong Kong 2030+" study be finalised approximately?

Asked by: Hon CHOW Ho-ding, Holden (LegCo internal reference no.: 29)

Reply:

1. The Government is finalising details of the proposed Land Sharing Pilot Scheme (LSPS) in light of the comments received in the past few months. Subject to endorsement of the Chief Executive in Council, the LSPS will be launched in the first half of 2020. The task of formulating details of the LSPS is mainly conducted by staff of the Development Bureau (DEVB) as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments (B/Ds). We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

2. The DEVB and the Planning Department (PlanD) are finalising "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+). Specifically, PlanD is finalising the technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment. Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant B/Ds, we are re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, taking into account also 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+, and the Long Term Housing Strategy Annual Progress Report 2019. 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 second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2487)

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 117 of the 2020-21 Budget Speech that the Development Bureau is co-ordinating technical studies for the three urban squatter areas in Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen for 6 300 public housing units. In this connection, will the Government inform this Committee of the following:

a). The completion times for the technical studies for the three urban squatter areas;

b). The respective types and numbers of units for the public housing to be developed;

c). The estimated schedules for completion of public housing at the three urban squatter areas.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 23)

Reply:

The Government announced in the 2019 Policy Address the commissioning of studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over seven hectares of land in the three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

In this regard, two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department, with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept, preliminary development proposals and implementation schedules. The implementation programme for the three sites would be drawn up having regard to findings of the above-mentioned EFSs, local consultation and progress of the subsequent processes for rezoning, land clearance and resumption.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2492)

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

Subhead (No. & title): (700) General non-recurrent

(Item 805 Establishment of Geospatial Lab)

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 will earmark $60 million for the establishment of the first Geospatial Lab to encourage the public to make use of spatial data in developing mobile applications. In this connection, will the Government inform this Committee of the following:

a. Details regarding establishment of the Geospatial Lab;

b. Details of the estimated expenditure;

c. Eligibility criteria and details regarding the use of the Geospatial Lab.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 50)

Reply:

The establishment of the first Geospatial Lab (GeoLab), which complements the development of the Common Spatial Data Infrastructure (CSDI) in support of the Smart City in Hong Kong, aims to help the wider community better appreciate the value and importance of spatial data. The GeoLab will also provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and application of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms,

with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc.

We aim to commence the operation of the GeoLab by end 2020 tentatively. The total non-recurrent expenditure for establishing and running the GeoLab for five years is $60 million starting from 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1614)

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 118 of the Budget Speech that the Government plans to launch the Land Sharing Pilot Scheme (LSPS) in early 2020, under which as much as 150 hectares of agricultural land will be approved. In this connection, will the Government inform this Committee of the following:

1. How will the Government ensure that developers can provide no less than 50 000 square metres of additional gross floor area and at least 1 000 additional housing units in each project under the LSPS?

2. In considering land resumption, will the Government consider offering Letter B entitlement as a form of reasonable compensation in lieu of cash to give priority to holders of Letter B entitlement in developing industrial or logistics projects jointly with the Government or private developers, so as to mitigate the pressure and difficulties faced by the Government in respect of land resumption?

Asked by: Hon HO Kwan-yiu, Junius (LegCo internal reference no.: 26)

Reply:

1. Under the proposed framework of Land Sharing Pilot Scheme (LSPS), the applicants should hand over part of the lots they own to the Government for public housing or Starter Homes (SH) development, whichever is intended by the Government for the site concerned, in the form of formed land which is capable of delivering at least 70% of the additional gross floor area (GFA) gained by virtue of infrastructural upgrading to be facilitated by the Government under the LSPS. In submitting their application, applicants would be required to elaborate, with detailed proposal supported by technical assessments and site layout, how their proposed development scheme would meet the criteria of the

LSPS, including the minimum requirements of delivering an increased GFA of no less than 50 000 sqm and at least 1 000 additional housing units. The proposals will be vetted by the Central Team to be set up under the Development Bureau in consultation with relevant bureaux/departments to ensure the feasibility and value-for-money of the proposed development. We are finalising details of the proposed LSPS, with a view to launching the LSPS in the first half of 2020.

2. When the Government resumes private land for public purposes, statutory compensation would be made to landowners in accordance with the applicable statutory provisions. In addition, as an alternative to statutory compensation, affected owners of land in the New Territories may be offered 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). The Government conducts review of the basic rates on a half-yearly basis to reflect the changes of market conditions. The current mechanism has been working effectively and the Government has no intention to offer land exchange entitlement as compensation to landowners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0340)

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

Subhead (No. & title): (700) General non-recurrent

(Item 804 Development of Common Spatial Data Infrastructure portal)

(Item 805 Establishment of Geospatial Lab)

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 geospatial database, will the Government inform this Committee of the following:

1. The Government made a provision of $300 million to promote greater use of spatial data in the community last year. What was the expenditure involved in the development of high-quality territory-wide 3D digital map and the Common Spatial Data Infrastructure?

2. The Government will further earmark $60 million for the establishment of the first Geospatial Lab this year. Where will the lab be located and which policy bureau will be responsible for this project?

Asked by: Hon IP LAU Suk-yee, Regina (LegCo internal reference no.: 19)

Reply:

1. The 2019-20 Budget has earmarked $300 million to expedite the development of the Common Spatial Data Infrastructure (CSDI) and three-dimensional (3D) digital map, with $150 million for each of the two initiatives over five years starting from 2020-21.

   The $150 million for the CSDI will be used to cover mainly design and implementation of the portal; procurement of cloud services to host and run this portal; conversion of a wide range of spatial data to comply with the CSDI standards; storage

and release of spatial data on the portal; as well as implementation of four quick win projects (i.e. Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure). We aim to launch the CSDI portal for full operation by end-2022.

The $150 million for the 3D digital map will be used to develop a high-quality territory-wide 3D digital map in phases for completion by end 2023, including the creation of 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures; 3D pedestrian network for the whole territory; and 3D indoor layout of accessible interior of 1 250 landmark buildings and structures.

2. The 2020-21 Budget has earmarked $60 million for establishment of the first Geospatial Lab (GeoLab) by end 2020 tentatively to promote the value and significance of spatial data in the community and encourage the public to make use of spatial data in developing mobile applications amongst other things. Development Bureau is leading the project and will work closely with Innovation and Technology Bureau and other bureaux to see whether there will be synergy between the GeoLab and other policy objectives pursued by them. For greater convenience to our users, we plan to rent a commercial venue with better built-in information technology facilities at a convenient location to accommodate the GeoLab. We are in the course of identifying suitable premises in the market.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3146)

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 the Budget speech, the Government stated that the potential land supply for the whole year is expected to have a capacity of providing about 15 700 residential units, will the Government inform this Council of the following:

(a) The number of sites, the name of each site, the location of each site, the number of units each site will provide, whether said site was publicly or privately developed, the average size of each unit in each site (in square feet), the number of buildings, the average number of floors in the buildings on each site presented in a table, and

(b) The costs of each site.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 42)

Reply:

The potential land supply that has a capacity of providing about 15 700 residential units as mentioned in the 2020-21 Budget Speech refers to the potential private housing land supply for the financial year of 2020-21. The said potential land supply comes from sources including Government land sale, railway property development projects and private development and redevelopment projects.

The 2020-21 Land Sale Programme announced on 27 February 2020 comprises 15 residential sites with an estimated capacity to provide about 7 530 flats. Details of the sites (e.g. location) in the 2020-21 Land Sale Programme are available on Lands Department's website (http://www.landsd.gov.hk/).

Apart from the 15 residential sites for sale, three railway property development projects at LOHAS Park and Wong Chuk Hang Station are planned to be tendered in 2020-21, capable of providing an estimated number of some 4 050 flats.

The forecast of 1 980 units from private development/redevelopment projects subject to lease modification/land exchange, as well as the forecast of 2 170 units from private development/redevelopment projects not subject to lease modification/land exchange (i.e. a total of 4 150 units), are based on the average of the past ten years from 2010 to 2019 exclusive of the two years with the highest and the lowest supply figures, i.e. an average of the remaining eight years.

The actual number of flats to be produced, the respective flat size, the number of buildings to be built, the average number of floors in the buildings and the development costs of each site/project will be subject to the projects materialising and the actual development plans to be drawn up by the developers taking up the projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0813)

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 rezoning sites for housing development mentioned in paragraph 116, will the Government inform this Committee of the following:

1. Regarding the cases of rezoning sites for housing development over the past six years, what was the average time taken to process one case?

2. Regarding the procedures of rezoning sites for housing development over the past six years, how many rezoning applications were not accepted or unsuccessful? If there were such cases, please provide the details of such rezoning projects and the reason(s) for the unsuccessful applications;

3. Apart from the 25 sites mentioned in the Budget Speech, how many sites are currently under study for rezoning? If there are no such sites, please advise whether the Government will continue to carry out studies on rezoning sites for housing development; and

4. When rezoning sites for housing development, how does the Government evaluate whether the rezoned sites are to be used for public or private housing purpose? What are the Government's considerations and objective criteria in this respect? Please set out the specific standards thereof.

Asked by: Hon KWOK Wai-keung (LegCo internal reference no.: 2)

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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning. Meanwhile, in the past five years, rezoning proposals of five sites were not approved by the Town Planning Board (the Board), involving about 5 190 flats (including about 3 700 public housing units and 1 490 private flats). The details of these 5 sites are set out at **Annex**.

In accordance with the Town Planning Ordinance (Cap. 131), subject to agreement of the Board to the rezoning proposal, the amendments to the Outline Zoning Plans (OZPs) will be exhibited for public inspection for a period of two months and then submitted to the Chief Executive-in-Council (CE-in-C) for approval within nine months after the expiry of the plan exhibition period and having conducted relevant hearings and deliberations on the public representations and comments received. An extension of up to six months may be allowed depending on individual circumstances. Thus, the exact time taken to complete the statutory OZP amendment process varies from case to case. For most of the rezoned sites mentioned above, the time taken for the statutory planning process ranged from seven months to 17 months, with those having taken longer time involving mainly more substantial amount of representations and comments. For sites in respect of which the OZP amendment process is held up by judicial review(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 would be subject to conclusion of legal proceedings.

As for the remaining number of some 60 sites identified with housing potential for which rezoning procedures are yet to be initiated, upon completion of necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals, and set out the relevant development details including land area and flat number, etc. in accordance with the established procedures and prior to submitting the proposals for consideration by the Board. Of these remaining sites, we plan to initiate rezoning process of 25 sites in the coming year.

As regards determination of housing type, the Government will take into account a host of factors in the allocation of sites for public and private housing. One of the key considerations would be the prevailing public/private split and the 10-year housing supply target under the Long Term Housing Strategy. The Government will also give due regard to the holistic planning of the community, including the existing housing mix and provision, local needs and aspiration, transport and infrastructural facilities in the area; as well as whether the location, area and development scale of individual sites are suitable for public housing development.

Annex

Information on 5 potential housing sites with rezoning proposal not agreed by the Town Planning Board

District	Location	Housing Type	Site Area (ha)	Estimated Flat No. 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 "Green Belt" ("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 "GB" zone of the site
	Nam Fung Road (near Aberdeen Tunnel), Shouson Hill	Private	0.59	150	TPB decided on 3 May 2019 to retain the "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): 5 sites	**10.32**	**5 190 (Public: 3 700 Private: 1 490)**	

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.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1561)

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:

1. Please set out the respective salaries expenditures for the Secretary for Development (SDEV), the Under Secretary for Development (USDEV) and the Political Assistant to SDEV in 2020-21.

2. Please advise on the staff establishment of SDEV's office in 2020-21; the salaries expenditure for the entire SDEV's office and the percentage share of it in the total salaries expenditure under the same Head.

3. Given that the work of SDEV's office includes "the planning, co-ordination and implementation of all arrangements for SDEV's public, media and community functions", please advise on the respective numbers of (a) District Council (DC) meetings and (b) other district activities that SDEV attended in the previous year; and the anticipated number of DC meetings to be attended by SDEV in 2020-21.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 2)

Reply:

1. In the 2020-21 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 $4.18 million, $3.13 million and $1.46 million respectively.

2. In 2020-21, apart from SDEV, USDEV and PA to SDEV, the establishment of the Office of SDEV also includes a total of eight civil servant posts comprising various grades including Administrative Officer, Executive Officer, Clerical, Secretarial and Chauffeur grades, as well as two Non-Civil Service Contract positions to provide support to the Office of SDEV. The provisions for the salary of the entire Office of SDEV are $16.67 million (including salaries of SDEV, USDEV and PA to SDEV), which account for 9.1% of the total salary provisions of Head 138.

3. In 2019-20, SDEV paid visits to the Wan Chai District and the Tai Po District. SDEV's attendance at District Council meetings or other district events in 2020-21 would be considered as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1563)

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.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 20)

Reply:

To facilitate owners to undertake 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 an electronic tendering (e-tendering) platform for engaging contractors and consultants. Contractors and consultants wishing to compete for building contracts and consultancies under Smart Tender have to register on the e-tendering platform so that they could receive tender notifications and download tender documents from the platform. There were 791 service providers registered on the e-tendering platform under Smart Tender as of end February 2020, comprising 642 contractors and 149 consultants. The number of contractors applying to register on the platform under Smart Tender and the number of contractors registered broken down by year are set out as follows:

Year of registration	**Number of contractors applying to register on e-tendering platform under Smart Tender** (1)	**Number of contractors registered on e-tendering platform under Smart Tender** (2)
May 2016 - Mar 2017 (3)	220	170
Apr 2017 - Mar 2018	175	166
Apr 2018 - Mar 2019	208	242
Apr 2019 - Feb 2020	77	64
Total:	**680**	**642**

Note (1) Including 38 cases under processing, pending submission of outstanding document or completion of registration formalities by the service providers.

Note (2) The figures do not necessary correspond to the application for enrolments received in the same financial year, as the processing of applications received may straddle across years.

Note (3) Smart Tender was launched on 10 May 2016.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1568)

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

Subhead (No. & title): (700) General non-recurrent

(Item 804 Development of Common Spatial Data Infrastructure portal)

(Item 805 Establishment of Geospatial Lab)

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 development of the Common Spatial Data Infrastructure Portal and the establishment of the Geospatial Lab, will the Government inform this Committee of the following:

1. The specific content of the projects.

2. The implementation schedule of the relevant projects.

3. The respective staff establishment and estimated expenditure involved.

4. The ways to educate the public to understand and use spatial data for development of a smart city.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 40)

Reply:

A. Common Spatial Data Infrastructure (CSDI) portal

The Development Bureau (DEVB) with the support of Lands Department (LandsD) will develop the CSDI portal facilitating the consolidation, exchange and sharing of geospatial information for organisations in the public and private sectors. The CSDI portal operates as a one-stop platform through which government departments and the public can search and download geospatial data for viewing, development of mobile applications, etc.

We aim to launch the CSDI portal with a minimum of 240 geospatial data sets mainly owned by departments under DEVB's regime, for use first by government departments before end 2021 and then by the public before end 2022. In 2020-21, we will also launch four quick-win projects (viz. Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure) to facilitate users' early realisation of the benefits of using spatial data for innovative applications. Moving forward, the CSDI will continue to evolve and expand beyond 2022 aiming to release more spatial data outside DEVB's regime as well as from the private sector.

The Common Spatial Data Advisory Committee has been set up by DEVB and LandsD to engage the non-government sector including professional institutes, academia and other stakeholder groups and tap their expertise and advice on how best to develop the CSDI portal that can suit the needs of society and economy.

The development of the CSDI portal is expected to incur total non-recurrent expenditure of $150 million starting from 2020-21. The initiative will be steered by DEVB's Spatial Data Office (SDO). The SDO, to be led by a Chief Land Surveyor (subject to the approval of the Finance Committee of the Legislative Council), is staffed by a multi-disciplinary team of 12 officers.

B. Geospatial Lab (GeoLab)

The establishment of the first GeoLab aims to help the wider community better appreciate the value and importance of spatial data. The GeoLab will also provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and applications of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms, with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc.

We aim to commence the operation of the GeoLab by end 2020 tentatively. The total non-recurrent expenditure in establishing and running the GeoLab for five years is $60 million starting from 2020-21. The initiative will be driven by the SDO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1570)

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 Speech that "In last year's Budget, I set aside $22 billion to take forward the projects under the "single site, multiple use" initiative. The six projects in the first batch comprise the redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, consolidation of several government sites in Tsuen Wan town centre, as well as the construction of joint-user buildings for community facilities at the former Anderson Road Quarry site, Tseung Kwan O town centre and Shan Mei Street in Shatin."

Please advise on the specific development and construction works schedule for the six above-mentioned projects, and whether public car parks will be available in the joint-user buildings to mitigate the problem of parking space shortage in the localities.

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 43)

Reply:

The Government has been pressing ahead with the implementation of the six pilot projects identified in the first batch and the latest progress is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

- End -

Reply Serial No.

DEVB(PL)033

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2016)

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 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, 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 2020.

3. Will the ceiling for average rateable value be relaxed when appropriate, so as to cover more buildings for participation in OBB 2.0?

4. Since the launch of the scheme, how many "3-nil" buildings have participated in OBB 2.0? What are the selection criteria for the some 300 proactively selected buildings?

5. As for Category 2 buildings under OBB 2.0, why are they not mandatory participants of the Smart Tender scheme? What measures does the Government have in place to prevent bid-rigging and monitor works quality?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 17)

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami, and its application period ended in 2010. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme.

There are two categories of buildings under both OBB and OBB 2.0. Category 1 buildings are those whose owners are prepared to carry out repair works on a voluntary basis and therefore apply to join the schemes on their own volition. Category 2 buildings are chosen on risk basis, with the Buildings Department (BD) exercising its statutory power to carry out the requisite inspection and/or repair works given that the owners concerned have difficulties in coordinating the same. Owners of Category 2 buildings do not need to apply for participation in the schemes. The replies to the questions raised are set out below -

1. The number of buildings which applied for participation in, participated/are participating in OBB and OBB 2.0 (first round application) in different age groups as of end 2019 are set out below –

	OBB			**OBB 2.0**
Building Age (years)[1]	**30-39**	**40-49**	**50 or above**	**50 or above**
Number of buildings which applied for participation in OBB/OBB 2.0 as Category 1 building	163	955	1 171	544
Number of buildings which were accepted for participation in OBB/OBB 2.0 as Category 1 building	46	734	973	479
Number of buildings which were selected for participation in OBB/OBB 2.0 as Category 2 building	1	132	1 145	327
Number of buildings which participated in OBB/are participating in OBB 2.0[2]	47	866	2 118	792

Note [1]: Amongst other eligibility criteria, buildings aged at or above 30 are eligible to join OBB; whereas buildings aged at or above 50 are eligible to join the first round of application for OBB 2.0.

Note [(2)]: It refers to the total number of participating buildings covering both Category 1 and Category 2 of the scheme concerned.

2. The geographical distribution of all types of private buildings (including residential, composite, commercial and industrial) of different age groups from 20 years to 50 years and above as of end 2019 is set out below –

District	**Building Age (years)**				
	20-29	**30-39**	**40-49**	**50 or above**	**Total**
Central & Western	526	675	967	1 063	3 231
Eastern	249	530	373	483	1 635
Kowloon City	296	543	615	1 513	2 967
Kwai Tsing	177	219	263	27	686
Kwun Tong	170	262	282	211	925
North	466	184	141	240	1 031
Islands	387	661	73	69	1 190
Sai Kung	582	1 134	465	96	2 277
Sham Shui Po	273	363	447	955	2 038
Shatin	425	820	157	38	1 440
Southern	753	792	561	516	2 622
Tai Po	846	1 392	123	43	2 404
Tsuen Wan	192	222	213	193	820
Tuen Mun	390	480	152	15	1 037
Wan Chai	299	444	529	1 009	2 281
Wong Tai Sin	91	80	147	193	511
Yau Tsim Mong	380	399	624	1 559	2 962
Yuen Long	1 947	1 758	286	94	4 085
Total	**8 449**	**10 958**	**6 418**	**8 317**	**34 142**

The BD does not compile statistics on such information as at 1 March 2020.

3. To ensure that limited resources can be effectively used to assist needy building owners, one of the eligibility criteria for OBB 2.0 is that the average rateable value (RV) of domestic units of buildings participating must not exceed the prescribed limits. This follows the practice of OBB and other building maintenance assistance schemes which also include similar eligibility criteria. The applicable RV limits were formulated in 2017-18 and the average domestic RV of a building as of 2017-18 is being adopted for considering if the building meets the average domestic RV test. On this basis, the applicable RV limits cover more than 80% residential and composite buildings aged 30 or above in Hong Kong. In view of the relatively high percentage coverage, and given that the second round application of OBB 2.0 is a continuation of the first round application, we will adopt the same average domestic RV threshold in 2017-18 as an eligibility criterion.

4. As at end February 2020, there are a total of 249 "3-nil" buildings participating in OBB 2.0. Of the 249 buildings, 240 buildings belong to Category 2 where BD proactively selected them based on risk assessment. Factors to be considered include building age, building condition, building management and potential risk to the public.

5. The Smart Tender scheme is intended to provide technical assistance to building owners who may not possess technical expertise for carrying out necessary repair and maintenance works to their buildings. For Category 2 buildings covered under OBB 2.0, BD engages its term consultants and contractors for carrying out the prescribed inspection and repair works. Such term consultants and contractors are procured in accordance with Government's Stores and Procurement Regulations. In addition, BD has put in place a comprehensive contract management system to monitor the performance of its consultants' and contractors' performances.

- End -

Reply Serial No.

DEVB(PL)034

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2017)

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 each year and the number of property units involved as at 1 March 2020, by 18 districts.

2. The numbers of applications approved, voluntarily withdrawn, and currently being processed among all the applications received.

3. The average and the longest processing time for an application in each year since the launch of the scheme.

4. Will the Government consider providing the Urban Renewal Authority (URA) with additional resources to help it conduct random checks on maintenance works, and impose punishment for contractors with sub-standard performance and achieve a deterrence effect? If not, what measures does the Government have in place to monitor works quality?

5. Will the Government advise URA to assign case officers to attend Owners' General Meetings to help owners understand the consultant report?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 21)

Reply:

To facilitate owners to undertake 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. The replies to specific questions raised are set out below.

1. According to information provided by URA, the yearly 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 as of 1 March 2020 are tabulated below –

Districts	**May 2016 to Mar 2017**		**Apr 2017 to Mar 2018**		**Apr 2018 to Mar 2019**		**Apr 2019 to 1 Mar 2020**	
	(A)	**(B)**	**(A)**	**(B)**	**(A)**	**(B)**	**(A)**	**(B)**
Central & Western	3	263	54	3 260	35	2 393	53	3 558
Eastern	10	3 512	30	8 497	13	3 218	41	9 824
Kowloon City	12	2 218	51	3 192	27	1 529	55	3 901
Kwai Tsing	0	0	11	1 215	7	719	4	262
Kwun Tong	3	860	14	5 728	2	458	14	3 390
North	1	1 248	1	11	1	2 112	2	215
Islands	0	0	2	1 774	1	639	3	282
Sai Kung	0	0	0	0	0	0	2	279
Sham Shui Po	1	24	58	5 341	21	1 887	86	3 938
Shatin	2	4 551	5	1 289	6	4 867	4	5 466
Southern	4	5 332	9	2 591	4	1 519	12	1 773
Tai Po	2	1 722	18	6 044	5	961	10	891
Tsuen Wan	0	0	10	733	6	337	17	900
Tuen Mun	2	2 883	14	3 542	6	2 429	8	523
Wan Chai	9	1 134	22	1 594	22	1 143	40	1 923
Wong Tai Sin	1	1 584	6	749	4	618	26	594
Yau Tsim Mong	6	326	52	2 075	42	2 509	132	7 028
Yuen Long	0	0	21	1 804	8	1 311	15	1 025
Total	56	25 657	378	49 439	210	28 649	524	45 772

(A): Number of valid applications received.
(B): Number of property units involved.

2. As of 1 March 2020, a total of 1 168 valid applications for Smart Tender had been received by URA since the launch of Smart Tender. Among them, 1 041 applications had been approved, and applicants for the remaining 127 applications had yet to submit all requisite documents for further processing by URA. On top of the 1 168 valid applications, 50 applications had been withdrawn voluntarily by the applicants.

3. According to URA, the average and the longest time spent on processing applications in each year are tabulated below –

Year	**Average time spent on processing application** [(1)]	**Longest time spent on processing application**
May 2016 to Mar 2017	10 working days	15 working days
Apr 2017 to Mar 2018	10 working days	15 working days
Apr 2018 to Mar 2019	7 working days	10 working days
Apr 2019 to Feb 2020	7 working days	10 working days

Note[(1)]: Processing of application commences upon submission of all required documents by owners.

4. It has all along been the Government's position that owners should take primary responsibility for the proper maintenance of their properties. Under the sample tender documents for the engagement of consultant, it is clearly stipulated that the consultant appointed by the owners has a supervision role on the works performed by the contractor. Owners may also appoint independent site supervisors such as Clerk of Works for enhanced site supervision. Under Smart Tender, the role of URA is to provide technical assistance and professional advice to owners for the procurement of consultancy and works contract, and URA is not a party of the contracts concerned. Random checking by URA would not be an effective way to identify sub-standard works in particular for rehabilitation works for which on site supervision is essential.

5. URA will assign one case officer and an independent professional to assist each Smart Tender participant in the procurement of consultancy and works contracts. The independent professional is required to comment on the building condition survey reports, the draft tender document for the procurement of works contract and the tender analysis report prepared by the consultant appointed by the owners. The findings and comments of URA's independent professional will be highlighted to owners for their attention. Upon request, the case officer and the independent professional of URA would attend meetings with owners to review the findings, including any discrepancy between the owner's consultants and URA's independent professional on the assessment of building conditions, details of the tender cost analysis, and justifications on the tender award recommendation.

- End -

Reply Serial No.

DEVB(PL)035

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2018)

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

Subhead (No. & title): (700) General non-recurrent

(Item 878 Building Maintenance Grant Scheme for Needy 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:

The Building Maintenance Grant Scheme for Needy Owners (BMGSNO) will replace the existing Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) and the Government will inject $2 billion of funding into the new scheme. Regarding the new scheme, will the Government inform this Committee of the following:

1. With the scope of beneficiaries expanded, will the Government recruit additional manpower to handle the cases and what will be the expenditure incurred?

2. Since the launch of BMGSEO, please advise on i) the number of applications received each year; ii) the number of cases approved in principle; iii) the number of completed cases; iv) the average amount of grant involved for each case; v) the content of major repair and maintenance works.

3. The number of cases approved in principle each year, broken down by 18 districts.

4. As URA will be administering BMGSNO in the future, how will it handle the handover matters with the Hong Kong Housing Society? How will it coordinate the cases in process to achieve seamless transition of the scheme?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 23)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008 at a commitment of $1 billion, is administered by the Hong Kong Housing Society (HKHS). In October 2019, the Government announced its plan to inject an additional $2 billion into the scheme as well as implement enhancement measures. To reflect its enhanced scope, the scheme will be rechristened as the "Building Maintenance Grant Scheme for Needy Owners" (BMGSNO). The scheme aims to provide financial assistance to owner-occupiers in need to repair and maintain their own properties.

   In view of the evolvement of the roles of HKHS and the Urban Renewal Authority (URA), and to provide more integrated services to owners who may benefit from various building subsidy schemes, URA will take over from HKHS the administration of BMGSNO. URA will bear the associated cost of staffing and office accommodations for the administration of BMGSNO with its own resources, and will recruit additional manpower for the operation of the scheme.

2. The objective of BMGSEO is to provide financial assistance for elderly owner-occupiers to repair and maintain their properties. The information sought is tabulated below –

Period	**No. of applications received**	**No. of applications with approval granted or granted in principle** (Note)	**No. of applications with grant released** (Note)	**Total amount of subsidy committed to be released** (Note) **($ million)**
2008 (May - Dec)	3 231	1 621	745	19.30
2009	3 212	3 299	2 360	79.88
2010	2 769	1 803	1 473	70.33
2011	2 824	2 346	1 730	53.43
2012	2 439	1 440	1 347	39.58
2013	3 448	2 402	1 597	51.72
2014	2 972	2 766	2 128	48.96
2015	3 301	2 889	2 858	80.89
2016	3 293	2 533	2 108	71.49
2017	2 695	1 978	2 253	54.38
2018	2 366	2 078	1 831	66.08
2019	2 615	2 041	1 595	57.52
2020 (till end of Feb)	296	140	190	3.65
Total	**35 461**	**27 336**	**22 215**	**697.21**

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

As at 29 February 2020, the average amount of grant released per application is around $27,447.

The scope of grant covers building safety related maintenance works in a residential flat and/ or in the common areas of the domestic or domestic portions of composite buildings. Since BMGSEO's launch in 2008, the most common types of repair and maintenance works covered by the grant are -

(a) repairs to defective concrete, rendering and finishes;
(b) repairs or replacement of defective windows;
(c) improvement of building and sanitary services; and
(d) fire services works.

3. The number of the applications approved in principle each year, broken down by 18 districts is set out below -

For the period May 2008 - Feb 2020

District	**No. of applications approved in principle**										
Year	**2008 (from May) to 2011#**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020 (till Feb)**	**Total**
Central and Western	570	97	107	140	153	172	112	53	30	3	1 437
Eastern	1 366	193	406	447	321	262	219	275	249	14	3 752
Kowloon City	917	109	175	162	177	259	113	209	121	6	2 248
Kwai Tsing	418	113	189	186	165	99	77	91	140	6	1 484
Kwun Tong	536	85	189	139	136	144	90	101	365	19	1 804
North	86	12	24	27	67	77	84	138	92	5	612
Islands	88	14	8	7	9	8	1	4	3	0	142
Sai Kung	124	37	60	81	268	84	75	102	100	5	936
Sham Shui Po	514	37	92	115	149	133	105	141	118	5	1 409
Sha Tin	915	196	331	436	220	198	172	186	136	17	2 807
Southern	155	9	27	30	80	69	18	42	92	8	530
Tai Po	453	71	177	92	232	100	114	94	88	7	1 428
Tsuen Wan	250	20	39	75	66	89	87	48	30	1	705
Tuen Mun	546	227	197	322	317	215	358	154	115	17	2 468
Wan Chai	342	16	70	70	103	107	84	72	49	2	915
Wong Tai Sin	400	90	104	137	158	129	93	147	83	5	1 346
Yau Tsim Mong	1 071	84	132	203	221	277	139	164	109	13	2 413
Yuen Long	318	30	75	97	47	111	37	57	121	7	900
Total	**9 069**	**1 440**	**2 402**	**2 766**	**2 889**	**2 533**	**1 978**	**2 078**	**2 041**	**140**	**27 336**

Yearly breakdown by 18 districts is not available before 2012.

4. To ensure a smooth transition, HKHS will continue to accept applications under BMGSEO until the launch of BMGSNO scheduled for the third quarter of this year. Moreover, for eligible applicants who have submitted their applications under BMGSEO on or after the day the proposed funding injection and enhancement measures were announced (i.e. 11 October 2019), subject to funding approval in the context of the Appropriation Bill 2020, the maximum subsidy cap for these applicants will be raised to the maximum subsidy available to them under BMGSNO. URA will release the remaining subsidy available to these applicants after taking over the administration of the scheme.

In any case, those who have previously submitted and received subsidies under BMGSEO may make applications after the launch of BMGSNO. Subject to resource availability under the approved non-recurrent commitment, the subsidy cap for such applications would be the difference between the subsidies received by them under BMGSEO and the subsidy cap applicable to these cases under the BMGSNO.

Currently, URA is working with HKHS in preparation of the launch of the new scheme, including setting up the IT system for processing applications, establishing streamlining measures for facilitating submission and processing applications, procuring various consultancy services for assisting setting up and running the scheme, obtaining consent for the transfer of applicants' personal data, etc.

- End -

Reply Serial No.

DEVB(PL)036

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1151)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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, a $1 billion funding scheme was implemented to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes. Please set out the approved projects in details, including the site location, area, tenancy term, names of the non-profit making organisations, site use, amount granted, as well as the implementation progress.

Please provide the details of the staff establishment deployed to process the applications, the number of applications under process, and the average processing time required.

Asked by: LAM Kin-fung, Jeffrey (LegCo internal reference no.: 24)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

The implementation of the funding scheme is led by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of other staff members in the bureau and relevant departments. As the work involved forms only a part of the duties of the staff members involved, we are unable to provide a separate breakdown of manpower resources currently incurred in this portfolio.

- End -

Reply Serial No.

DEVB(PL)037

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1850)

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 last year's Budget, a sum of $22 billion was set aside to take forward the projects under the "single site, multiple use" initiative, and the development for six sites in the first batch was finalised. In this connection, will the Government inform this Committee of the following:

1. The breakdown of expenditure of the $22 billion.

2. The development progress of these six sites.

3. The mix of community facilities of each project.

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

Reply:

The Government has been pressing ahead the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

The $22 billion dedicated funding is to meet mainly the construction costs of the above six pilot projects, which will be worked out upon completion of detailed design. We will consult the relevant Panel of the Legislative Council on the funding applications in due course.

- End -

Reply Serial No.

DEVB(PL)038

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1852)

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 2020-21, the Government will continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs. In this connection, will the Government inform this Committee of the following:

1. The relevant estimated expenditure and staff establishment;

2. The estimated number of sites to be put up for sale in the coming year;

3. In 2020-21 we have a record-high fiscal deficit of $139.1 billion, and it is projected that we will continue to report deficits in the coming four years. All along, profits tax, land sale revenue and stamp duties are the major sources of government revenue; in light of the global economic downturn, what is the Government's projection on the land sale market for the coming year?

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

Reply:

1 & 2. The 2020-21 Land Sale Programme announced on 27 February 2020 comprises 15 residential sites and six commercial sites. The details of the sites (e.g. location, estimated time of site availability) in the 2020-21 Land Sale Programme are available on Lands Department's website (http://www.landsd.gov.hk/).

The formulation and implementation of the Land Sale Programme is performed by a team of staff in the Planning and Lands Branch of the Development Bureau and relevant staff in the concerned departments as part of their duties. We are unable to provide a breakdown of the expenditure and manpower deployed solely for the Land Sale Programme.

3. It is not possible to predict with certainty the market response to Government's land sale, which is dependent on many different factors. The Government is nevertheless committed to maintaining a sustained and steady land supply for housing and socio-economic uses irrespective of short-term market fluctuations. Having regard to the 2020-21 Land Sale Programme, the land revenue for 2020-21 is estimated to be $118 billion.

- End -

Reply Serial No.

DEVB(PL)039

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2362)

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

Subhead (No. & title): (700) General non-recurrent

(Item 804 Development of Common Spatial Data Infrastructure portal)

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 development and implementation of a web-based Common Spatial Data Infrastructure (CSDI) portal with a range of spatial data services and tools, please inform this Committee of the following:

1. What is the estimated expenditure to be incurred?

2. What kinds of contents and information will be provided on the CSDI portal? What will be done to facilitate public use?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 58)

Reply:

1. The total non-recurrent expenditure for implementation of the Common Spatial Data Infrastructure (CSDI) portal is estimated to be $150 million. The expenditure will be used to cover design and implementation of the portal, procurement of cloud services to host and run this portal, processing of a wide range of spatial data up to the CSDI standards, as well as storage and release of data through the portal. Such expenditure will also cover the development of four quick-win projects including Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure, promotion of CSDI and provision of training to government departments. While the four quick-win projects will be launched in 2020-21, it remains our target to launch the CSDI portal in full operation for public use by end 2022.

2. The CSDI portal operates as a one-stop platform through which government departments and the public can search and download geospatial data for viewing, development of mobile applications, etc. In terms of system architecture, data in the CSDI portal will be organised in the form of layers. The base layer will be the map of Hong Kong with built and natural features such as roads, buildings, community facilities, country parks, beaches, etc. Each subsequent layer (or dataset) then adds a unique dimension to the system. Intersecting different layers using Geographic Information System tools can, for example, facilitate property search by households and businesses, check which school net is applicable for a residential block, as well as provide information on planned developments and demographics in the neighbourhood. The future portal will release data in an open, standardised and machine-readable format together with processing tools so that the data can be easily shared, processed and used by different interest groups including application developers. No less than 240 data sets mainly from departments under the regime of Development Bureau will be released through the CSDI portal when it is launched for public use by end 2022.

- End -

Reply Serial No.

DEVB(PL)040

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1878)

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 was noted in last year's Policy Address that the initial reviews on all the 160 hectares of brownfield sites were going to be completed, and the related technical studies would commence by the end of the year. It is stated in paragraph 117 of the Budget Speech that the Planning Department will commence technical studies on the first batch of shortlisted brownfield clusters suitable for public housing development as soon as possible. It is estimated to provide about 20 000 housing units. In this connection, will the Government inform this Committee of the following:

1. How will the said 20 000 units be distributed among the brownfield sites?

2. Please set out by districts, in the following table, details of these brownfield sites capable of provision of 20 000 units:

District	Estimated number of units to be provided	Whether there is any economic operation	Public and private ownership ratio	Eligibility for the Land Sharing Pilot Scheme
Ping Shan				
Lam Tei				
Sha Po Tsuen				
Shap Pat Heung				
Others				

3. When will the technical studies on these brownfield sites be expected to complete? If the technical studies are yet to start, what are the reasons?

4. By initial estimation, when will the residential development projects on these brownfield clusters commence?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 6)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. It is estimated that the eight clusters covering 36 ha of brownfield sites may involve approximately 230 brownfield operations. Through amalgamation with adjoining land parcels for integrated development, the total study area would amount to 63 ha, of which about 81% falls on private land with the rest on government land. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). It is roughly estimated at this stage that the above eight brownfield clusters may altogether produce over 20 000 public housing units. We will explore through the EFSs the technical feasibility of a higher development density and hence will only be in a position to advise the estimated flat yield, number of brownfield operations to be cleared and land ownership status for individual clusters upon completion of the EFSs.

Development Bureau has examined with relevant departments how to further simplify and expedite the subsequent work, including compressing the time required for EFSs as far as possible, speeding up such statutory procedures as rezoning, gazettal of works and land resumption immediately upon completion of EFSs, and pursuing certain procedures concurrently as circumstances would permit. As for these eight brownfield clusters, at this stage, we expect to transform them into "spade-ready sites" and hand over the sites to Housing Department for construction of public housing in about six years (versus at least eight years now in general). We aims at compressing the production time with a view to delivering certain housing units within ten years from the commencement of EFS to increase the supply in the short to medium term.

As Government has already indicated its intention to resume and clear land within the above eight shortlisted clusters for public housing development and would soon commence EFSs for this purpose, private lots falling within the scope of the EFSs would not be eligible for participation in the Land Sharing Pilot Scheme to be launched by Government.

Details about the shortlisted clusters and the follow-up work to be pursued by relevant departments are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1886)

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 noted in the Budget Speech that 135 sites has been rezoned for housing development over the past six years. In this connection, will the Government inform this Committee of the following:

1. The distribution of these sites.

2. Please set out, in tabular form, the number of sites completing the rezoning procedures in each of these six years, and the project titles; as well as the reasons for the slow progress of the rezoning work.

3. Some sites with rezoning in progress, such as Lui Kee Education Services Centre and Wan Chai Polyclinic in Wan Chai, junction of Anchor Street and Elm Street in Tai Kok Tsui, Mong Kok, have not obtained the approval of the Chief Executive in Council (CE-in-C) even though the statutory procedures have been initiated for years. What are the reasons?

4. Please set out, in the following table, the rezoning progress in respect of 23 sites with outstanding rezoning procedures. If the rezoning procedures have not been initiated, what are the reasons?

Location	Rezoning Progress	Hindrances to the commencement of rezoning procedures (if any)
Between Cheung Man Road and Chai Wan Park		
Behind Chai Wan Swimming Pool, Chai Wan		
LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang		
Po Lam Road (Near Po Tat Estate), Kwun Tong		
Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po		
Wah King Hill Road, Kwai Chung		
Near Mount Haven, Tsing Yi		
Site 1, Shek Pai Street, Kwai Chung		
Site 2, Shek Pai Street, Kwai Chung		
Site 3, Shek Pai Street, Kwai Chung		
Near Cheung Shan Estate, Tsuen Wan		
Po Fung Terrace, Tsuen Wan		
Castle Peak Road, Tsing Lung Tau		
Site 1, Route Twisk, Tsuen Wan		
Site 2, Route Twisk, Tsuen Wan		
East of the "V" zone, Lung Yue Road, Tsing Lung Tau		
Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tsueng Kwan O		
Lower part of Ma On Shan Tsuen Road, Ma On Shan		
Upper part of Ma On Shan Tsuen Road, Ma On Shan		
East of Cheung Muk Tau, Ma On Shan		
South of Symphony Bay, Ma On Shan		
Chung Yip Road, Nam Sang Wai, Yuen Long		
Near Tan Kwai Tsuen (Northern Portion), Yuen Long		

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 14)

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 early March 2020, 135 sites have been rezoned or allocated for housing development. The information of these 135 sites is set out at the **Annex**.

Rezoning proposals are subject to the statutory process under the Town Planning Ordinance (Cap. 131) (TPO) and agreement of the Town Planning Board (TPB) to the proposed amendments to the Outline Zoning Plan (OZP). The rezoning process would involve public inspection of the OZP for two months; hearings and deliberations on the public representations and comments received during the public exhibition period; and submission of the amended OZP to the Chief Executive in Council (CE-in-C) for approval within nine months after the expiry of the plan exhibition period, subject to an extension of up to six months depending on individual circumstances. Thus, the exact time taken to complete the statutory planning process varies from case to case. For most of the rezoned sites mentioned above, the time taken for the statutory planning process 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 judicial review(s) (JR) with order granted by the Court staying the submission of the OZP amendments to the CE-in-C for approval, including the Wan Chai OZP covering the Lui Kee Education Services Centre and Wan Chai Polyclinic sites, the time taken to complete the respective OZP amendment process would be subject to the ongoing legal proceedings. For the Mong Kok OZP covering Mong Kok and Tai Kok Tsui areas, following resolution of the relevant JR case and completion of the follow-up action in accordance with the Court's order in March 2019, the OZP was approved by the CE-in-C in October 2019.

As for the remaining number of about 60 sites identified with housing potential (including the 23 sites cited in the sub-question (4) above) for which rezoning procedures are yet to be initiated, upon 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, etc. in accordance with the established procedures and prior to submitting the proposals for consideration by the TPB. Of these remaining sites, we plan to initiate rezoning process of 25 sites in the coming year, including some of those cited in the sub-question (4) above.

Annex

Information of 135 potential housing sites with rezoning procedures completed

I. 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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 3): 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
	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 3): 7 sites	***13.58***	***10 580 (Public: 8 920 Private: 1 660)***
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 3): 4 sites	***2.75***	***2 640 (Public: 1 050 Private: 1 590)***
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	860
	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	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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 3): 12 sites	***8.45***	***8 600 (Public: 5 770 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
	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 3): 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
	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 cum Ching Hong Road North project Phase 3	Public	1.17	1 680
		Subtotal (Note 3): 5 sites	***4.22***	***5 370 (Public: 4 480 Private: 890)***
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 Yeung Uk Road, Tsuen Wan	Private	3.61	3 550
		Subtotal (Note 3): 6 sites	***5.12***	***4 700 (Public: 970 Private: 3 730)***

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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
		Subtotal (Note 3): 3 sites	***0.32***	***310 (Private: 310)***
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 3): 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	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 700
		Subtotal (Note 3): 9 sites	***20.67***	***19 280 (Public: 16 780 Private: 2 500)***
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29	270
	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
	Ma Kam Street, Ma On Shan	Private	0.31	310
	Kwei Tei Street, Fo Tan	Public	4.09	4 850

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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 3): 19 sites	***33.68***	***26 730 (Public: 23 370 Private: 3 360)***
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	4.13	660
	Lo Fai Road (Western Portion)			
	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			
	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

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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 3): 15 sites	***38.99***	***18 000 (Public: 7 800 Private: 10 200)***
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
	Former Fanling Magistracy, Fanling	Public	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	2.57	3 520
	Po Shek Wu Road, Fanling	Public	1.38	1 800
		Subtotal (Note 3): 10 sites	***30.08***	***27 610 (Public: 27 570 Private: 40)***
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
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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	950
	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		
	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
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940
	Subtotal (Note 3): 24 sites		***36.5***	***24 700 (Public: 13 480 Private: 11 220)***

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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	551
	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			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 3): 13 sites	***53.1***	***37 370 (Public: 33 570 Private: 3 800)***
		Total (Note 3): 135 sites	**252.73**	**190 900 (Public: 147 300 Private: 43 600)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The estimated site area and flat number 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.

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

II. Rezoning progress of the 135 potential housing sites by year

Financial Year	Cumulative Total of the Sites Rezoned
2014-15	59
2015-16	90
2016-17	94
2017-18	104
2018-19	129
2019-20	135

- End -

Reply Serial No.

DEVB(PL)042

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1890)

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 noted in the Budget Speech that the land resumption exercise for Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) commenced last year, with a view to enabling the first population intake of the public housing development in 2027. Will the Government inform this Committee of the following:

1. It was stated in a paper on the related funding, PWSC(2018-19)41, that first population intake for KTN/FLN NDA could start in 2023. However, it is 2027 according to the Budget Speech. What are reasons for such discrepancy over the population intake date? Is there any delay in the construction works?

2. What is the land resumption progress in KTN/FLN NDA?

3. What are the numbers of public housing units and private housing units in the first population intake, as well as the respective intake time? When is the estimated latest population intake time for the public housing units?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 18)

Reply:

For the Kwu Tung North/Fanling North New Development Area, the year 2023 mentioned in the paper PWSC(2018-19)41 refers to the first population intake for private housing in the first phase development, while the year 2027 cited in the 2020-21 Budget refers to the first population intake for public housing, also in the first phase development. Construction works for the first phase development have been progressing on schedule. As mentioned in 2020-21 Budget, the land resumption exercise for the first phase development commenced last year and all the 68 hectares of private land were reverted to the Government in December 2019.

There will be 18 000 public housing and 3 000 private housing units under the first phase development, to be followed by 30 500 public housing and 20 300 private housing units under the remaining phase development. The population intake timeframe for the remaining phase will be ascertained in the light of the detailed design which is underway.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1898)

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 under Programme 2 that in the coming year, the Planning and Lands Branch will continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development and Tung Chung New Town Extension. Has there been any delay in implementation of the projects in these NDAs over the past year? If yes, what are the details? What measures will the relevant departments take to avoid recurrence of delay?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 26)

Reply:

The implementation of various major development projects has been progressing generally on schedule.

With commencement of reclamation works in end 2017, the first parcel of housing land in Tung Chung East was handed over to Housing Department for construction in March 2020, enabling 10 000 public housing units to be completed in the first quarter of 2024 as originally planned.

The land resumption exercise as well as site formation and infrastructural works for the first phase development of Kwu Tung North/Fanling North New Development Area (NDA) commenced last year, with a view to enabling the first population intake for public housing in 2027. The first population intake for private housing will commence in 2023.

Subject to Legislative Council's funding approval, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen NDA. The first phase works would enable completion of the dedicated rehousing estate for affected residents in phases from 2024 onward, and make available formed sites in 2023 for construction of the first batch of multi-storey buildings to accommodate brownfield operations.

As for the Yuen Long South development, the statutory planning process will commence in the second quarter of 2020. Our target is to have the first batch of public housing units in place in 2028.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1903)

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 2019, the Planning and Lands Branch oversaw efforts in finalising relevant technical assessments and land demand and supply analysis for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+" study). Will the Government inform this Committee of the following:

1. Which consultants are responsible for the relevant technical assessments and land demand and supply analysis? What is the expenditure involved?

2. According to the consultancy contracts, when will the consultants be required to submit the final reports?

3. What measures does the Government have in place to ensure that the assessment study reports will be completed and released as scheduled?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 31)

Reply:

The Development Bureau and the Planning Department (PlanD) are finalising "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"). Specifically, for the purpose of evaluating the implications of the proposed territorial development strategy at strategic level, PlanD is conducting relevant technical assessments including Strategic Environmental Assessment, Transport and Land Use Assessment and Sustainability Assessment with inputs from external consultants and in consultation with relevant bureaux and departments (B/Ds). These technical assessments are carried out under three consultancy studies as detailed below –

Name of consultancy study	Name of consultant	Estimated completion date	Contract sum
Strategic Environmental Assessment	Ove Arup & Partners Hong Kong Limited	Second quarter of 2020	$4,850,000
Transport and Land Use Assessment	Ove Arup & Partners Hong Kong Limited		$5,683,680
Sustainability Assessment	RHL Surveyors Limited		$4,990,000

Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant B/Ds, PlanD has been deploying in-house resources to re-assess and update the future land demand and supply of Hong Kong under Hong Kong 2030+ with the concept of land reserve in mind, and taking into account the latest circumstances and relevant policies and initiatives including the Report of the Task Force on Land Supply, the Hong Kong's Climate Action Plan 2030+, and the Long Term Housing Strategy Annual Progress Report 2019.

We are closely monitoring the progress of the above assessments, working towards the target of promulgating the final territorial development strategy for Hong Kong 2030+ together with the findings of the above assessments in the second quarter of 2020.

- End -

Reply Serial No.

DEVB(PL)045

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1187)

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 Rehabilitation 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 three years (if applicable).

Asked by: Hon LEE Wai-king, Starry (LegCo internal reference no.: 12)

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)(4)			Common Area Repair Works Subsidy (2)(3)			Home Renovation Interest-free Loan (2)(3)		
Year	**2017**	**2018**	**2019**	**2017**	**2018**	**2019**	**2017**	**2018**	**2019**
No. of applications received	158	93	0	305	615	160	188	196	199
No. of applications approved (5)	159	87	0	199	119	57	73	63	51
Amount of subsidy/loan involved ($ million) (5)(6)	0.48	0.26	0	51.73	29.46	15.65	1.51	1.11	0.99
No. of applications rejected (including those withdrawn by applicants) (5)	19	20	5	108	84	63	134	128	133

Note (1): Since 1 July 2015, URA has taken over the work of HKHS under the three schemes and HKHS has ceased accepting new applications under the three schemes. HKHS will however continue 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 made on the basis of owners' corporations. Applications for the Home Renovation Interest-free Loan are made on the basis of households.

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

Note (4): From 9 July 2018 onwards, URA ceased accepting new applications for the Owners' Corporation Formation Subsidy. Instead, the subsidy has been subsumed under other relevant building rehabilitation schemes.

Note (5): The figures do not necessarily correspond to the applications received in the same year.

Note (6): It refers to the amount of subsidy/loan approved in each year, and does not necessarily correspond to the applications received/approved in the same 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

(Question Serial No. 1681)

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.: 13)

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

	2017	**2018**	**2019**
No. of applications received	40	27	116
Total amount of subsidy involved	$1,325,000	$950,000	$3,115,000
No. of beneficiary buildings	46	24	80
No. of rejected applications	0	0	2

Hong Kong Housing Society

	2017	**2018**	**2019**
No. of applications received	103	51	N.A.
Total amount of subsidy involved	$4,235,000	$2,160,000	N.A.
No. of beneficiary buildings	149	87	N.A.
No. of rejected applications	6	2	N.A.

The main reason for rejecting 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 -

Reply Serial No.

DEVB(PL)047

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2659)

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	Transection 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.: 409)

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[1] 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 applications made to the Lands Tribunal 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 applications which have been discontinued and adjourned in the past five years is also set out at **Annex B** for reference.

---

[1] Information on site area and development parameters of granted orders are based on records available to the Buildings Department.

Annex A

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	5 713.318 m^2	$2,293	^	288	^	*	*	Non-domestic GFA = 5 351.2m^2 ◈ Domestic GFA = 43 558.1m^2 ◈	@
LDCS 9000/ 2013	The Remaining Portion and Sub-section 1 of Section A of New Kowloon Inland Lot No. 46	Nos. 9 and 11 Nam Cheong Street, Kowloon	795.156 m^2 (Aggregate site area of Nos.1-19 Nam Cheong Street)	$53.8	^	10 (Total no. of domestic flats of Nos. 9-11 Nam Cheong Street)	^	Non-dom PR = 1.499 Dom PR = 7.499	129◈	Non-domestic GFA = 1 192.6m^2 ◈ Domestic GFA = 5 963.5m^2 ◈ (Combined site)	The redevelopment site covers Nos. 1-19 Nam Cheong Street
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	^	*	*	Non-domestic GFA = 3 208.3m^2 ◈ Domestic GFA = 16 046.3m^2 ◈	@
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	10.91	0	20,280.5 m^2	#	#	#	No approved redevelopment proposal yet
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	2 126.459m^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 at 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 = 3 016.7m^2 ◈ Domestic GFA = 15 931.8m^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.
LDCS 10000/ 2014	The Remain-ing 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 at Nos. 17-19 Jupiter Street)	^	*	*	Non-domestic GFA = 687.1m^2 ◈ Domestic GFA = 6 150.3m^2 ◈ (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street
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 = 924.4m^2 ◈ Domestic GFA = 7 395.3m^2 ◈	@
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	^	*	*	Non-domestic GFA = 607.1m^2 ◈ Domestic GFA = 3 206.9m^2 ◈	@

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 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	1 868.651m²	$1,698	^	238	^	*	*	Non-domestic GFA = 2 802.5m² ◈ Domestic GFA = 14 009.8m² ◈	@
LDCS 23000/ 2014	Section K, L, M and N of New Kowloon Inland Lot No. 3586	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	1 486.027 m² (Aggregate site area of Nos. 1-27 Berwick Street)	$418	^	12	^	*	*	Non-domestic GFA = 2 173.4m² ◈ Domestic GFA = 11 067.0m² ◈ (Combined site)	The redevelopment site covers Nos. 1-27 Berwick Street
LDCS 24000/ 2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	1 486.027 m² (Aggregate site area of Nos. 1-14 Yiu Tung Street)	$106.4	^	12	^	*	*	Non-domestic GFA = 1 932.8m² ◈ Domestic GFA = 11 130.2m² ◈ (Combined site)	The redevelopment site covers Nos. 1-14 Yiu Tung Street
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)	839.5m²	$128.1	^	32	^	*	*	Domestic GFA = 4 219.4m² ◈	@
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	1 340.8 m²	$2,055	^	60	^	*	*	Non-Domestic GFA = 19 944.8m² ◈	@
LDCS 3000/ 2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m²	- - (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled.)	^	10	^	*	*	Non-Domestic GFA = 9 038.0m² ◈ (Combined site)	The redevelopment site covers Nos. 21-27 Ashley Road.
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	629.989 m²	$1,049.3	^	38	^	*	*	Non-domestic GFA = 788.8m² ◈ Domestic GFA = 5 169.1m² ◈	@
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	814.461m²	$1,620	^	81	^	*	*	Non-domestic GFA = 12 183.9m² ◈ (Combined site)	The redevelopment site covers Nos. 222-228 Wan Chai Road

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 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	1 045.728m² (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)	1,852.8m² (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA = 980.4m² ◈ Domestic GFA = 7 ,843.0m² ◈ (Combined site)	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road
LDCS 17000/ 2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m²	$441	^	8	^	*	*	Non-domestic GFA = 3,982.1m² ◈ (Combined site)	The redevelopment site covers Nos. 11-15 Matheson Street
LDCS 1000/ 2016	Section B of Shauki-wan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1 198.837m²	$1,401	^	135	^	*	*	Non-domestic GFA = 1658.3m² ◈ Domestic GFA = 10,882.8m² ◈	@
LDCS 2000/ 2016	Sub-section 10 of Section A, Section A, B and Remaining Portion of Sub-section 12 of Section A, and Sub-section 14 of Section A of Hung Hom Marine Lot No.1	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	1 832.514m²	$2,137	^	102	^	*	*	Non-domestic GFA = 2,771.5 m² ◈ Domestic GFA = 13,868.1m² ◈	@
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	328.317m²	$386.4	^	15	^	*	*	Non-domestic GFA = 587.9m² ◈ Domestic GFA = 2,367.0m² ◈	@
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	1 223.997m²	$1,445	^	42	^	*	*	Non-domestic GFA = 1 834.1m² ◈ Domestic GFA = 9 182.9m² ◈	@
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	410.736m²	$485	^	28	^	*	*	Non-domestic GFA = 212.5m² ◈ Domestic GFA = 3 134.6m² ◈	@
LDCS 9000/ 2016	The Remaining portion, Section I, H, G, A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	1 105.546m²	$626	^	73	^	*	*	Non-domestic GFA = 1,659.9m² ◈ Domestic GFA = 8,286.m² ◈	@

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 11000/ 2016	Kowloon Inland Lot No. 9934	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	895.771m^2	$1,145	^	74	^	*	*	Non-domestic GFA = 1 343.4m^2 ◈ Domestic GFA = 6 717.9m^2 ◈	@
LDCS 3000/ 2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	$81.2	Non-domestic = 0.868 Domestic = 3.327	6	Non-domestic GFA = 64.26m^2 Domestic GFA = 246.26m^2	#	#	#	No approved redevelopment proposal yet
LDCS 8000/ 2017	Sub-section 7 and the Remaining portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	1 079.997 m^2	$496	^	77	^	*	*	Non-domestic GFA = 1 619.2m^2 ◈ Domestic GFA = 8 099.8m^2 ◈	@
LDCS 13000/ 2017	New Kowloon Inland Lot No. 1744	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	1 923.1m^2	$2,075.6	^	0	^	*	*	Non-domestic GFA = 2 485.6m^2 ◈ Domestic GFA = 14 057.5m^2 ◈	@
LDCS 3000/ 2018 (See also LDCS 4000/20 18)	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	672.34 m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/2018)	$249.1	^	15	^	*	*	Non-domestic GFA = 1 008.1m^2 ◈ Domestic GFA = 5 042.5m^2 ◈ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 4000/ 2018 (See also LDCS 3000/20 18)	Kowloon Inland Lot No. 1309 and 1308	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/2018)	$451	^	24	^	*	*	Non-domestic GFA = 1 008.1m^2 ◈ Domestic GFA = 5 042.5m^2 ◈ (Combined site)	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 21000/ 2018	New Kowloon Inland Lot No. 4474	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	#	$395	^	0	^	#	#	#	No approved redevelopment proposal yet

Legend:

Information is not available to Buildings Department 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.

@ The case does not involve combination of sites.

Annex B

Case number	Address of the Property	Application Status
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	Order for Sale
2000/2015	No. 232 Wan Chai Road, Hong Kong	Adjourned
3000/2015	No. 21 and 21A Ashley Road, Kowloon	Order for Sale
4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Withdrawn
5000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Discontinued
6000/2015	Nos. 73 and 73A-E Caine Road, Hong Kong (Feng Fong Building)	Order for Sale
7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Discontinued
8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Discontinued
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	Order for Sale
10000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Discontinued
11000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Discontinued
12000/2015	Nos. 85 and 87 Shek Pai Wan Road (formerly known as No. 85A and 87A Island Road), Hong Kong	Discontinued
13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Discontinued
14000/2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Order for Sale
15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Discontinued
16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	Discontinued
17000/2015	Nos. 11 and 13 Matheson Street, Hong Kong	Order for sale
1000/2016	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	Order for Sale
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	Order for Sale
3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	Withdrawn
4000/2016	No. 61, 63, 65 and 67 Soy Street, Kowloon	Order for Sale
5000/2016	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	Order for Sale
6000/2016	Nos. 1 and 1A Wood Road, Hong Kong	Order for Sale
7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	Withdrawn
8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	Discontinued
9000/2016	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	Order for Sale
10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Discontinued
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	Order for Sale

Case number	Address of the Property	Application Status
1000/2017	Nos. 153 and 153A Queen's Road East, Hong Kong	Discontinued
2000/2017	Nos. 153A Queen's Road East, Hong Kong	Withdrawn
3000/2017	Nos. 153 Queen's Road East, Hong Kong	Order for Sale
5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Withdrawn
8000/2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Order for Sale
9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Discontinued
11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Withdrawn
12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	Discontinued
13000/2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Order for Sale
15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
3000/2018	Nos. 13 and 13A Liberty Avenue, Kowloon	Order for Sale
4000/2018	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	Order for Sale
10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Discontinued
12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Discontinued
13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Discontinued
17000/2018	No. 35 Cameron Road, Kowloon	Discontinued
18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Discontinued
21000/2018	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	Order for Sale
22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Discontinued
26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Withdrawn
33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Discontinued
37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Discontinued
38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Discontinued
6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	Discontinued
9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Discontinued
22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Discontinued

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2144)

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 2019-20 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 proposed harbourfront promenades concerned, areas of the open spaces, works progress, costs and the expected completion dates.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 15)

Reply:

With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to $6.5 billion earmarked for harbourfront enhancement ($500 million were announced in the January 2017 Policy Address and $6 billion were earmarked under the 2019-20 Budget). Details of the relevant projects are as follows –

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

(b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre (area: 1.4 ha; new promenade: 560 metres (m)): the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 kilometres in length in total. The remaining works at the hinderland section of the site is expected to complete within 2020;

(c) Celebration Precinct in Wan Chai North (area: 1.85 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 2024;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has also been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road would be enhanced and new Harbour Steps introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m): following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24.;

(k) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m): preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024;

(l) Hung Hom Urban Park (area: 2.2 ha): a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed; and

(m) 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: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

With the implementation of these projects as well as other relevant initiatives, the length of our harbourfront promenades could be extended to 34 km in about a decade. When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the funding requirements for each project.

- End -

CONTROLLING OFFICER'S REPLY

(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:

The incumbent Chief Executive (CE) Mrs Carrie Lam mentioned in her Manifesto that she would promote the establishment of the Harbourfront Authority (HA) 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. Subsequently, the CE stated in the 2017 Policy Address that it was premature to establish a statutory HA. The Government had decided to first partner with the Harbourfront Commission and implement harbourfront enhancement initiatives through a dedicated team with dedicated funding. The aim was to further extend the waterfront promenade along both sides of the Victoria Harbour, beautify areas in the vicinity and improve accessibility of the waterfront. In this connection, will the Government inform this Committee of the following:

1. the work that has been done on the fronts of (i) implementing harbourfront enhancement initiatives and (ii) promoting the establishment of the HA, ever since the CE took office; and the initiatives to be taken forward in the coming year, as well as the expenditure involved.

2. the expenditure involved and staff establishment of the Harbour Office ever since its establishment and in the coming year.

3. the anticipated timing for the formal establishment of the HA.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 19)

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. Our priority in the years to come is to continue to work closely with HC and other stakeholders to take forward the committed or planned projects and to adopt a diversified approach in implementation.

In this connection, the Harbour Unit of the Development Bureau was re-organised in 2018-19 into a multi-disciplinary Harbour Office (HO) comprising 18 officers for providing enhanced support to the HC in taking forward harbourfront enhancement initiatives. HO's staffing complement will be further expanded in 2020-21 to a total headcount of 28 for better planning and implementation of new projects backed by the $6.5 billion dedicated funding (please see details below). The estimated operating expenditure of HO is $63.9 million in 2020-21, an increase of $30.6 million (92%) over that of 2018-19 mainly owing to increased salary provision for additional staff as well as additional management and other expenses for opening of new promenades including installation of art decorations.

In addition to strengthening HO's manpower support, the Government has also committed additional capital resources for implementing various harbourfront projects. A total of $6.5 billion was earmarked in early 2017 and in the context of the 2019-20 Budget Speech for such purpose. Together with other relevant projects, about 2-kilometre (km) new promenade was open to the public in 2019. Our target is to open up another kilometre or so of new promenades this year, further extending the total length of harbourfront promenades to about 24 km. Details of the relevant works projects are as follows -

(a) Open Space at Eastern Street North in Sai Ying Pun: technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

(b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 km in length in total. The remaining works at the hinderland section of the site is expected to complete within 2020;

(c) Celebration Precinct in Wan Chai North: 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 2024;

(d) Pierside Precinct in Wan Chai North: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;

(e) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has also been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;

(g) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use as soon as possible. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;

(h) Boardwalk underneath the Island Eastern Corridor: following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

(i) Tsuen Wan Waterfront Enhancement: the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;

(j) Kai Tak Metro Park: although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24;

(k) Cha Kwo Ling Waterfront: preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024; and

(l) Hung Hom Urban Park: a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed.

(m) 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: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2906)

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 noted in paragraph 120 of the Budget Speech that the Government has the concept of land reserve in mind, and announcement of which will be made in the second quarter of this year.

Will the Government inform this Committee of the work done by the expanded Steering Committee on Land Supply in 2019-20 in respect of re-assessing the land requirements of Hong Kong for housing, economic, community and recreational purposes, and setting the target of land reserve? Such work shall include but not be limited to organising seminars, opinion polls and consultancy studies. What were the expenditure and manpower involved?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 24)

Reply:

To strengthen the Government's high-level steer in overseeing and co-ordinating the strategy and planning of land supply, the composition of the Steering Committee on Land Supply (SCLS) has been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department and the Government Economist as standing members. Since then, four meetings have been held by the SCLS. SCLS has adopted 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. These aspirations have been endorsed by society in general during the extensive public engagement exercises for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+) study in 2016 - 2017 and the Task Force on Land Supply in 2018 in connection with the overall land

supply strategy and options. Specifically, with strategic inputs from all relevant policy bureaux, SCLS provided steer to the reassessment and updating of the future land requirements of Hong Kong, with the concept of land reserve in mind, under the Hong Kong 2030+ study. The latest land demand and supply analysis will be incorporated into the finalised strategy of Hong Kong 2030+ scheduled for promulgation in the second quarter of this year.

The reassessment and update of the future land demand and supply of Hong Kong under the Hong Kong 2030+ is conducted by staff of Planning Department 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

(Question Serial No. 2907)

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 noted in paragraph 144 of the Budget Speech that in last year's Budget, $22 billion was set aside to take forward the projects under the "single site, multiple use" initiative.

Will the Government give an account of the implementation details in respect of the first batch projects in 2019-20, as well as the expenditure and manpower involved in the relevant work?

In 2020-21, how will the Government continue to work in collaboration with the relevant bureaux and departments to implement the "single site, multiple use" initiative? The areas covered shall include but not be limited to project location, timeline and estimated expenditure. What is the mechanism in place to finalise the mix of community facilities of each project?

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 25)

Reply:

The Development Bureau (DEVB), supported by various departments, has been pressing ahead with the implementation of six projects identified in the first batch. The latest progress of these projects is set out below:

Project	Latest Progress
Joint-user complex at Anderson Road Quarry	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's (TPB) approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.
Redevelopment of Tuen Mun Clinic (TMC)	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.
Consolidation of several government sites in Tsuen Wan town centre	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.

In 2020-21, DEVB and relevant departments would continue to work in a joint-up manner under the more proactive and co-ordinated approach being adopted to implement the "single site, multiple use" initiative. Specifically, the Government Property Agency (GPA), as the dedicated and central coordinating agent, would finalise an optimal development mix in joint-user developments having regard to, amongst others, departmental requirements and the reference plot ratio recommended by Planning Department (PlanD). In the process, GPA would also coordinate amongst different departmental users to resolve any competing site, space, user and access requirements.

Since the work relating to implementation of the first batch projects is undertaken as part of the overall duties of the staff of DEVB and PlanD, we are unable to provide a breakdown on the manpower and expenditure specifically involved in this area of work. A total of 17 officers on Government Property Agency's establishment were deployed to take forward the above six projects in 2019-20 and the associated expenditure is $12.43 million.

- End -

Reply Serial No.

DEVB(PL)052

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2920)

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

Subhead (No. & title): (700) General non-recurrent

(Item 805 Establishment of Geospatial Lab)

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 noted in paragraph 138 of the Budget Speech that $60 million will be further earmarked for the establishment of the first Geospatial Lab to encourage the public to make use of spatial data in developing mobile applications.

It is stated in Matters Requiring Special Attention in 2020-21 that the Bureau will establish a Geospatial Lab by end 2020.

Will the Bureau please give an account of the specific details and measures in encouraging the public to make use of spatial data in developing mobile applications in 2019-20, as well as the deliverables thereof? Please set out, in tabular form, the information by project and advise on the expenditure and manpower involved in this respect.

Please advise on the work to be done in 2020-21 to encourage the public to make use of spatial data in developing mobile applications, including but not limited to providing financial incentives; as well as the estimated number of participants thereof.

Asked by: Hon LIAO Cheung-kong, Martin (LegCo internal reference no.: 51)

Reply:

The Spatial Data Office (SDO) was set up under Development Bureau in 2019-20 with a multi-disciplinary team to spearhead the development of the Common Spatial Data Infrastructure (CSDI) with $300 million dedicated funding earmarked in the 2019-20 Budget. While SDO's priorities in 2019-20 have been to map out the CSDI implementation framework and timeline, and put in place institutional arrangements for intra-governmental collaboration and effective monitoring (in the light of our undertaking to

launch the CSDI portal for public use by end 2022), colleagues of SDO and Lands Department (LandsD) have also made their best endeavour to publicise the importance of CSDI portal and three-dimensional (3D) digital map including promoting the use of spatial data for development of mobile applications. For example, we briefed the Legislative Council Panel on Development, the Land and Development Advisory Committee and the Committee on Innovation, Technology and Re-industrialisation about the CSDI initiative in June, July and December 2019 respectively. Since December 2019, we have consulted the respective District Councils on the types of district-based data to be included in the District-based Spatial Information Dashboard. We have also set up the Common Spatial Data Advisory Committee to engage the non-government sector including professional institutes, academia and other stakeholder groups and tap their expertise and advice on how best to develop the CSDI portal that can suit the needs of society and economy.

The above engagement activities aside, it is important to adopt a user-friendly architecture for the CSDI portal to enhance public usage of spatial data. The future portal will release data in an open, standardised and machine-readable format together with processing tools so that the data can be easily shared, processed and used by different interest groups including application developers. SDO and LandsD are also planning to launch four quick win projects in 2020-21, three of which are data processing tools that facilitate the downloading or conversion of spatial data for development of mobile applications amongst other things.

The $60 million earmarked in the 2020-21 Budget for the first Geospatial Lab (GeoLab) will enable us to do more on the engagement front. The GeoLab will provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and applications of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms, with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab, providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc. We aim to commence the operation of the GeoLab by end 2020 tentatively.

- End -

Reply Serial No.

DEVB(PL)053

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0204)

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;

1. Given the innovative concepts of the Land Sharing Pilot Scheme (LSPS), has the Government consulted relevant stakeholders and agricultural land owners apart from the Legislative Council? If yes, what were the details?

2. Will the Government consider extending the application period under the LSPS and relaxing the cap on the total area to be approved in order to make the LSPS more attractive?

3. There are suggestions that the Government should directly bear the infrastructure construction costs, and to increase the maximum plot ratio of the relevant land lots. Will the Government look into these suggestions? If yes, what are the details?

4. Developers may have their agricultural lands developed through the LSPS. However, private land owners may have low incentives to sell their land to the Government due to inflexibility and low compensation amount under the ex-gratia compensation mechanism during resumption of agricultural land in the New Territories for public purposes. Will the Government establish a flexible and transparent compensation mechanism and increase the compensation amount as appropriate?

5. Will the Government offer suitable incentives and allow rezoning of land to encourage more land owners to surrender their agricultural lands, so as to build up land reserve?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 9)

Reply:

1. to 3.
The Land Sharing Pilot Scheme (LSPS) is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots with consolidated ownership and falling within eligible areas, so as to speed up the short- to medium-term housing supply. The Government will facilitate infrastructural improvement required to enhance the development intensity of the private lots under application with the condition that LSPS applicants should hand over to the Government part of the lots they own, in the form of formed land capable of delivering at least 70% of the additional gross floor area gained for public housing or Starter Homes (SH). While the developer-lot owners will be responsible for developing the necessary infrastructure and possibly community facilities to support the whole public and private housing development, the associated construction costs as well as the cost of forming land for public housing or SH will be deducted from the land premium, hence borne by the Government.

Since the announcement of details in 2019 Policy Address, the Development Bureau has engaged the public and key stakeholders including the Legislative Council (LegCo) Panel on Development, industry organisations and development-related professional institutes on the proposed framework. The LegCo Panel on Development convened a meeting to receive views from deputations in January 2020. We note the views on the proposed three-year time limit for receiving applications and the cap of 150 hectares on the total area of private land to be approved under the LSPS, amongst others. Whilst these criteria seek to realise early the potential housing yield from projects approved under LSPS, we will take these comments into account in finalising details of the LSPS, with a view to launching the scheme in the first half of 2020.

4.
When the Government resumes private land for public purpose, including land required to enable the provision of infrastructure, Government, Institution or Community facilities, etc. to support the proposed housing development under the LSPS, statutory compensation would be made to landowners in accordance with the applicable statutory provisions. In addition, as an alternative to statutory compensation, affected owners of land in the New Territories may be offered 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). The Government conducts review of the basic rates on a half-yearly basis to reflect the changes of market conditions. If an affected landowner does not accept the ex-gratia compensation offer, he/she may make a statutory claim for compensation under the relevant ordinance(s), and refer the claim to the Lands Tribunal for final decision. We have no intention to review these arrangements which have generally been working well.

5.
Rezoning of land, including that required to support deserving applications under LSPS, is subject to statutory town planning procedures involving public participation and independent deliberation by the Town Planning Board.

- End -

Reply Serial No.

DEVB(PL)054

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0205)

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 oversaw the implementation of a package of measures to facilitate the revitalisation of industrial buildings. Will the Government inform this Committee of the following:

1. The manpower and resources involved in 2019-20; and the manpower and resources allocated in 2020-21;
2. The number of applications involving conversion and redevelopment of industrial buildings respectively, as well as the number of respective applications approved;
3. The condition on conversion of industrial buildings into commercial buildings set down by the Government requires owners to designate 10% of the converted gross floor area to specific uses specified by the Government, including those in relation to the arts and cultural sectors, creative industries, innovation and technology industries, social service facilities, as well as sports and recreational uses. Will the Government consider raising the ratio to benefit more organisations in these sectors?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 10)

Reply:

1. Policy work about overseeing the implementation of a package of measures to facilitate revitalisation of industrial buildings (IBs) is mainly conducted by a team of officers headed by one Administrative Officer Staff Grade C in Development Bureau, with the assistance of staff members in the relevant departments. As the work forms only part of the overall duties for the staff involved, we are unable to provide a separate breakdown of manpower resources just for this area of work in 2019-20 and 2020-21

2. Regarding wholesale conversion of IBs, private owners may submit a valid application to Lands Department (LandsD) from 2 April 2019 to 31 March 2022 for a special waiver with exemption of waiver fee to implement wholesale conversion of existing IBs aged 15 years or above in "Commercial", "Other Specified Uses" annotated "Business" and "Industrial" zones for uses permitted under the relevant Outline Zoning Plans, with an additional condition that 10% of the converted floor space should be designated for specific uses prescribed by Government. Where a proposed use applied for requires planning permission from the Town Planning Board (TPB), it must be obtained before the waiver application is submitted to LandsD. As at 29 February 2020, LandsD had received and was processing two waiver applications in relation to wholesale conversion. Separately, as at 29 February 2020, the TPB had received six applications for planning permission of proposed uses upon wholesale conversion, among which one was approved so that the owner concerned may submit an application for a special waiver to LandsD subsequently.

   Regarding redevelopment of IBs, private owners may apply to the TPB for relaxation of the maximum permissible non-domestic plot ratio by up to 20% within three years starting from 10 October 2018. The modified lease should be executed with full land premium charged under the prevailing mechanism within three years after the planning approval. As at 29 February 2020, of 41 applications received by the TPB (including three withdrawn), 16 applications were approved, while the remaining ones were being processed. In relation to the 16 applications with planning permission obtained, five owners have applied to LandsD for lease modification.

3. To help address concerns of some non-industrial sectors about reduction in supply of affordable operating space when IBs undergo wholesale conversion, exemption of waiver fees would be granted in relation to wholesale conversion of IBs on the condition that owners would designate 10% of converted gross floor area for specific uses prescribed by Government. This arrangement will help strike a balance between the objectives of incentivising wholesale conversion of IBs and encouraging the supply of space for specific uses to bring about wider community benefits. As the setting of the extra condition is a relatively new initiative and LandsD is processing only a few such waiver applications so far, Government will continue to monitor the market response and review the effectiveness of this measure in a timely manner.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0206)

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:

At present, there are 24 country parks and 22 special areas in Hong Kong, occupying 443 square kilometres of land. Facing serious shortage of land and deep-rooted housing problems, the Government should consider the actual needs in handling country park sites.

1. Will the Government consider commissioning the Hong Kong Housing Society to reactivate the study on the development of sites on periphery of country parks, including the previous feasibility studies on the sites in Shui Chuen O and Tai Lam, which cover over 40 hectares of land? If yes, what is the timetable for that? If not, what are the reasons?

2. Under the premise of protecting country parks, will the Government consider rezoning 3% (around 10 square kilometres) of the areas with relatively low ecological value on periphery of country parks or "Green Belt" sites between a town and a country park for housing purpose? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 11)

Reply:

1. As pointed out by the Task Force on Land Supply (TFLS) in its report submitted to the Government in December 2018, the option of developing areas on the periphery of country parks had failed to garner clear majority support from the general public. The TFLS had not included the development of country park periphery in the recommended package of land supply options for priority studies and implementation. In light of the strong reservation in the community and TFLS's recommendations, the Government in February 2019 announced that it would not at this stage consider

pursuing alternative land use of country park periphery as a land supply option and the relevant study undertaken by the Hong Kong Housing Society was halted. The Government will continue to focus on implementing the eight priority land supply options as recommended by the TFLS. Meanwhile, we do not have any plan to reactivate the study on developing the country park periphery.

2. As part of the multi-pronged land supply strategy, through two stages of review on "Green Belt" (GB) sites and ongoing land use reviews, the Government has over the past few years identified some 210 sites with potential for housing development in the short to medium term. Among these sites, 77 are GB sites that are formed, abandoned and not covered by vegetation but with potential for residential development, or GB sites covered by vegetation but with relatively low buffer and conservation value at the fringe of built-up areas that are in proximity with existing urban area and new town. These GB sites would be capable of providing over 114 000 housing units (over 80% for public housing) upon timely completion of relevant assessments, statutory planning and other relevant procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0400)

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 2020-21, the Development Bureau will launch the second round of applications of Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to owners-occupiers of old buildings. In this connection, will the Government inform this Committee of the following:

1. The number of applications received and the actual number of applications approved ever since the launch of the OBB 2.0, as well as the actual amount of funding involved;

2. The main reasons for rejecting the applications and whether the Government will consider further enhancing the scheme. If yes, what are the details? If no, what are the reasons?

Asked by: Hon LO Wai-kwok (LegCo internal reference no.: 29)

Reply:

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) at a commitment of $3 billion to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). The Urban Renewal Authority (URA) administers the scheme.

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. The Buildings Department (BD) proactively selects Category 2 buildings based on

risk assessment 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.

Having consulted URA, our reply to the question is set out below -

1. Regarding Category 1 buildings, the URA received 644 applications (involving 544 buildings) in the first round of applications. Among them, 64 applications were ineligible and one application was withdrawn by the applicant. There is therefore a total of 579 eligible applications, covering 479 buildings as Category 1 buildings (as application is made on the basis of Deed of Mutual Covenant (DMC) and some buildings may have more than one DMC, the number of buildings involved is smaller than the number of applications). These eligible applications have all been approved for participation under OBB 2.0. At the same time, BD had proactively selected some 340 buildings for participation in OBB 2.0 as Category 2 buildings as of January 2020.

   Subsidy of OBB 2.0 will be released to the owners in accordance with the progress of actual works done. As time is often needed for owners to organise and carry out the prescribed inspection and repair works, subsidy under the scheme has yet been released to the owners as of end February 2020.

2. The foregoing 64 applications were ineligible mainly because they involve buildings with domestic units exceeding the prescribed limits of average rateable value (RV), buildings without outstanding MBIS notices/pre-notification letters and/or buildings with age less than 50 years.

   Having regard to the positive responses for OBB 2.0, the Government announced in October 2019 the proposed injection of an additional $3 billion into OBB 2.0. Together with the original funding of $3 billion, it is expected that the number of buildings that could benefit from OBB 2.0 would double from some 2 500 buildings to some 5 000 buildings. In accordance with our original plan, we will accept applications from all eligible residential and composite buildings (i.e. buildings aged 50 or above with average RV rates at or below the prescribed thresholds) in the second round, irrespective of whether they have any outstanding MBIS notice(s) for the common parts of the buildings, to encourage the culture of voluntary compliance. Having regard to public calls for allowing younger buildings to apply, we will also relax the application criteria of the second round to allow also residential and composite buildings aged between 40 to 49 to apply, on the condition that they have outstanding MBIS notice(s) for the common parts of the buildings not yet complied with. URA aims to invite applications for the second round in the third quarter of 2020.

- End -

Reply Serial No.

DEVB(PL)057

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2293)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 last year, the Finance Committee of the Legislative Council has approved the creation of a non-recurrent commitment of $1 billion for the Government to implement a funding scheme to support the use of vacant government sites by non-governmental organisations. In this connection, will the Government inform this Committee of the following:

(a) Since the launch of the scheme, how many applications have been received and how many applications have been approved? What are the reasons for applications being rejected?

(b) Please set out, in tabular form, the organisations of which applications have been approved, the respective permitted uses of the vacant sites or school premises leased and the respective amounts of funding approved.

(c) Regarding the approved applications, what technical support has been provided by the Government to mitigate the difficulties faced by the applicant organisations and reduce the manpower and time required?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 103)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed and the assistance provided to non-government organisations are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0825)

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 117 of the Budget Speech that the Government will "examine the suitability of some 10 sites, which have been zoned for high-density housing development but without any development plans due to various reasons, for public housing development." Will the Government inform this Committee of the following:

1. Please set out the location, size, originally planned development intensity, the town plans involved, as well as the existing land condition of these 10 sites;

2. Please advise on the estimated earliest time for completion of the study report and the estimated earliest time for these sites to be made available for development.

3. In handling the problems barring the land from housing development, will the Government consider invoking the law, including the Land Resumption Ordinance, with a view to releasing the land as soon as possible to increase housing supply? If yes, will such work be implemented in the coming year? Has the Government prepared any estimates in relation to such work?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 18)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining

which of these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

For sites that are eventually confirmed to be selected for public housing developments, the Lands Resumption Ordinance (Cap. 124) and other applicable ordinances would be invoked to resume the private land involved for development of public housing.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0828)

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 noted in the Budget Speech that in 2020-21, the potential land supply under the Land Sale Programme, railway property development projects and private development/ redevelopment projects will provide a total of 15 700 units. In connection with railway property development projects and redevelopment projects, will the Government inform this Committee of the following:

1. How many railway property development projects and redevelopment projects are there for development of private housing in the coming five years? Please set out the details of such projects;

2. How many confirmed railway property development projects are there for housing and development purposes in the coming years? If there are such projects, please provide the details, site size and launch date thereof. The Development Bureau mentions specifically in the programme that it will take forward "the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building." Please advise on the progress of the relevant studies.

3. What specific measures will the Government take to expedite implementation of railway property development projects and redevelopment projects in order to increase land supply for housing?

Asked by: Hon MAK Mei-kuen (LegCo internal reference no.: 25)

Reply:

1. & 2. In 2020-21, three railway property development projects at LOHAS Park and Wong Chuk Hang Station are planned to be tendered, capable of providing a total of some 4 050 flats. For private development/redevelopment projects, the

forecast of 1 980 units from private projects subject to lease modification/land exchange, and 2 170 units from private projects not subject to lease modification/land exchange (i.e. a total of 4 150 units) is based on the average of the past ten years from 2010 to 2019 exclusive of the two years with the highest and the lowest supply figures, i.e. an average of the remaining eight years.

Following the established practice, railway property development projects expected to be tendered and the annual forecast for private development/redevelopment projects in years after 2020-21 will be announced on an annual basis, shortly before the start of the financial year.

The Government has also been exploring with the MTR Corporation Limited the development potential of 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.

The Siu Ho Wan Depot is a sizeable site estimated to provide no less than 14 000 residential units in the medium to long term. We intend to develop the site into a community with public and private housing as well as community facilities. In taking forward this large scale project, it is necessary to consider, among others, the interface between the depot operations and topside development in ensuring that normal operation of the existing workshop and depot will be maintained at all times to support the railway services. The details are being considered.

The Tung Chung Traction Substation and Pak Shing Kok Ventilation Building have also been identified as being suitable for smaller scale topside private residential developments. We will soon initiate rezoning processes for these sites according to the established procedures.

3. To expedite the processing of land disposal and private development/redevelopment projects involving lease modification/land exchange (including railway property development projects), the Lands Department (LandsD) has established two dedicated teams, namely Development Control Section (DCS) and Land Supply Section (LSS), in 2019. In order to expedite the approval of development submissions under lease, since 1 April 2019, the DCS with its centralised Building Plan Unit is responsible for handling the entire building plan checking process (together with the associated tree preservation and removal proposals and landscape plan submissions up to development completion) for new building plan submissions of residential sale sites and large-scale residential, commercial and industrial developments and redevelopments.

The LSS is tasked to handle land sale cases under the Government's Land Sale Programme and major lease modification/land exchange cases. The LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants of lease modification/land exchange with a view to addressing problematic issues expeditiously.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0832)

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 building maintenance and Urban Renewal Authority's (URA's) various redevelopment and rehabilitation works under the programme, will the Government inform this Committee of:

1. The respective numbers, by District Council district, private residential buildings in Hong Kong that are aged 30, 50 and 70 years or above.

2. Given the acute problem of ageing building stock, will the Government compile a responding strategy to address the problem, including updating URA's Urban Renewal Strategy and drawing on URA's Building Rehabilitation Strategy study currently underway to pursue a holistic approach that extends from rehabilitation to redevelopment?

3. Will the Government consider providing URA with additional resources and relevant manpower such that URA may become even more proactive in supporting the redevelopment and rehabilitation works?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 44)

Reply:

1. According to the records of the Buildings Department, the geographical distribution of private residential/composite buildings aged above 30 years, 50 years and 70 years as at end 2019 is tabulated below –

	Building Age (years)		
	Above 30	**Above 50**	**Above 70**
Central & Western	1 900	769	58
Eastern	1 123	412	18
Kowloon City	2 282	1 311	127
Kwai Tsing	195	16	4
Kwun Tong	385	132	0
North	438	194	43
Islands	601	22	0
Sai Kung	1 362	66	0
Sham Shui Po	1 503	827	41
Shatin	764	28	0
Southern	1 507	384	80
Tai Po	1 248	28	8
Tsuen Wan	416	140	5
Tuen Mun	415	6	1
Wan Chai	1 612	872	60
Wong Tai Sin	249	101	0
Yau Tsim Mong	2 076	1 387	81
Yuen Long	1 831	68	54
Total	**19 907**	**6 763**	**580**

2. The Urban Renewal Strategy (URS), updated in 2011 after public consultation, is a government strategy for adopting a comprehensive and holistic approach to rejuvenate older urban areas by way of redevelopment, rehabilitation, revitalisation and heritage preservation. 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). While 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 URS would also be examined in the context of the study. The Yau Mong District Study is expected to be completed within 2020.

Apart from redevelopment, building rehabilitation is an important part of urban renewal as it could extend the useful life of buildings with a view to slowing down the pace of urban decay, relieving the pressure on redevelopment and improving the living conditions of occupants. To this end, the Government and URA has been working closely together to implement a number of financial subsidy schemes and technical support schemes for building owners to assist building owners in discharging their responsibility in building rehabilitation.

Besides, in fulfilment of its responsibilities under the Urban Renewal Authority Ordinance (Cap. 563) to prevent the decay of built environment by promoting building rehabilitation of individual buildings, URA has commenced in mid-2017 a study on developing a Building Rehabilitation Strategy. The objective of the study is to formulate prospective rehabilitation strategies for rehabilitating buildings of different ages, establishing a preventive maintenance culture and furnishing building owners with all-round assistance for undertaking building rehabilitation. Based on the findings of the study, URA has been devising strategies in promoting good practices of preventive maintenance and raising public awareness on proper building maintenance.

3. Under the 2011 URS, the long-term objective of a self-financing urban renewal programme will continue to be upheld. That said, in addition to the $10 billion capital injected to URA upon its establishment, the Government will continue its support to URA through waiver of land premia for redevelopment sites and rehousing sites, and, where necessary, loans. Moreover, the Chief Executive, in her 2019 Policy Address, has entrusted URA with a new mission to actively provide more Starter Homes or other types of subsidised sale flats in its redevelopment projects, and stated that the Government will provide resources as appropriate to enable URA to continue carrying out its urban renewal mission.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1304)

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 of the Steering Committee on Land Supply (SCLS) and introducing the concept of land reserve as mentioned in the Budget Speech, will the Government inform this Committee of the following:

1. Regarding the SCLS led by the Financial Secretary, please set out the number of meetings held, the policy bureaux involved and the topics discussed over the past year;

2. Regarding introducing the concept of land reserve in future, has the Government conducted any relevant studies and assessed the impact of land reserve on the short to medium term housing production, number of sites sold and land sale revenue each year; and

3. Regarding the work direction of the SCLS next year, will it consider seeking opinions from different scholars and experts? What approach(es) will the various government departments take to implement the decisions and proposals?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 1)

Reply:

1. & 2.

To strengthen the Government's high-level steer in overseeing and co-ordinating the strategy and planning of land supply, the composition of the Steering Committee on Land Supply (SCLS) has been expanded with effect from April 2019 to include all the Directors of Bureaux, relevant Heads of Department and the Government Economist as standing members. Since then, four meetings have been held. One of the

immediate tasks of the revamped SCLS is to re-assess 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. Specifically, with strategic inputs from all relevant policy bureaux, SCLS has adopted a vision-driven and forward-looking approach in providing steer to the reassessment and updating of the future land requirements of Hong Kong, with the concept of land reserve in mind, under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+). The updated forecast on the demand and supply of land will be incorporated into the finalised strategy of Hong Kong 2030+ scheduled for promulgation in the second quarter of this year. Besides, the SCLS co-ordinated cross-bureaux efforts and monitored progress of the implementation of land supply strategy and major land supply initiatives and projects to ensure that they were taken forward in a timely and effective manner.

3. The SCLS is an inter-departmental forum within the Government to co-ordinate work on planning, development and land supply. While the work of and discussion in SCLS only involve Government officials, relevant bureaux and departments (B/Ds) will continue to engage stakeholders in the community as and when appropriate in taking forward various land supply initiatives. B/Ds will also submit progress reports on major land supply initiatives and projects to the SCLS and seek SCLS's steer on the way forward in accordance with its terms of reference.

- End -

Reply Serial No.

DEVB(PL)062

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1306)

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 noted in paragraph 117 of the 2020-21 Budget Speech that the Planning Department will commence technical studies on the first batch of shortlisted brownfield clusters suitable for public housing development as soon as possible. It is estimated to provide over 20 000 public housing units, with the details to be announced by the Development Bureau in due course. Will the Government inform this Committee of the following:

a) The location of the first batch of shortlisted brownfield clusters suitable for public housing development.
b) The requirements which the first batch of shortlisted brownfield clusters suitable for public housing development need to meet.
c) The timetable for the announcement of details by the Development Bureau.
d) The study to be conducted in the next step regarding development and utilisation of brownfield sites, and whether there will be any holistic planning on the affected areas.

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 35)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1307)

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. In relation to paragraph 120 on page 32 of the 2020-21 Budget Speech, what is the content of the concept of land reserve? Does it mean that the Government will not build a land reserve in the short term?

2. Further to the above, if the Government is not going to build an actual land reserve, will the Government adopt any other methods, for example land resumption, as the main approach of development? Has the Government assessed the respective impacts of introducing a land reserve/the concept of land reserve?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 36)

Reply:

Hong Kong has been struggling to catch up in making available adequate land for various social and economic needs. To free the city of the land constraint, the Steering Committee on Land Supply has incorporated the concept of building a land reserve into our revised land demand and supply analysis. Specifically, in projecting our demand for land over the long term, say over the next 30 years, we should not only factor in the land required for coping with the anticipated increase in population and delivering committed provision standards. We should also take into account the land required for enabling potential improvements in provision standards which may be examined in future (such as those for good quality living environment) and for capitalising on unforeseen opportunities. The revised land demand incorporating potential needs beyond those generated by population increase and committed provision standards will be a manifestation of the concept of land reserve. The overall demand and supply forecast so worked out will be incorporated in the finalised strategy of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" scheduled for promulgation in the second quarter of this year.

The Government will continue to take a multi-pronged approach in identifying and creating land to meet the projected demand, under which Government-led resumption and change of use to implement New Development Areas or individual public housing projects will continue to be a core part of our land creation efforts.

- End -

Reply Serial No.

DEVB(PL)064

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2029)

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:

In relation to working "in collaboration with the Urban Renewal Authority, continue to implement Operation 2.0", will the Government inform this Committee of the following:

1. The breakdown by age and respective districts of participant buildings of the "Operation Building Bright" and the "Operation Building Bright 2.0";

2. The distribution of private residential buildings in Hong Kong broken down by building age in tabular form.

District	Building Age (years)					
	Less than 10	10-19	20-29	30-39	40-49	50 or above
Central and Western						
Eastern						
Kowloon City						
Kwai Tsing						
Kwun Tong						
North						
Islands						
Sai Kung						
Sham Shui Po						
Sha Tin						
Southern						
Tai Po						
Tsuen Wan						
Tuen Mun						
Wan Chai						
Wong Tai Sin						
Yau Tsim Mong						
Yuen Long						
Total						

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

Reply:

Operation Building Bright (OBB) is a special one-off measure launched in 2009 amidst the financial tsunami, and its application period ended in 2010. It aims to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme.

Our replies to the specific questions raised are set out below -

1. The geographical distribution of buildings which have participated/are participating in OBB and OBB 2.0 (first round application) in different age groups as of end 2019 are set out below -

District	**OBB**				**OBB 2.0**
	Building Age (years) (1)				**Building Age (years) (1)**
	30-39	**40-49**	**50 or above**	**Total**	**50 or above**
Central & Western	4	105	120	229	59
Eastern	0	70	146	216	54
Kowloon City	2	111	490	603	154
Kwai Tsing	4	54	6	64	0
Kwun Tong	12	71	67	150	12
North	0	4	12	16	2
Islands	0	0	0	0	0
Sai Kung	0	0	0	0	1
Sham Shui Po	12	72	465	549	174
Shatin	0	10	0	10	0
Southern	1	15	22	38	14
Tai Po	0	23	8	31	2
Tsuen Wan	0	52	90	142	31
Tuen Mun	2	16	0	18	0
Wan Chai	4	50	127	181	51
Wong Tai Sin	0	22	20	42	21
Yau Tsim Mong	8	126	493	627	230
Yuen Long	2	109	4	115	1
Total	**51**	**910**	**2 070**	**3 031**	**806**

Note[1]: Amongst other eligibility criteria, only buildings aged at or above 30 are eligible to join OBB; whereas only buildings aged at or above 50 are eligible to join the first round of application for OBB 2.0.

2. The geographical distribution of private residential and composite buildings of different age groups as of end 2019 is set out below -

District	**Building Age (years)**					
	Under 10	**10-19**	**20-29**	**30-39**	**40-49**	**50 or above**
Central & Western	140	202	334	461	676	817
Eastern	55	58	134	439	312	422
Kowloon City	220	212	237	467	529	1 334
Kwai Tsing	4	25	77	90	95	17
Kwun Tong	6	5	70	113	133	139
North	324	572	359	146	122	201
Islands	217	262	296	609	60	23
Sai Kung	264	267	507	1 082	440	68
Sham Shui Po	88	108	199	302	379	850
Shatin	456	173	311	678	97	29
Southern	195	391	684	682	498	394
Tai Po	167	803	784	1 261	107	31
Tsuen Wan	62	117	134	150	146	151
Tuen Mun	368	262	296	378	94	7
Wan Chai	101	77	135	285	451	904
Wong Tai Sin	17	23	44	39	111	115
Yau Tsim Mong	61	172	124	193	475	1 424
Yuen Long	551	1 091	1 823	1 681	257	70
Total	**3 296**	**4 820**	**6 548**	**9 056**	**4 982**	**6 996**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2030)

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)

(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:

In connection with working in "collaboration with the Urban Renewal Authority to assist owners of old and dilapidated buildings to comply with the requirements under the Mandatory Building Inspection Scheme", please provide the respective numbers of applications for services and subsidies approved by the Urban Renewal Authority, expenditures involved and subsidy amounts under the "Common Area Repair Works Subsidy", "Operation Building Bright 2.0", "Fire Safety Improvement Works Subsidy Scheme", "Lift Modernisation Subsidy Scheme", "Mandatory Building Inspection Subsidy Scheme", "Smart Tender Building Rehabilitation Facilitating Services", "Home Renovation Interest-free Loan", "Common Area Repair Works Hardship Grant" and "Home Renovation Hardship Grant" of the "Integrated Building Rehabilitation Assistance Scheme" over the past three years?

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

Reply:

Operation Building Bright 2.0 (OBB 2.0), Fire Safety Improvement Works Subsidy Scheme (FSWS) and Lift Modernisation Subsidy Scheme (LIMSS)

As the Government's partner in implementing OBB 2.0, FSWS and LIMSS, the Urban Renewal Authority (URA) is responsible for administering the schemes.

The first round of applications for OBB 2.0 and FSWS were invited in 2018 while the first round of applications for LIMSS were invited in 2019; as of end 2019, 579[1], 2007[2] and 611 applications were approved under the three schemes respectively. No subsidy has yet to be approved under the three schemes as it would take time to organise and carry out the works.

"Smart Tender" Building Rehabilitation Facilitating Services ("Smart Tender")

"Smart Tender" is a fee-charging service launched by URA in 2016 which seeks to recover the cost incurred. In 2017, the Government rolled out a concessionary scheme to subsidise the fee to be paid by owners. The number of applications approved and the amount of subsidy granted by Government are set out as follows –

No. of applications approved [(a)]			**Subsidy involved ($ million)**		
2017	**2018**	**2019**	**2017**	**2018**	**2019**
100	415	441	-	8.41	7.05

Other schemes funded by URA with its own resources

Figures provided by the URA with respect to other schemes funded with its own resources over the past three years (i.e. 2017-2019) are set out below –

Schemes	**No. of applications approved [(a)]**			**Amount of subsidy / loan involved [(a)] ($ million)**		
	2017	**2018**	**2019**	**2017**	**2018**	**2019**
Mandatory Building Inspection Subsidy Scheme[(b)]	46	24	80	1.33	0.95	3.12
Home Renovation Interest-free Loan[(c)]	73	63	51	1.51	1.11	0.99
Home Renovation Hardship Grant [(c)]	63	53	50	0.58	0.48	0.48
Common Area Repair Works Subsidy[(b)]	181	117	57	46.06	29.06	15.65
Common Area Repair Works Hardship Grant[(c)]	190	653	201	1.71	5.70	1.80

[1] Include only applications for Category 1 buildings where the owners are prepared to take up the organization of the inspection and repair works prescribed under the Mandatory Building Inspection Scheme (MBIS). In addition to the applications for Category 1 buildings, BD has also selected 327 buildings as Category 2 buildings on risk basis and will exercise its statutory authority to carry out the requisite inspection and repair works under MBIS in default of the owners concerned. No application is required for Category 2 buildings.

[2] Excluding those on waiting list.

Note [a] The figures do not necessarily relate to the applications received in the same year.
Note [b] Applications are based on owners' corporation or all owners of the building.
Note [c] Applications are based on households.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0023)

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 115 of the Budget speech, the Financial Secretary has mentioned that "in the medium to long term, various new development area projects will bring about over 210 000 housing units. In particular, the first parcel of housing land under the Tung Chung East reclamation works is ready for handover next month, and is expected to provide 10 000 public housing units in the first quarter of 2024. The land resumption exercise for Kwu Tung North/Fanling North new development area commenced last year, with a view to enabling the first population intake of the public housing development in 2027. Besides, upon funding approval by the LegCo, we will commence in the second half of the year the first phase of the works for Hung Shui Kiu/Ha Tsuen new development area. As for the Yuen Long South development, the statutory planning process will commence soon, and we will strive to have the first batch of public housing units in place in 2028." In this regard, will the Administration inform this Committee of the distribution by district of the developments to be completed as well as the specific locations, construction costs involved, numbers of flats to be completed and flat types of these aforementioned developments?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 19)

Reply:

The distribution by district, flat production and type, as well as the construction costs of the new development area and new town extension projects are set out in the table below. Given that these are large scale projects involving different construction phases spanning across many years, the construction costs (Note 1) set out below reflect the costs approved by or being applied from the Legislative Council (LegCo) under the Public Works Programme (excluding block allocations) up to March 2020.

	Flat Production and Type Upon Full Development	Construction Costs (refer to those for site formation and infrastructure works, but not housing development. See Note 1) ($million in money-of-the-day prices)
North District		
Kwu Tung North / Fanling North new development area	Public housing: 48 500 Private housing: 23 300 Total: 71 800	First phase development: 18,216.5 (approved by LegCo on 3 May 2019) Remaining phase development: construction cost to be estimated upon completion of detailed design
Yuen Long District		
Hung Shui Kiu / Ha Tsuen new development area	Public housing: 31 200 Private housing: 29 800 Total: 61 000 Flat number and mix subject to review during detailed design for second phase development	First phase development : 1,630.2 (LegCo's approval being sought) Second and remaining phase developments: construction cost to be estimated upon completion of detailed design
Yuen Long South development	Public housing: 17 300 Private housing: 11 200 Total: 28 500 Flat number and mix as well as development phasing subject to review during detailed design stage	Construction cost to be estimated upon completion of detailed design
Islands District		
Tung Chung new town extension	Public housing: 34 400 Private housing: 17 400 Total: 51 800 (Note 2) Flat number and mix subject to review during detailed design stage	Reclamation and advance works for Tung Chung East: 20,210 (approved by LegCo on 13 October 2017) Construction cost for remaining phases to be estimated upon completion of detailed design

Note 1: The construction cost includes mainly the site formation and infrastructure works. Costs related to land resumption and clearance, detailed design and site investigation, and building construction are not included.

Note 2: Included in the "public housing" and "total" are 2 200 additional public housing units for Tung Chung Area 99 and Area 100 that are considered technically feasible for an increase in development intensity subject to Town Planning Board's approval, which will bring the overall flat production for TCNTE from 49,600 to 51,800.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0030)

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 116 of the Budget speech, the Financial Secretary has mentioned that "as for rezoning sites for housing development, we have rezoned 135 sites for providing over 147 000 public housing units and approximately 44 000 private housing units over the past six years. Rezoning for another 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. We will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing." In this regard, will the Administration inform this Committee of the number of units (both private and public housing) based on the distribution of districts for the aforementioned rezoning sites, the estimated completion dates and flat types of these rezoning sites going to provide.

Asked by: Hon SHEK Lai-him, Abraham (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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of these 147 sites is set out at the **Annex**.

As for the 25 sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and stakeholders on the rezoning proposals as appropriate, 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.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, 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 building works as soon as practicable.

Annex

Information on 147 Potential Housing Sites with rezoning procedures completed/ in progress (as at early March 2020)

(I) 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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 3): 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
	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 3): 7 sites		***13.58***	***10 580 (Public: 8 920 Private: 1 660)***
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 3): 4 sites		***2.75***	***2 640 (Public: 1 050 Private: 1 590)***
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	860
	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

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	Private	1.83	1 220
	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 (Note32): 12 sites		***8.45***	***8 600 (Public: 5 770 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
	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 3): 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
	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 cum Ching Hong Road North project Phase 3	Public	1.17	1 680
	Subtotal (Note 3): 5 sites		***4.22***	***5 370 (Public: 4 480 Private: 890)***
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 3): 6 sites		***5.12***	***4 700 (Public: 970 Private: 3 730)***

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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
	Subtotal (Note 3): 3 sites		***0.32***	***310 (Private: 310)***
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 3): 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	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	2.95	2 700
	Subtotal (Note 3): 9 sites		***20.67***	***19 280 (Public: 16 780 Private: 2 500)***
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public	0.29	270
	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	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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 3): 19 sites		***33.68***	***26 730 (Public: 23 370 Private: 3 360)***
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	4.13	660
	Lo Fai Road (Western Portion)			
	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			
	Chung Nga Road West, Tai Po	Public	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	1.08	150

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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 3): 15 sites		***38.99***	***18 000 (Public: 7 800 Private: 10 200)***
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
	Former Fanling Magistracy, Fanling	Public	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	2.57	3 520
	Po Shek Wu Road, Fanling	Public	1.38	1 800
	Subtotal (Note 3): 10 sites		***30.08***	***27 610 (Public: 27 570 Private: 40)***
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
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
	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	950
	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		
	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
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	2.46	940
	Subtotal (Note32): 24 sites		***36.5***	***24 700 (Public: 13 480 Private: 11 220)***

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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	551
	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			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 3): 13 sites		***53.1***	***37 370 (Public: 33 570 Private: 3 800)***
Total (Note 3): 135 sites			**252.73**	**190 900 (Public: 147 300 Private: 43 600)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The 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.

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

(II) 12 potential housing sites with statutory rezoning procedures initiated/ in progress

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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		
	Subtotal (Note 3): 2 sites		***2.88***	***2 340 (Public: 2 340)***
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
	Subtotal (Note 3): 1 site		***0.25***	***300 (Private: 300)***
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	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
	Subtotal (Note 3): 3 sites		***4.58***	***6 570 (Public: 6 570)***
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
	Lai Kong Street, Kwai Chung	Private	0.38	410
	Subtotal (Note 3): 4 sites		***1.56***	***1 860 (Public: 1 450; Private: 410)***
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
	Subtotal (Note 3): 2 sites		***1.05***	***230 (Private: 230)***
	Total (Note 3): 12 sites		**10.32**	**11 300 (Public: 10 400 Private: 900)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The 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.

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

- End –

Reply Serial No.

DEVB(PL)068

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0040)

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 2020-21, it is mentioned that the Administration will "oversee the assessment by the PlanD of brownfield sites that might have potential for developing public housing but had not been covered by new development areas or other development projects, and the subsequent detailed studies to be conducted" and "oversee the conduct of a market sounding-out exercise to assist the formulation of policy strategies and implementation measures for accommodating operations on brownfield sites in a more land-efficient manner in light of the needs of economic development". In this regard, does the Administration have the statistics for the distribution, location, size and condition of all brownfield sites in Hong Kong? If yes, of the details; if no, of the reasons. What are the criteria for brownfield sites which will be considered for the construction of public housing? What kind of support or measure will the Administration introduce so as to stimulate private development of local brownfield sites?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 31)

Reply:

Planning Department (PlanD) released the findings of "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" ("the Brownfield Study") in November 2019. Development Bureau also briefed the Panel on Development on the findings of the Brownfield Study and Government's follow-up actions on 26 November 2019. For statistics and information asked for about brownfield sites in the New Territories, please refer to LC Paper No. CB(1)160/19-20(06) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/dev20191126cb1-160-6-e.pdf).

As shown in the Brownfield Study, there are 450 hectares (ha) of brownfield sites in the New Territories that are not covered by new development areas or other development projects, but might have relatively higher possible development potential in view of the proximity to existing new towns and major highways, as well as the larger size of land in each site. As announced in the 2019 Policy Address, PlanD is assessing, by phases, how many of the 450 ha brownfield sites would be suitable for public housing development, taking into account such considerations as land use compatibility and site constraints. In this regard, PlanD has completed the first-phase review of 160 ha of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. Details about the shortlisted clusters are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf). PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

Meanwhile, we are finalising details of the Land Sharing Pilot Scheme in light of the comments received in the past few months, with a view to launching the scheme in the first half of 2020. The scheme is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots (including brownfield sites not already earmarked for public housing developments and other public purposes) with consolidated ownership and located in eligible geographical areas, so as to speed up short- to medium-term housing supply.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0041)

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

Subhead (No. & title): (700) General non-recurrent

(Item 878 Building Maintenance Grant Scheme for Needy Owners)

Programme: (2) Building, 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 2020-21, the Administration mentions that it will "launch the Building Maintenance Grant Scheme for Needy Owners upon finalisation of the details of the scheme". In this regard, when will the Administration report to this Council for the details of this scheme? What are the timetable and target of this scheme? How many needy owners will be benefited from this scheme?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 32)

Reply:

The Government launched the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) in partnership with the Hong Kong Housing Society (HKHS) at a total commitment of $1 billion in 2008. Under BMGSEO, elderly owner-occupiers aged 60 or above who satisfy the prescribed means tests may apply for a maximum grant of $40,000 for undertaking a wide range of specified repair and maintenance works within their premises and/or for the common areas of their buildings.

In view of general public support for the scheme and its effectiveness in achieving its objective, the Government proposed in October 2019 to inject an additional $2 billion into BMGSEO and introduce a number of enhancements to the scheme. The proposed enhancements include expanding the scope of beneficiaries to include owner-occupiers who are recipients of Comprehensive Social Security Assistance or the Disability Allowance (subject to income and asset tests); raising the asset limit for elderly applicants from two to three times of the asset limit of the Normal Old Age Living Allowance; and increasing the maximum amount of grant from $40,000 to $80,000 per case. To reflect its enhanced

scope, the scheme will be rechristened as the "Building Maintenance Grant Scheme for Needy Owners" (BMGSNO). In view of the evolvement of the roles of HKHS and the Urban Renewal Authority (URA), and to provide more integrated services to owners who may benefit from various building subsidy schemes, URA will take over the administration of BMGSNO. It is expected that the additional $2 billion funding injection would benefit about 25 000 needy owner-occupiers.

We consulted the Legislative Council Panel on Development on the details of BMGSNO on 16 December 2019 via LC paper no. CB(1)230/19-20(06), and Members indicated support for our proposal. Currently, URA is working with HKHS in preparation of the launch of the new scheme. Meanwhile, HKHS will continue to accept applications under BMGSEO until the launch of BMGSNO to ensure a smooth transition. The funding injection of $2 billion is being sought via the Appropriation Bill 2020. Subject to funding approval, we plan to launch the scheme in the 3rd quarter of 2020.

- End -

Reply Serial No.

DEVB(PL)070

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3012)

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 view of the sale of sites by tender in Kai Tak, applications had been abandonded and rejected. Will the Administration consider amending the land use of these sites for commercial use and hotels to private residential housing? If yes, when? If no, why not?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 79)

Reply:

Taking into account the potential commercial land supply in the coming few years and the past tender results of commercial sites located in Kai Tak runway tip, the Government is studying the feasibility of converting three commercial sites at the runway tip (namely Kai Tak Area 4B Site 5 (NKIL 6592), Kai Tak Area 4C Site 4 (NKIL 6546) and Kai Tak Area 4C Site 5 (NKIL 6547)) for housing use. The Government will further consider the way forward of these three sites taking account of the results of the abovementioned study.

- End -

Reply Serial No.

DEVB(PL)071

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3098)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 "$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes":

1. What are the number of approved applications, name of the respective organisation, nature of use, completion date, tenancy term, and the grant amount to each approved project since the scheme was launched?

2. What are the number of rejected applications, name of the respective organisation, nature of use and the reasons for rejection since the scheme was launched?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 311)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0778)

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, to meet the needs of economic development, the Government will include six commercial sites in the Land Sale Programme, estimated to provide about 830 000 square metres of floor area. Will the Government inform this Committee of the following:

1. the floor area to be made available to the wholesale and retail trades (by site in tabular form), and

2. the floor area that were made available to the wholesale and retail trades in each of the past ten years (by year in tabular form).

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 5)

Reply:

In general, the buildings to be constructed on commercial sites and their type of users (including whether some floor areas will be devoted to office/wholesale/retail/hotel use) are subject to the statutory planning control of individual sites, 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 purchasers.

1. The 2020-21 Land Sale Programme includes six commercial sites, capable of providing about 833 700 square metres of gross floor area (GFA) in total. The specific development requirements to be set out in the Conditions of Sale will be announced in the context of tender invitation. Meanwhile, the site details are set out in the table below:

Item	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (Note 3)	Estimated total maximum GFA (square metres) (about) (Note 4)
1.	Caroline Hill Road, Causeway Bay, Hong Kong (IL 8945)	Commercial	1.4800	100 000
2.	Man Yiu Street, New Central Harbourfront, Hong Kong (IL 9088)	Commercial	4.7967	171 200
3.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9400	229 400
4.	Kai Tak Area 2A Site 1, Kowloon (NKIL 6589)	Commercial	1.9800	130 680
5.	Kai Tak Area 2A Site 2 and Area 2A Site 3, Kowloon (NKIL 6590)	Commercial	1.2300	85 520
6.	Area 57, Tung Chung, Lantau Island (TCTL 45)	Commercial	1.2300	116 900

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: The details of commercial uses to be provided on site are subject to the factors set out in the preamble of this reply.

Note 3: Actual site area is subject to survey.

Note 4: Estimated total maximum GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

2. There is no specific GFA requirement for retail and wholesale uses under the leases for the commercial sites sold under the Land Sale Programme in the past five financial years (i.e. from 1 April 2015 up to 31 March 2020). We do not have readily available information on the GFA that has eventually been used for retail and wholesale on these sites.

- End –

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1744)

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 related expenses to be incurred by the Office of the Secretary for Development in 2020-21, please tabulate the following information:

(1) the estimated expenditures on the (i) salaries, (ii) benefits and allowances, (iii) job-related allowances, (iv) Mandatory Provident Fund (MPF) contribution and (v) other allowances and contribution (please specify) 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. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Salaries	(ii) Benefits and allowances	(iii) Job-related allowances	(iv) MPF contribution	(v) Other allowances and contribution (please specify)
(a) SDEV					
(b) USDEV					
(c) PA to SDEV					
(d) Total estimated expenditure of the Bureau					

(2) the estimated expenditures on the benefits and allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following four categories of expenditures: (i) their medical and dental benefits, (ii) the medical and dental benefits of their spouses, (iii) their leave passage allowances and (iv) the leave passage allowances of their spouses. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Medical and dental benefits	(ii) Medical and dental benefits of spouses	(iii) Leave passage allowances	(iv) Leave passage allowances of spouses
(a) SDEV				
(b) USDEV				
(c) PA to SDEV				
(d) Total estimated expenditure of the Bureau				

(3) the estimated expenditures on the (i) government vehicle services and (ii) security arrangements for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above;

	(i) Cars and chauffeur services	(ii) Security arrangements
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

(4) the estimated expenditures on the job-related allowances for (a) SDEV, (b) USDEV and (c) PA to SDEV in this financial year, including the following two categories of expenditures: (i) official entertainment and (ii) passage for duty visits. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above; and

	(i) Official entertainment	(ii) Passage for duty visits
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

(5) the estimated expenditures on the end-of-contract gratuity for (a) SDEV, (b) USDEV and (c) PA to SDEV upon the completion of their term of office, including the following two categories of expenditures: (i) end-of-contract gratuity and (ii) related allowances. If the above estimated expenditures of the three politically appointed officials are not included in their personal emoluments but are part of the estimated operating expenditure of the Bureau, please provide (d) the estimated expenditure of the Bureau on the items above.

	(i) End-of-contract gratuity	(ii) Related allowances
(a) SDEV		
(b) USDEV		
(c) PA to SDEV		
(d) Total estimated expenditure of the Bureau		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 4)

Reply:

In the 2020-21 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 $4.18 million, $3.13 million and $1.46 million respectively. A sum of $18,000 has been earmarked for the Mandatory Provident Fund contribution for each of the above-mentioned positions.

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. According to the remuneration package for politically appointed officials, SDEV, USDEV and PA to SDEV are not entitled to any end-of-contract gratuity and related allowances other than the Mandatory Provident Fund contribution by the Government.

The provisions in the 2020-21 estimates for official entertainment and for the passage for duty visits for the Planning and Lands Branch of Development Bureau (including the provision for the Office of SDEV) are $0.32 million and $0.33 million respectively. There is no breakdown on the estimated expenditures on these two items solely for the Office of SDEV.

Our Bureau has no funding earmarked for SDEV, USDEV and PA to SDEV on other benefits and allowances including job-related allowances, leave passage allowance and security arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1770)

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 reference to the private housing land supply analysis in the land sale programme briefings, please further inform this Committee of the lot number, address/location, site area, maximum gross floor area (GFA) and estimated number of units to be produced of each site in the past five years, broken down by the source of land supply (government land sale, railway property development projects, Urban Renewal Authority projects, private development/redevelopment projects subject to lease modification/land exchange, private development projects not subject to lease modification/land exchange). Please set out the reply as shown in the following table:

Year	Source of Land Supply	Lot Number	Address/Location	Site Area	Maximum GFA	Number of Units

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 30)

Reply:

Details of the residential sites/projects in the past five financial years (from 2015-16 up to end of February 2020 for Financial Year 2020-21) by different sources of private housing land supply are set out in the table below.

I. Government land sale (Note 1)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories (TMTL 539)	0.4831	Not specified	530
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 500)	2.4336	72 960 m^2	1 220
3	Fa Peng Road, Cheung Chau, New Territories (Lot 1872 in DD Cheung Chau)	0.3410	2 728 m^2	40
4	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 541)	2.7000	78 200 m^2	1 290
5	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories (Lot 2115 in DD 105)	0.8754	4 201 m^2	60
6	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 226)	1.7121	61 635 m^2	730
7	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 542)	0.8190	10 647 m^2	180
8	Yin Ping Road, Tai Wo Ping, Kowloon (NKIL 6542)	2.0401	58 750 m^2	980
9	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories (TPTL 221)	3.7696	107 100 m^2	1 790
10	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 497)	0.6800	24 480 m^2	410
11	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon (NKIL 6534)	0.3173	28 557 m^2	480
12	Sheung Shing Street, Ho Man Tin, Kowloon (KIL 11257)	0.9074	54 444 m^2	910

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
13	Wong Ma Kok Road, Stanley, Hong Kong (RBL 1201)	2.5300	21 000 m^2	210
14	Tai Po Road - Sha Tin Heights, Sha Tin, New Territories (STTL 610)	0.3300	8 250 m^2	140
2016-17				
1	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 227)	2.8685	103 266 m^2	1 220
2	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	0.6200	Not specified	740
3	Castle Peak Road - Tai Lam, Tuen Mun, New Territories (TMTL 523)	0.7578	27 280 m^2	450
4	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 228)	1.0646	38 325 m^2	450
5	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories (TPTL 230)	2.7735	24 128 m^2	350
6	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon (YTIL 44)	1.0530	52 650 m^2	730
7	To Shek, Sha Tin, New Territories (STTL 609)	1.3500	40 320 m^2	670
8	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 547)	1.5400	61 600 m^2	1 030
9	Tsing Ha Lane, Area 20, Tuen Mun, New Territories (TMTL 516)	0.5317	19 141 m^2	320
10	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	2.8457	34 148 m^2	490
11	Lai Ping Road, Kau To, Sha Tin, New Territories (STTL 614)	0.6299	22 676 m^2	380
12	Lung Cheung Road, Beacon Hill, Kowloon (NKIL 6533)	2.1849	31 844 m^2	350

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
13	Kai Tak Area 1K Site 3, Kai Tak, Kowloon (NKIL 6565)	1.1262	60 814 m^2	680
14	Off Sin Fat Road, Kwun Tong, Kowloon (NKIL 6584)	1.8261	76 788 m^2	1 280
15	Lo Fai Road, Tai Po, New Territories (TPTL 223)	2.1448	31 223 m^2	450
16	Lo Fai Road, Tai Po, New Territories (TPTL 229)	1.0288	14 977 m^2	210
17	Kai Tak Area 1L Site 3, Kai Tak, Kowloon (NKIL 6562)	0.8803	36 972 m^2	620
18	Kai Tak Area 1K Site 2, Kai Tak, Kowloon (NKIL 6566)	0.9700	53 350 m^2	870
19	Kai Tak Area 1L Site 1, Kai Tak, Kowloon (NKIL 6564)	0.7318	39 517 m^2	660
20	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	1.1761	70 800 m^2	1 420
21	Kai Tak Area 1L Site 2, Kai Tak, Kowloon (NKIL 6563)	0.9482	51 202 m^2	850
2017-18				
1	Kai Tak Area 1K Site 1, Kai Tak, Kowloon (NKIL 6567)	0.9721	53 465 m^2	870
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	1.2205	43 938 m^2	730
3	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	0.4620	11 088 m^2	190
4	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	0.2480	992 m^2	15
5	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	0.7660	5 450 m^2	80

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
6	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	1.9348	91 770 m^2	1 260
7	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	0.0201	866 m^2	15
8	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	1.1262	40 543 m^2	680
9	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	0.5354	24 093 m^2	400
10	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	0.1336	Not specified	130
11	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	1.6556	131 495 m^2	1 470
2018-19				
1	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	0.3680	33 120 m^2	500
2	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	0.1748	943.9 m^2	20
3	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	0.9706	53 383 m^2	710
4	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	0.5503	2 201 m^2	30
5	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	0.9708	53 394 m^2	710
6	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	0.2692	1 076 m^2	15
7	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	0.9048	55 192 m^2	740

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum gross floor area (GFA) (Note 2)	Estimated Flat Number (Note 3)
8	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	1.0956	60 258 m^2	770
9	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	3.2900	88 200 m^2	1 110
10	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 738 in DD 332)	2.0600	8 240 m^2	120
11	Tai Kei Leng, Yuen Long, New Territories (Lot 5382 in DD 116)	0.1119	3 916.5 m^2	80
12	Kai Tak Area 4B Site 1, Kai Tak, Kowloon (NKIL 6576)	0.9583	67 081 m^2	890
13	Kai Tak Area 4C Site 2, Kai Tak, Kowloon (NKIL 6552)	0.9765	59 566 m^2	770
2019-20 (up to end of February 2020)				
1	Kai Tak Area 4C Site 1, Kai Tak, Kowloon (NKIL 6553)	0.9481	66 367 m^2	860
2	Kai Tak Area 4A Site 1, Kai Tak, Kowloon (NKIL 6577)	1.6385	99 948 m^2	1 250
3	Junction of King Sau Lane and King Fung Path, Tuen Mun, New Territories (TMTL 549)	0.1058	3 490.7 m^2	60
4	Kai Tak Area 4A Site 2, Kai Tak, Kowloon (NKIL 6554)	1.8353	111 953 m^2 (108 281 m^2)	1 290
5	135 Tai Hang Road, Hong Kong (IL 9076)	0.3990	11 970 m^2	80
6	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 518)	1.3538	54 152 m^2	900

II. Railway property development projects (including projects of the MTR Corporation Limited (MTRCL) and Kowloon-Canton Railway Corporation (KCRC) **(Note 1)**

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	Tseung Kwan O Area 86 Package 7 (TKOTL 70 S.A & RP)	5.0275	114 760 m^2	1 250
2	Yuen Long Station (YLTL 510)	3.9100	137 990m^2	1 880
3	Tseung Kwan O Area 86 Package 8 (TKOTL 70 S.A and R.P.)	1.6638	97 000 m^2	1 430
4	Tseung Kwan O Area 86 Package 9 (TKOTL 70 S.A and R.P.)	1.2865	104 110 m^2	1 780
5	Tseung Kwan O Area 86 Package 10 (TKOTL 70 S.A and R.P.)	0.7975	75 400 m^2	1 170
2016-17				
1	Ho Man Tin Station Package 1 (KIL 11264)	2.1634	69 000 m^2	1 000
2	Wong Chuk Hang Station - Package 1 (AIL 467)	1.1199	53 600 m^2	800
2017-18				
1	West Rail Kam Sheung Road Station Package 1 (Lot 1040 in DD 103)	4.1687	114 896 m^2	2 000
2	Wong Chuk Hang Station - Package 2 (AIL 467)	0.8572	45 800 m^2	600
2018-19				
1	Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (NKIL 6602)	0.4030	30 225 m^2	500
2	Wong Chuk Hang Station - Package 3 (AIL 467)	2.2383	139 900m^2	1 200
3	Ho Man Tin Station Package 2 (KIL 11264)	1.2042	59 400 m^2	1 000
4	Tseung Kwan O Area 86 Package 11 (TKOTL 70 S.A & R.P.)	1.1794	88 858 m^2	1 850

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2019-20 (up to end of February 2020)				
1	Wong Chuk Hang Station - Package 4 (AIL 467)	0.6040	59 300 m^2	800
2	Tseung Kwan O Area 86 Package 12 (TKOTL 70 S.A and R.P.)	1.6019	89 290 m^2	2 000

III. Projects of Urban Renewal Authority (URA) (Note 1)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (KIL 11244)	0.2711	24 399 m^2	490
2	Sai Wan Ho Street, Shau Kei Wan (SIL 853)	0.071	Not specified	120
3	205-211A Hai Tan Street, Sham Shui Po (NKIL 6545)	0.042	3 804 m^2	70
4	Pak Tai Street/San Shan Road, Ma Tau Kok (KIL 11245)	0.1087	9 783 m^2	160
5	Kowloon City Road/Sheung Heung Road, Ma Tau Kok (KIL 11246)	0.1384	12 456 m^2	220
2016-17				
1	Pine Street/Oak Street, Tai Kok Tsui (KIL 11251)	0.0767	6 905 m^2	120
2	Kowloon Road/Kiu Yam Street, Sham Shui Po (NKIL 6558)	0.0542	4 884 m^2	80
3	Peel Street/Graham Street, Central (IL 9064)	0.0892	9 283 m^2	120
2017-18				
1	Reclamation Street/Shantung Street, Mong Kok (KIL 11254)	0.139	12 509 m^2	190
2	Fuk Chak Street/Li Tak Street, Tai Kok Tsui (KIL 11259)	0.0768	6 123 m^2	100

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2018-19				
1	Ash Street, Tai Kok Tsui (KIL 11269)	0.0418	3 757 m^2	70
2	Hang On Street, Kwun Tong (KTIL 764)	0.079	7 107 m^2	140
3	Castle Peak Road/Un Chau Street, Sham Shui Po (NKIL 6585)	0.1649	14 841 m^2	260
4	Tung Chau Street/Kweilin Street, Sham Shui Po (NKIL 6559)	0.149	13 410 m^2	210
2019-20 (up to end of February 2020)				
	Nil (Note 4)			

IV. Private development projects involving residential use subject to land exchange/lease modification (other than MTRCL, KCRC and URA projects) (Note 5)

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
2015-16				
1	47 Barker Road, The Peak, Hong Kong (RBL 544)	0.0721	393.2 m^2	2
2	31-69 Chai Wan Road, Shau Kei Wan, Hong Kong (SIL 634)	0.5314	44 014 m^2	470
3	Lung Ma Road, Fanling (Lot 2517 in DD 83)	0.0592	118 m^2	1
4	Tong Yan San Tsuen, Yuen Long (Lot 1752 in DD 122)	0.2589	2 589 m^2	20
5	45 Tai Tam Road, Stanley, Hong Kong (RBL 442)	0.3009	2 708 m^2	10
6	101 Tai Mong Tsai Road, Sai Kung (Lot 859 in DD 216)	0.0618	309 m^2	4
7	Portland Street, Mong Kok, Kowloon (KIL 11243)	0.0329	2 963 m^2	70

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
8	279, 279A, 279B and 279C Prince Edward Road West, Kowloon City, Kowloon (KIL 2453)	0.0711	3 662 m^2	20
9	San Tam Road, San Tin, Yuen Long (Lot 4823 in DD 104)	0.0736	294.5 m^2	1
10	Tai Kei Leng, Yuen Long (YLTL 527)	0.0570	1 993 m^2	60
11	Tuen Mun Heung Sze Wui Road, Tuen Mun (TMTL 99 and CPTL 18)	0.0743	7 808 m^2	100
12	Discovery Bay Development (Lot 385 R.P. & Ext. in DD 352)	0.6242793	217 278 m^2	200
2016-17				
1	78-80 Maidstone Road, To Kwa Wan (KIL 9692)	0.0479	4 310 m^2	90
2	Tai Tong, Yuen Long (YLTL 524)	0.4546	15 911 m^2	500
3	340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan (NKIL 4178)	0.2403	21 631 m^2	410
2017-18				
1	Area 85, Tseung Kwan O, Sai Kung (TKOTL 121)	0.9635	48 200 m^2	1 520
2	Siu Hong, Area 54, Tuen Mun (TMTL 483)	4.2856	Not specified	4 540
3	Hung Shui Kiu, Yuen Long (Lot 4328 in DD 124)	1.0240	12 902 m^2	180
4	301, 301A-C Prince Edward Road West, Kowloon City (KIL 2320)	0.0749	3 744 m^2	80
5	195 Prince Edward Road West, Kowloon City (KIL 2341 S.E)	0.0843	4 212 m^2	30
6	30A San Shek Wan, Lantau Island (Lot 687 in DD 329)	0.1940	776 m^2	3
7	13 and 15 Sze Shan Street, Yau Tong (YTIL 41)	0.3816	25 264 m^2	330

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
8	Shap Pat Heung Road, Yuen Long (Lot 4056 in DD 120)	0.2251	Not specified	270
9	Fo Tan, Sha Tin (STTL 576)	2.0038	84 306 m^2	910
10	Sai Sha, Shap Sze Heung, Tai Po (TPTL 157)	62.3232	462 335 m^2	4 780
11	Ha Yeung, Clear Water Bay, Sai Kung (Lot 264 in DD 233)	0.3750	1 500 m^2	5
12	Tong Yan San Tsuen, Yuen Long (Lot 2168 in DD 121)	0.1020	1 020 m^2	15
13	Chau Tsai, Pak A Village, Sai Kung (Lot 339 in DD 362)	0.0113	148.4 m^2	1
14	Areas 24 and 25, Kwu Tung, Sheung Shui (FSSTL 263)	0.5250	31 500 m^2 (26 250 m^2)	810
15	Ping Shan, Yuen Long (Lot 2128 in DD 121)	0.3506	3 506 m^2	20
16	Ma Sik Road, Area 18, Fanling (FSSTL 262)	1.6187	56 654 m^2	1 580
17	139, 141, 143, 145 and 147 Argyle Street, Kowloon City (KIL 6005, KIL 6035 R.P., KIL 6036 R.P., KIL 6037 R.P. and KIL 6038 R.P.)	0.5755	31 649.5 m^2	170
18	48A and 50 La Salle Road, Kowloon Tong (NKIL 3851 S.D & S.E)	0.0883	1 588 m^2	2
2018-19				
1	Wai Yi Street, Tai Po (TPTL 233)	0.0217	Not specified	10
2	Man Sau Sun Tsuen, Sai Kung (Lot 1179 in DD 215)	0.0486	195 m^2	1
3	Mo Tat, Lamma Island (Lot 524 in DD 7, Lamma Island)	0.4552	2 731.2 m^2	10
4	233 and 235 Prince Edward Road West, Kowloon City (KIL 11230)	0.1340	6 700 m^2	50
5	14-20 Inverness Road, Kowloon City (NKIL 6573)	0.1440	4 320 m^2	60

Item	Location (Lot number)	Site Area (hectares) (about)	Maximum GFA (Note 2)	Estimated Flat Number (Note 3)
6	Kwu Tung South, Sheung Shui (Lot 2579 in DD 92)	3.7560	15 024 m^2	90
7	Castle Peak Road – So Kwun Wat, Siu Sau, Tuen Mun (TMTL 463)	2.4800	32 240 m^2	570
8	1 Wang Tak Street, Happy Valley (IL 9045)	0.0540	5 403 m^2	160
9	10-12A La Salle Road, 168-168C Boundary Street, Kowloon (KIL 3275 and KIL 3276)	0.0839	4 197 m^2	70
10	16 Bowen Road, Hong Kong (IL 2304 & Ext.)	0.1435	1 382.39 m^2	2
2019-20 (up to end of February 2020)				
1	Shek Wu Wai, San Tin, Yuen Long (Lot 2091 in DD 105)	11.2993	45 197 m^2	300
2	Tung Yuen Street and Shung Yiu Street, Yau Tong (YTIL 45)	0.7773	38 865 m^2	540
3	13-23 Wang Wo Tsai Street, Tsuen Wan (TWTL 160)	0.3114	15 570.5 m^2	330
4	Nam Pin Wai, Sai Kung (Lot 2189 in DD 244)	1.3866	9 604 m^2	90

V. Private development projects involving residential use not subject to land exchange/lease modification (Note 6) (Note 7)

Item	Location (Lot number)	Estimated Flat Number (Note 8)
2015-16		
1	2 Serenity Path, Silverstrand (DD 224 Lot 379)	3
2	18 Po Shan Road (IL 5487)	38
3	45 Castle Peak Road, Tuen Mun (TMTL 113)	7
4	7 Victory Avenue (KIL 1322 sC, sD, sE, sF, sG, sH, sI & RP)	250
5	6 Moorsom Road (IL 7863 sB ss1)	1

Item	Location (Lot number)	Estimated Flat Number (Note 8)
6	16 and 18 Cape Road (RBL 837)	4
7	55-57 Bisney Road (IL 623 s10 RP & s11 RP)	21
8	63 Pok Fu Lam Road (IL 5846 RP, IL 5847 RP, IL 5848 RP, IL 5849 RP, IL 5850 RP, IL 5851 RP, IL 6013 RP, IL 6014 RP, IL.6015, IL 6016 and IL 6017)	350
9	9 Lok To Street (DD 381 Lot 951 sI)	1
10	48 Caine Road (IL 150 sA ss3)	84
11	2 and 2A Henderson Road (IL 6930)	1
12	17 Shek O Road (RBL 270 and Garden Lot No 153)	1
13	245-247 Tai Kok Tsui Road (KILs 6587 & 6382)	76
14	62 Shanghai Street (KILs 1504 RP, 1503 sB, sD, sA & RP)	88
15	420-422 Prince Edward Road West (NKILs 2271 RP & 1814)	33
16	18-24 Ko Shan Road (KIL 4307 sL ss1 & ss2)	50
17	460 Queen's Road West (IL 834 sA RP)	645
18	68 Wan Fung Street (NKIL 5035)	234
19	4 Yin Chong Street (KILs 6909 & 6910)	18
20	8 Chung Ching Street (IL3863 RP, IL3864 RP, IL3865 RP, IL3866 RP , IL3867 RP, IL3868 RP, IL3869 RP, IL3870 RP and IL3871 RP)	240
21	204-214 Tung Chau Street (NKIL 48 sB RP, sB ss1 RP, RP, sI & sH)	161
22	46 Fuk Lo Tsun Road (NKIL 3529 sB RP)	2
23	6-16 Peel Rise (RBL 730)	4
24	34 Mount Kellett Road (RBL 117 sA and RP)	2

Item	Location (Lot number)	Estimated Flat Number (Note 8)
25	3 Macdonnell Road (IL 1381 sK & sL)	24
26	297-299 Kwun Tong Road (NKIL 5164)	7
27	13 Ho Man Tin Street (KIL 2500)	6
28	8 Pollock's Path, Hong Kong (RBL 540 RP)	2
29	31 Argyle Street (KIL 1265 RP)	36
2016-17		
1	1 Yuet Yuen Street (ILs 7512, 7513, 7514 and 7515)	128
2	5 Henderson Road (IL 7334)	1
3	145 Waterloo Road and 2 York Road (NKIL 806 & 821)	1
4	856 King's Road (QBIL4 sC ss2 sA ss1, sC ss2 sA RP, sC ss2 sB ss1, sC ss2 sB RP, sC ss2 RP, sC RP, sD ss1 sA ss1, sD ss1 sA RP, sD ss1 sB ss1, sD ss1 sB RP, sD ss1 sC ss1, sD ss1 sC RP, sD ss1 sD, sD ss1 RP)	464
5	1 Kai Yuen Street (IL 5044 sG ss1, IL 5044 sG RP, IL 5044 sH ss1 sA, IL 5044 sH ss1 RP, IL 5044 sH ss2, IL 5044 sH RP, IL 5044 sI ss1, IL 5044 sI RP, IL 5044 sP ss1, IL 5044 sP RP, IL 5044 sQ ss1, IL 5044 sQ ss2)	611
6	3 Pun Shan Chau, Tai Po (DD 21 Lot 604)	1
7	138 Pok Fu Lam Road (RBL 757)	3
8	18 Fei Ngo Shan Road, House No. 4, Custom Pass, Sai Kung (DD 228 LOT 31)	1
9	1-19 Nam Cheong Street (NKIL 46 RP, sG, sF, sA RP, sA ss1, sE, sD, sC & sB)	129
10	36 Severn Road (RBL 616)	1
11	17 Yik Yam Street (IL 3352 & IL 3089 sA)	68

Item	Location (Lot number)	Estimated Flat Number (Note 8)
12	6 Sha Tseng Road (DD 121 Lot 1882)	1
13	115-125 Castle Peak Road (NKIL 3822-3827)	123
14	180 Shau Kei Wan Road (SIL 496 RP, sD ss1, sD RP and SIL 406)	57
15	18 and 20 Caine Road (IL 83 sA, sB, RP and IL 1486 RP)	292
16	49-55 Kai Tak Road (NKIL 499 sB ss1, sB ss2, sB ss3 & sB RP)	88
17	310 Un Chau Street (NKIL 2797 sA RP, sA ss1, sB & sC)	104
18	25 Wong Nai Chung Road (IL 8701)	22
19	7 Headland Road (RBL 685)	4
20	8 Mosque Street (IL 58 sA ss3 sA RP, sB ss3, sA ss3 sA ss1 and sB ss2)	99
21	2 Beacon Hill Road (NKIL 5271)	1
22	Cheung Chau (CCIL 11)	1
23	23 Po Shan Road (IL 6435 & Ext)	15
24	50 Ki Lung Street (KILs 2455, 2456, 2547, 3070, 3372)	138
25	3 Fei Ngo Shan Road (SD 2 Lot 1982)	5
26	16 Perkins Road (IL 7365)	1
27	23 Jupiter Street (IL 1366 sT, sU, sV RP, sV ss1, RP and sW RP)	216
2017-18		
1	3 Marble Road (IL 2918 sA ss7 RP, sA ss8 RP, sA ss9 RP, sA ss10 RP, sA ss11 RP, sA ss12 RP, sA ss13 RP, sA ss14 RP, sA ss15 RP, sA ss16 RP, sA ss17 RP, sA ss18 RP, sA ss30 sA RP & sA ss31 RP and sA ss30 RP & sA ss31 sA RP)	281
2	28 Discovery Valley Road, Lantau Island (DD 352 Lot 385 RP& the Ext thereto)	21

Item	Location (Lot number)	Estimated Flat Number (Note 8)
3	12-18 Tin Wan Street (AIL 254, AIL 255, AIL 256 and AIL 257)	142
4	146 Waterloo Road (NKIL 3548 sV)	2
5	8-12 Peak Road (IL 7878)	1
6	30 Po Shan Road (IL 6070)	1
7	342-356 Un Chau Street (NKIL 2866 sB ss1, sB RP, sC ss1, sC RP, sE ss1, sE RP & sD ss1, sD RP)	200
8	4 Dorset Crescent (NKIL 919)	1
9	12 Hereford Road (NKIL 4329)	1
10	72 Repulse Bay Road (RBL 707)	1
11	75 Peak Road (Site A) (RBL 670 sA)	14
12	75 Peak Road (Site B) (RBL 670 RP)	13
13	51-61 Tai Po Road (NKIL 1556 sA ,sB, sC & RP)	138
14	63 Ma Tau Wai Road (KIL 1151)	551
15	1-19 Chung Ching Street and 21 Ki Ling Lane (IL 3872, IL 3873, IL 3874, IL 3875, IL 3876, IL 3877, IL 3878, IL 3879, IL 3880 and IL 3881)	264
2018-19		
1	48 Lion Rock Road (NKIL 5118 & 5119)	60
2	38 Fuk Chak Street (KML 28 sM ss3 RP)	488
3	33-47 Cathick Street (ML 243)	173
4	5-17 Western Street (IL 747 sB ss1 RP, sB ss3, sB ss2 RP, sB ss2 sA RP, sB ss2 sB, sB RP and sB ss1 sA)	104
5	411 Chatham Road North (KILs 7561 & 7560)	54
6	58-68 Ma Tau Wai Road (KILs 6400, 6401, 6402, 6403, 6404 & 6405)	132

Item	Location (Lot number)	Estimated Flat Number (Note 8)
7	22 Barker Road (RBL 735 & Exts)	1
8	2 Grampian Road (NKIL 2577)	5
9	25-29 Kok Cheung Street (KML 28 sM ss2 RP & sK RP)	570
10	Lee Kung Street (HHIL 552)	309
11	228 Tai Nan Street (NKILs 274, 325, 410, 411, 415, & 1064)	160
12	15-25 Yau Moon Street and 74, 74A, 74B & 74C Waterloo Road (KIL 3903 sG, ss1, sG RP, sH, sI, sJ, s,M, sN & RP & Ext)	240
13	10 & 10A Wang Fung Terrace (IL 6408 sE & RP)	3
14	6 Seymour Terrace & 62C Robinson Road (IL 588 sB ss1 sA RP and sB ss1 RP)	90
15	Ngan Ying Road, Clear Water Bay (DD 229 Lots 217 & 218 (To be known as DD 229 Lot 244))	1
2019-20 (up to the end of February 2020)		
1	103-105 Caroline Hill Road, Hong Kong (IL 1946 sA ss1 sD, sA ss2 sA, sA ss3 sA & RP)	1
2	6 Goldsmith Road (IL 7189)	1
3	201-203A Yee Kuk Street (NKIL 179 sE RP, sE ss 2, s E ss 3 & s E ss4)	95
4	24-26A Davis Street (IL 905 sA ss11 RP sA ss11 sA & sA RP)	67
5	34-38 Belcher's Street and 1A-1C Rock Hill Street (IL 953 sB RP)	328
6	21-31 Wing Fung Street (IL 526 sA ss1 sC, sA ss1 sB RP, sA ss1 sB ss1, sA ss2, sA ss3 and sA RP)	31
7	150-162 Queen's Road West (IL4549, IL 4550, IL 4551 RP, IL 4552 RP, IL 4553, IL 4554 and IL 4555)	136
8	5A-D Victory Avenue (KIL 1327 RP)	69
9	73-73E Caine Road (IL 120 sB ss1 and IL 122 sB ss1)	142

Item	Location (Lot number)	Estimated Flat Number (Note 8)
10	7, 7A, 9 & 9A Cheung Wah Street (NKIL 2196 RP & sB & sC & NKIL 2197 RP & sB & sC & NKIL 2198 RP & sB & sC)	50
11	42-46 Tung Street (IL 238A sA, RP,sB RP & RP)	14
12	20-26 Old Bailey Street and 11 Chancery Lane (IL 4417 and IL 4418 RP)	100
13	322 Prince Edward Road West (NKIL 1903 sA RP)	1
14	30-50 Gillies Avenue South, 75-81 Baker Street, 23-41 Whampoa Street and 12A - 22A Bulkeley Street (Sites D, E & G) (HHML 1 s A ss 2 sA,sA ss2 sB, sA ss2 sC, sA ss2 sD, sA ss2 sE, sA ss2 sF, sA ss2 RP, sA ss4 sA, sA ss4 sB, sA ss4 RP, sA ss7, sA ss3 RP, sA ss3 sB, sA ss3 sC, sA ss3 sD, sA ss3 sI, sA ss3 SH, sA ss3 sG)	635

Notes:

1. Based on the date of tender invitation by Government/MTRCL/URA.

2. Maximum GFA figures specified in the land documents.

3. Based on the estimate as at the date of tender invitation/execution of land document. The actual flat number will be subject to the actual design of the proposed development.

4. One project at Tonkin Street/Fuk Wing Street, Sham Shui Po (with an estimated flat number of 175 units) is being tendered for closing on 7 April 2020.

5. Based on the date of execution of land document.

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

7. The Development Bureau has not kept information on site area and maximum gross floor area of private development projects involving residential use not subject to lease modification/land exchange. The information is set out in the relevant leases and/or approved building plans for the lots concerned.

8. Based on the building plans approved by the Building Authority.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1356)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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 implemented a $1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes. How many applications have been received under the scheme so far? Please advise on the applicant organisations, sites, uses involved and amounts of funding approved; as well as the respective numbers of applications rejected and pending approval during the period.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 33)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2457)

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 $6.5 billion expenditure on harboufront enhancement in the Budget of the new financial year, please advise on the following:

1. the harbourfront development projects to be funded by the provision.

2. the expenditure involved and estimated completion date of each project.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 29)

Reply:

With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to $6.5 billion earmarked for harbourfront enhancement. Details of the relevant projects are as follows –

(a) Open Space at Eastern Street North in Sai Ying Pun: technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

(b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre: the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 kilometres in length in total. The remaining works at the hinderland section of the site is expected to complete within 2020;

(c) Celebration Precinct in Wan Chai North: 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 2024;

(d) Pierside Precinct in Wan Chai North: construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;

(e) Water Sports and Recreation Precinct in Wan Chai North: the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay: the promenade near Victoria Park Road would be enhanced and new Harbour Steps would be introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;

(g) East Coast Park Precinct in Fortress Hill: although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;

(h) Boardwalk underneath the Island Eastern Corridor: following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

(i) Tsuen Wan Waterfront Enhancement: the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;

(j) Kai Tak Metro Park: although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24;

(k) Cha Kwo Ling Waterfront: preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024;

(l) Hung Hom Urban Park: a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed; and

(m) 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: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the funding requirements for each project.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2458)

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 $6.5 billion expenditure on harboufront enhancement in the Budget of the new financial year, please advise on the following:

1) the enhancement projects to be carried out in Kowloon East.

2) the location of the one kilometre harbourfront promenade to be opened up this year.

3) the expected completion date of the harbourfront promenade linking up the harbourfront at Laguna City in Lam Tin, Cha Kwo Ling, Yau Tong and Lei Yue Mun.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 30)

Reply:

1) and 3)
With the support of the Harbourfront Commission, the Government has been actively taking forward various projects with total funding amounting to $6.5 billion earmarked for harbourfront enhancement. Two of these projects are located in Kowloon East. The first one is the proposed Kai Tak Metro Park. Although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24. The second project is the Cha Kwo Ling waterfront. Preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024.

To the east of the Cha Kwo Ling waterfront 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 provide the needed facilitation to enable the early implementation of the planned promenade as and when the private development projects are taken forward. To the further east is the Lei Yue Mun waterfront where the Tourism Commission will implement an enhancement project with a view to further enhancing the attractiveness of the area as a popular tourist attraction. Enhancement works include development of a waterfront promenade and related improvement works, and construction of a public landing facility. Subject to the approval of the Finance Committee of the Legislative Council, the construction works will commence in the fourth quarter of 2020 for completion in phases from the second quarter of 2022 to the fourth quarter of 2024.

2)
We target to open up another kilometre or so of new promenades this year. Locations of the new promenades are as follows –

(a) from Expo Drive East to Wan Chai Ferry Pier;
(b) at the Water Sports and Recreation Precinct in Wan Chai North; and
(c) adjacent to the Hong Kong Children's Hospital.

- End -

Reply Serial No.

DEVB(PL)078

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2459)

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 has set aside $22 billion to take forward projects under the "single site, multiple use" initiative, under which a joint-user building for community facilities will be developed at the former Anderson Road Quarry site. Please advise on the expected time of completion and commissioning of the building.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 31)

Reply:

In March 2020, we consulted the Sai Kung District Counci (DC) about the proposed joint-user complex at the Anderson Road Quarry site. Members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We will put the same proposal to Kwun Tong DC for consultation in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3023)

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 the medium to long term, various new development area projects will bring about over 210 000 housing units; these include Tung Chung East reclamation works, Kwu Tung North/Fanling North new development areas (NDAs), Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South development. The various NDAs will bring in hundreds of thousands of new population to the respective communities and hence massive demand for community facilities.

Regarding the planning of the NDAs, will the Government inform this Committee of the following:

(a) the numbers of the following types of education facilities and their expected dates of completion in each of the NDA project: (1) kindergartens; (2) primary schools; (3) secondary schools;

(b) the numbers of the following types of medical and health facilities and their expected dates of completion: (1) hospitals; (2) hospital beds; (3) specialist clinics/polyclinics; (4) general out-patient clinics/health centres in each of the NDA project;

(c) the numbers of community halls and social welfare facilities and their expected dates of completion in each of the NDA project;

(d) the traffic and transport arrangements within and across the NDAs.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 1)

Reply:

Having consulted the relevant bureaux and departments, our reply is as follows:

Parts (a) to (c)
The information on education facilities, medical and health facilities, community halls and social welfare facilities[(a)] currently planned for each new development area project is shown in the table below:

Tung Chung New Town Extension

Planned Public Facility		**Number of Planned Facility (capacity)**
Education facilities	Kindergartens	13 (78 classrooms in total)
	Primary Schools	6 (180 classrooms in total)
	Secondary Schools	2 (60 classrooms in total)
Medical and Health Facilities	Hospitals	-
	Polyclinic/Specialist Clinic	-
	Clinics/Health Centres	1
Community Halls		- [(b)]
Social Welfare Facilities	Residential Care Homes for the Elderly	2 (300 subsidised beds in total)
	Day Care Centres for the Elderly	1 (40 subsidised places in total)
	Neighbourhood Elderly Centres	3
	District Elderly Community Centres	-
	Integrated Home Care Services	1
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	3

(a) The social welfare facilities with population-based provision standard according to the Hong Kong Planning Standard and Guidelines (HKPSG).

(b) There is one existing community hall in Area 17 and another one has been planned for Area 107. The population in the new town extension will be served by these two community halls.

Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA)

Planned Public Facility		**Number of Planned Facility (capacity)**
Education facilities	Kindergartens	21 (126 classrooms in total)
	Primary Schools	12 (360 classrooms in total)
	Secondary Schools	8 (240 classrooms in total)
Medical and Health Facilities	Hospitals	1[(c)]
	Polyclinic/Specialist Clinic	1
	Clinics/Health Centres	2
Community Halls		3
Social Welfare Facilities	Residential Care Homes for the Elderly	5 (1 250 subsidised beds in total)[(d)]
	Day Care Centres for the Elderly	3 (160 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	3
	Integrated Home Care Services	1
	Integrated Family Service Centres	2
	Integrated Children and Youth Services Centres	3

(c) A site of four hectares is reserved in KTN NDA for the provision of a hospital (no. of beds to be determined) with polyclinic/general clinic/health centre.

(d) The figure does not include seven RCHEs (with 1 750 residential care places in total) to be provided in the Multi-welfare Services Complex being constructed at KTN Area 29 (part of the residential care places will accommodate the existing elderly residents in the RCHEs at Dills Corner Garden).

Hung Shui Kiu/Ha Tsuen NDA

Planned Public Facility		**Number of Planned Facility (capacity)**
Education facilities	Kindergartens	16 (96 classrooms in total)
	Primary Schools	15 (450 classrooms in total)
	Secondary Schools	10 (300 classrooms in total)
Medical and Health Facilities	Hospitals	1 (around 1 000 beds in total)
	Polyclinic/Specialist Clinic	1
	Clinics/Health Centres	2
Community Halls		3
Social Welfare Facilities	Residential Care Homes for the Elderly	3 (600 subsidised beds in total)
	Day Care Centres for the Elderly	1 (60 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	1
	Integrated Home Care Services	-
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	2

Yuen Long South Development[(e)]

Planned Public Facility		Number of Planned Facility (capacity)
Education facilities	Kindergartens	4 (56 classrooms in total)
	Primary Schools	8 (240 classrooms in total)
	Secondary Schools	-
Medical and Health Facilities	Hospitals	-
	Polyclinic/Specialist Clinic	-
	Clinics/Health Centres	1
Community Halls		1
Social Welfare Facilities	Residential Care Homes for the Elderly	2 (450 subsidised beds in total)
	Day Care Centres for the Elderly	2 (60 subsidised places in total)
	Neighbourhood Elderly Centres	1
	District Elderly Community Centres	-
	Integrated Home Care Services	-
	Integrated Family Service Centres	1
	Integrated Children and Youth Services Centres	1

(e) The provision figures are based on the Recommended Outline Development Plan promulgated in 2017. Having regard to the public comments received, we are reviewing the provision of elderly and other facilities of Yuen Long South development.

Relevant B/Ds would take into account the pace of population intake hence the service demand in formulating the implementation programmes and seeking requisite resources to take forward the projects.

Part (d)

We have conducted traffic and transport impact assessments for each of the NDAs, which will assess the traffic impacts of the NDAs on the district and local road networks and when necessary, propose road improvement works. According to the assessments, the proposed transport network and road improvement works will be able to cope with additional traffic generated by relevant NDA developments. The Government will continue to monitor the changes in traffic demand within the NDAs, and to timely formulate appropriate traffic mitigation measures to support the overall development of the NDAs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3024)

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 rezoning sites for housing development, the Government has rezoned 135 sites for providing over 147 000 public housing units and approximately 44 000 private housing units over the past six years. Rezoning for another 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. The Government will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing.

In this connection, will the Government inform this Committee of the following:

(a) Details of the 135 sites that have been rezoned, including (1) the district (by the 18 districts); (2) location; (3) site area (hectares (ha)); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is public rental housing (PRH)/Green Form Subsidised Home Ownership Scheme (GSH) or Home Ownership Scheme (HOS)); (6) estimated number of units; (7) estimated completion date.

(b) Details of the 12 sites with rezoning in progress, including (1) the district (by the 18 districts); (2) location; (3) site area (ha); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is PRH/GSH or HOS); (6) estimated number of units; (7) estimated completion date.

(c) Details of the 25 sites with rezoning procedures to be commenced in 2021, including (1) the district (by the 18 districts); (2) location; (3) site area (ha); (4) proposed domestic plot ratio; (5) housing type (public/private; for public housing, please indicate whether it is PRH/GSH or HOS)); (6) estimated number of units; (7) estimated completion date.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 2)

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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of these 147 sites is set out at the **Annex**.

As for the sites to be rezoned in the coming year, upon completion of the necessary technical studies/assessments, the Government will consult relevant District Councils and other stakeholders on the rezoning proposals as appropriate, 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.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, 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 building works as soon as practicable.

Annex

Information on 147 Potential Housing Sites with rezoning procedures completed/ in progress (as at early March 2020)

(I) 135 potential housing sites completed with rezoning/ allocated for residential use

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public (GSH)	2021-22	PR: 10 (Note 4)	0.33	800
	Java Road, North Point	Public (SSF)	2023-24	PR: 10	0.12	240
				Subtotal (Note 5): 2 sites	***0.45***	***1 040 (Public: 1 040)***
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	Private	(Note 2)	PR: 0.75 (Note 4)	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	Private	(Note 2)	PR: 0.9 (Note 4)	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	(Note 2)	GFA: 70 800m² (Note 4)	1.18	1 416
	Wah Fu North, Pok Fu Lam	Public	(Note 2)	GFA: 500 000m² (Note 4)	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 5): 7 sites	***13.58***	***10 580 (Public: 8 920 Private: 1 660)***
Kowloon City	Sheung Shing Street, Ho Man Tin	Private	(Note 2)	PR: 6 (Note 4)	0.91	910
	Mok Cheong Street, Ma Tau Kok	Public	(Note 2)	PR: 7.5	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	Private	(Note 2)	PR: 3.6 (Note 4)	1.13	680
	Ko Shan Road, To Kwa Wan	Public (SSF)	2023-24	PR: 7.5	0.3	450
				Subtotal (Note 5): 4 sites	***2.75***	***2 640 (Public: 1 050 Private: 1 590)***
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	(Note 2)	PR: 7.5	0.72	860
	Lei Yue Mun Path, Lei Yue Mun	Private	(Note 2)	PR: 7.5	0.32	375
	Sau Ming Road, Kwun Tong	Public (PRH/GSH)	2019-20	PR: 4.5	0.28	325

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	Private	(Note 2)	PR: 5 (Note 4)	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong	Public	(Note 2)	PR: 7.5	1.13	1 080
	Ko Chiu Road, Yau Tong	Private	(Note 2)	PR: 7.5	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	(Note 2)	PR: 7.5	1.11	2 000
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	(Note 2)	PR: 4.5 (Note 4)	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	(Note 2)	PR: 3.3 to 5 (Note 4)	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	To be confirmed	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	To be confirmed
	Ting On Street, Ngau Tau Kok	Public	(Note 2)	PR: 7.5	0.22	378
				Subtotal (Note 5): 12 sites	***8.45***	***8 600 (Public: 5 770 Private: 2 830)***
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	Private	(Note 2)	PR: 7.5	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	Public (SSF)	2019-20	PR: 6.5	0.62	800
	North of Yin Ping Road, Tai Wo Ping	Private	(Note 2)	GFA: 58 750m² (Note 4)	2.04	980
				Subtotal (Note 5): 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	(Note 2)	PR: 6	0.62	740
	Near Cheung Wang Estate, Tsing Yi	Private	(Note 2)	PR: 6	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi	Public (GSH)	2022-23	PR: 6	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	To be confirmed	To be confirmed	To be Confirmed	To be confirmed	To be confirmed

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	Public	(Note 2)	PR: 5	1.17	1 680
				Subtotal (Note 5): 5 sites	***4.22***	***5 370 (Public: 4 480 Private: 890)***
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	Private	(Note 2)	PR: 2.1 (Note 4)	0.49	175
	Sha Tsui Road, Tsuen Wan	Public (SSF)	2016-17	PR: 4.5	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yeung Uk Road, Tsuen Wan	Private	(Note 2)	PR: 4.5	3.61	3 550
				Subtotal (Note 5): 6 sites	***5.12***	***4 700 (Public: 970 Private: 3 730)***
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	Private	(Note 2)	PR: 7.5	0.06	93
	322-324 Reclamation Street/ 445-447 Shanghai Street, Mong Kok	Private	(Note 2)	PR: 7.5	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	Private	(Note 2)	PR: 7.5	0.23	180
				Subtotal (Note 5): 3 sites	***0.32***	***310 (Private: 310)***
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	(Note 2)	PR: 0.75 (Note 4)	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public (SSF)	2018-19	PR: 3.6 (Note 4)	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public (SSF)	2020-21	PR: 6	0.92	1 200
				Subtotal (Note 5): 3 sites	***1.85***	***1 720 (Public: 1 700 Private: 20)***
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	Private	(Note 2)	PR: 0.6 (Note 4)	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	Private	(Note 2)	PR: 1.4 (Note 4)	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	Private	(Note 2)	PR: 2 (Note 4)	0.87	318

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	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 (SSF (RS-1))	(Note 2)	PR: 3.5 to 6.5 (Note 4)	9.51	8 610
	Anderson Road Quarry (Site 2) (including Sites R2-1, R2-9 and R2-10)	Private (R2-1) Starter Homes (R2-9& 10)	(Note 2)	PR: 4.5 to 5.5 (Note 4)	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	Public (SSF)	2023-24	PR: 6	0.46	600
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	Public	(Note 2)	PR: 6	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	Public	(Note 2)	PR: 6	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	Public	(Note 2)	PR: 6	2.95	2 700
				Subtotal (Note 5): 9 sites	***20.67***	***19 280 (Public: 16 780 Private: 2 500)***
Sha Tin	Pik Tin Street, Area 4D, Shatin	Public (SSF)	2016-17	PR: 5 (Note 4)	0.29	270
	Mei Tin Estate, Area 4C, Shatin	Public (SSF)	2016-17	PR: 5 (Note 4)	0.24	220
	Whitehead, Ma On Shan	Private	(Note 2)	GFA: 36 000m² to 40 000m² (Note 4)	6.12	1 050
	Shui Chuen O, Shatin	Public (PRH)	2014-17	GFA: 501 800m² (Note 4)	12.45	11 123
	Hang Kwong Street, Ma On Shan	Private	(Note 2)	GFA: 10 692m² (Note 4)	0.35	178
	Ma Kam Street, Ma On Shan	Private	(Note 2)	GFA: 18 600m² (Note 4)	0.31	310
	Kwei Tei Street, Fo Tan	Public (PRH/GSH)	2019-20	GFA: 237 290m² (Note 4)	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	Public (SSF)	2020-21	GFA: 49 880m² (Note 4)	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	Private	(Note 2)	PR: 3.6 (Note 4)	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	Public (SSF)	2020-21	GFA: 38 580m² (Note 4)	0.7	810

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	North of Tai Po Road near Garden Villa, Tai Wai	Private	(Note 2)	PR: 2.5 (Note 4)	0.33	140
	North of To Shek Service Reservoir, Sha Tin	Private	(Note 2)	PR: 3.6 (Note 4)	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	Public (SSF)	2020-21	PR: 6 (Note 4)	0.59	735
	Ma On Shan Road (Northern Portion)	Public (SSF)	2022-23	PR: 5.53	1.93	2 100
	Ma On Shan Road (Southern Portion)					
	North of Lai Ping Road near Yung Ping Path, Kau To	Private	(Note 2)	PR: 3.6 (Note 4)	0.67	400
	Whitehead, Ma On Shan	Private	(Note 2)	PR: 2.4 (Note 4)	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	(Note 2)	PR: 6	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	Public (SSF)	2022-23	GFA: 26 240m² (Note 4)	0.43	560
				Subtotal (Note 5): 19 sites	***33.68***	***26 730 (Public: 23 370 Private: 3 360)***
Tai Po	Pak Shek Kok, Tai Po	Private	(Note 2)	PR: 3.5 (Note 4)	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	Private	(Note 2)	PR: 3.6 (Note 4)	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	(Note 2)	GFA: 46 200m² (Note 4)	4.13	660
	Lo Fai Road (Western Portion)					
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	(Note 2)	GFA: 107 100m² (Note 4)	4.25	1 785
	Chung Nga Road East, Tai Po	Public (PRH/GSH)	2020-21	PR: 6 (Note 4)	7.77	6 850

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Area 9, Tai Po	Public (PRH/GSH)	2022-23			
	Chung Nga Road West, Tai Po	Public	(Note 2)	PR: 6 (Note 4)	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	Private	(Note 2)	PR: 1.5 (Note 4)	1.08	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	(Note 2)	GFA: 20 000m² (Note 4)	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	Private	(Note 2)	GFA: 88 200m² (Note 4)	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	Private	(Note 2)	GFA: 72 640m² (Note 4)	2.28	1 210
				Subtotal (Note 5): 15 sites	***38.99***	***18 000 (Public: 7 800 Private:10 200)***
North	Ex-Kin Tak Public School, Kwu Tung South	Private	(Note 2)	PR: 0.48 (Note 4)	0.64	43
	Choi Yuen Road, Fanling Area 27	Public (PRH/GSH)	2019-20	GFA: 83 400m² (Note 4)	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	Public (PRH/GSH)	2019-20	GFA: 45 000m² (Note 4)	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	Public (PRH/ GSH/ SSF)	2020-22	PR: 6 (Note 4)	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	Public	(Note 2)	PR: 3.6 (Note 4)	3.97	2 200
	Pak Wo Road, Fanling	Public (PRH/SSF)	2023-24	PR: 6	1.14	1 467
	Area 48, Fanling/Sheung Shui	Public	(Note 2)	PR: 6	4	4 000
	Former Fanling Magistracy, Fanling	Public	(Note 2)	PR: 6	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	Public	(Note 2)	PR: 6	2.57	3 520
	Po Shek Wu Road, Fanling	Public	(Note 2)	PR: 6	1.38	1 800
				Subtotal (Note 5): 10 sites	***30.08***	***27 610 (Public: 27 570 Private: 40)***

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	Private	(Note 2)	PR: 5	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	Private	(Note 2)	GFA: 78 200m² (Note 4)	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	0.75	390
	Tsun Wen Road, Tuen Mun	Private	(Note 2)	PR: 5	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	Private	(Note 2)	PR: 1.3 (Note 4)	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	Private	(Note 2)	GFA: 61 600m² (Note 4)	2.4	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	(Note 2)	PR: 6	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 (PRH/GSH)	2023-24	PR: 6	0.67	950
	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 (PRH/GSH)	2023-24	PR: 6	1.32	830
	Area 2, Tuen Mun	Public (SSF)	2019-20	PR: 6	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	Private	(Note 2)	GFA: 95 180m²	2.78	1 586

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	North of Jade Cove, So Kwun Wat, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	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	(Note 2)	PR: 5	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	Public	(Note 2)	PR: 5	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	Private	(Note 2)	PR: 3.6 (Note 4)	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	Public (PRH/GSH)	(Note 2)	PR: 6	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	Public (SSF)	2023-24	PR: 6	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	Public	(Note 2)	PR: 6	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	Public	(Note 2)	PR: 6	2.33	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	Private	(Note 2)	PR: 4 (Note 4)	2.46	940
				Subtotal (Note 5): 24 sites	***36.5***	***24 700 (Public: 13 480 Private: 11 220)***
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public (PRH)	2015-16	GFA: 52 100m² (Note 4)	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	Private	(Note 2)	PR: 5 (Note 4)	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	Public (SSF)	2016-17			230
	Two "R(E)1" sites at Wang Yip Street West, Yuen Long	Private	(Note 2)			2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	Private	(Note 2)	PR: 1.2 (Note 4)	3.22	551

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic Plot Ratio (PR)/Gross Floor Area (GFA)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Wang Chau Phase 1, Yuen Long	Public	(Note 2)	PR: 6 (Note 4)	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	Public	(Note 2)	PR: 6	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long					8 900
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	Public	(Note 2)	PR: 6	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	Public	(Note 2)	PR: 3 (Note 4)	2.76	1 550
				Subtotal (Note 5): 13 sites	***53.1***	***37 370 (Public: 33 570 Private: 3 800)***
				Total (Note 5): 135 sites	**252.73**	**190 900 (Public: 147 300 Private: 43 600)**

Notes:

1: The information regarding the specific public housing type of public housing projects carried out by the Hong Kong Housing Authority (HKHA) is extracted from the various LegCo Papers on Public Housing Construction Programme covering the periods up to 2023-24 (LC Paper Nos. CB(1)289/14-15(05), CB(1)63/15-16(05), CB(1)110/16-17(02), CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the specific mix of public housing is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The information regarding the estimated completion year of specific public housing projects carried out by the HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme covering the periods up to 2023-24 (LC Paper Nos. CB(1)289/14-15(05), CB(1)63/15-16(05), CB(1)110/16-17(02), CB(1)284/17-18(03), CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the estimated completion year is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. For public housing sites, the estimated completion year is subject to a host of factors such as progress of feasibility studies, consultation, funding approval, land resumption/ clearance, reprovisioning of affected facilities, complexity of works, etc. For private housing sites, the estimated completion year of the development is subject to private initiatives or 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.

3: The 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.

4: The indicated plot ratio/gross floor area is the maximum plot ratio/gross floor area (including both domestic and non-domestic)

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

(II) 12 potential housing sites with statutory rezoning procedures initiated/ in progress

District	Location	Housing Type (Note 1)	(Estimated) Completion Year (Note 2)	Proposed Domestic PR/ GFA	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Central and Western	Ka Wai Man Road Phase 1, Sai Wan	Public	(Note 2)	GFA: 120 000m² (Note 4)	2.88	2 340
	Ka Wai Man Road Phase 2, Sai Wan	Public	(Note 2)			
				Subtotal (Note 5): 2 sites	***2.88***	***2 340 (Public: 2 340)***
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	(Note 2)	PR: 6.5	0.25	302
				Subtotal (Note 5): 1 site	***0.25***	***300 (Private: 300)***
Kwun Tong	Choi Hing Road and Choi Hing Lane, Ngau Tau Kok	Public (SSF)	2018-19	PR: 6	1.23	1 358
	Choi Wing Road, Ngau Tau Kok	Public (PRH/GSH)	2020-21	PR: 7.5	0.67	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	(Note 2)	PR: 7.5	2.68	4 100
				Subtotal (Note 5): 3 sites	***4.58***	***6 570 (Public: 6 570)***
Kwai Tsing	Tai Wo Hau Road Phase 1, Kwai Chung	Public	(Note 2)	PR: 6	0.32	400
	Tai Wo Hau Road Phase 2, Kwai Chung	Public (PRH/GSH)	2023-24	PR: 6	0.31	400
	San Kwai Street, Kwai Chung	Public (PRH/GSH)	2023-24	PR: 6	0.55	650
	Lai Kong Street, Kwai Chung	Private	(Note 2)	PR: 6	0.38	410
				Subtotal (Note 5): 4 sites	***1.56***	***1 860 (Public: 1 450; Private: 410)***
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	(Note 2)	PR: 1.5 (Note 4)	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	(Note 2)	PR: 1.3 (Note 4)	0.70	130
				Subtotal (Note 5): 2 sites	***1.05***	***230 (Private: 230)***
				Total (Note 5): 12 sites	**10.32**	**11 300 (Public: 10 400 Private: 900)**

Notes:

1: The information regarding the specific public housing type of public housing projects carried out by HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme 2018-19 to 2022- 23 and 2019-20 to 2023-24 (LC Paper Nos. CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the mix of public housing is yet available for those projects to be completed beyond 2023-24 or by Hong Kong Housing Society. The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The information regarding the estimated completion year of specific public housing projects carried out by HKHA is extracted from the various LegCo Papers on Public Housing Construction Programme 2018-19 to 2022-23 and 2019-20 to 2023-24 (LC Paper Nos. CB(1)219/18-19(03) and CB(1)183/19-20(03) respectively). Information on the estimated completion year is yet available for those projects to be completed beyond 2023-24. For public housing sites, the estimated completion year is subject to a host of factors such as progress of feasibility studies, rezoning, consultation, funding approval, land resumption/ clearance, reprovisioning of affected facilities, complexity of works, etc. For private housing sites, the estimated completion year of the development is 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.

3: The 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.

4: The indicated plot ratio/gross floor area is the maximum plot ratio/gross floor area (including both domestic and non-domestic).

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

- End -

Reply Serial No.

DEVB(PL)081

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3025)

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 noted in the Budget Speech that "the Development Bureau is co-ordinating technical studies for the three urban squatter areas in Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen for 6 300 public housing units."

Will the Government inform this Committee of the details of the technical studies for the three urban squatter areas, including:

(1) The progress and the specific timetable;

(2) The number of surveyed/licenced domestic structures, surveyed/licenced non-domestic structures, as well as non-surveyed/non-licenced unauthorised structures;

(3) When will the freezing survey be conducted?

(4) What are the rehousing arrangements?

(5) How many public rental housing units, Green Form Subsidised Home Ownership Scheme units and Home Ownership Scheme units are there among the 6 300 public housing units to be provided?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 3)

Reply:

(1) and (5)

The Government announced in the 2019 Policy Address the commissioning of the studies

on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over 7 hectares (ha) of land in these three areas would be cleared for integrated planning and development of a new community comprising mainly public housing. Two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department (CEDD), with the one covering Cha Kwo Ling Village commenced in mid- 2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept and preliminary development proposals.

(2) - (4)

Details of the structures, households and business undertakings to be affected by the proposed development of the squatter areas will be surveyed during the pre-clearance surveys (commonly known as “freezing surveys”) to be conducted in due course, normally after the planned land use, development boundary and implementation programme of the development project are confirmed. In accordance with the prevailing compensation and rehousing arrangements for domestic occupants of squatters which were significantly enhanced in 2018, eligible households will be offered non-means tested rehousing in the form of rental or subsidised sale flat units in Dedicated Rehousing Estates to be developed and managed by the Hong Kong Housing Society (one of which being planned in Kai Tak), in addition to the means-tested rehousing option offered by the Hong Kong Housing Authority.

- End -

Reply Serial No.

DEVB(PL)082

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3026)

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 three-year Land Sharing Pilot Scheme (LSPS) will start receiving applications in the first half of this year. The area of land to be approved will be capped at 150 hectares. The Government believes that this can supplement the supply of public and private housing in the short to medium term.

In this connection, will the Government inform this Committee of the following:

(a) Details of each Wetland Buffer Area in Hong Kong over the past five years, including (1) the location; (2) area; (3) whether there have been developers submitting applications to the Town Planning Board (TPB) for its development;

(b) Please advise on the scope of study and progress made in respect of the study conducted on Agricultural Priority Areas (APAs) under the current New Agricultural Policy. When will the findings of the study be released? Will the Government consider waiting until the confirmation and retention of considerable agricultural land with potential to become APAs upon completion of the study report to commence the LSPS? If not, what are the reasons?

(c) Being applicant-oriented, the LSPS will help developers release land in the adjacent areas. Is there any mechanism in place to ensure that the LSPS will not be tilted in favour of developers, and to address the suspicion of transfer of benefits? What is the role of the TPB in the LSPS? Can the general public make recommendations on or lodge claims against the application projects?

(d) Who are the members of the Panel of Advisors? Will the Government consider recruiting Panel members from concern groups on environmental protection and land issues to allow public monitoring of the LSPS, so as to enhance the recognition and transparency of the Panel?

(e) Will the Government consider setting up a $150 billion "Land Resumption Fund" to initiate a large-scale land resumption exercise, by invoking the Land Resumption Ordinance, to resume from developers holding agricultural land, brownfield sites in the New Territories and the agricultural land reserve they hold, as a source of land for public housing and transitional housing developments? If not, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 4)

Reply:

While Government-led resumption is the mainstream, the Land Sharing Pilot Scheme (LSPS) is among one of the eight priority land supply measures recommended by the Task Force on Land Supply after an extensive public engagement exercise. LSPS is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots with consolidated ownership and falling within eligible areas, so as to speed up short- to medium-term housing supply. The Government is making final preparations with a view to launching the scheme to receive applications in the first half of 2020.

Our reply to various parts of question is as follows –

(a) The Wetland Buffer Area (WBA) covers an area of approximately 1 230 hectares (ha). It is shown on Figure A of the Town Planning Board Guidelines No. TPB PG-No. 12C on "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf). In the past five years, the Town Planning Board (TPB) considered 11 planning applications under section 12A or 16 of the Town Planning Ordinance (Cap. 131) (TPO) for permanent residential and/or commercial developments in areas within or encroaching the WBA.

(b) According to the latest survey by Agricultural, Fisheries and Conservation Department (AFCD), the total area of agricultural land in Hong Kong is around 4 300 ha, of which about 750 ha are under active farming and the remaining 3 550 ha are left fallow. To support the development of local agriculture, AFCD has commissioned a consultancy study on Agricultural Priority Areas (APAs) to identify quality agricultural land and explore suitable policies and measures to encourage landowners to put fallow agricultural land into long-term agricultural use. The consultant is currently reviewing existing farmland (including both government and privately owned farmland) in Hong Kong and studying overseas experience. Given that a considerable size of agricultural land is involved, it is estimated that the study will take several years to complete.

As agricultural land abounds in quantity and is scattered in location, efforts to develop agricultural land with development potential through measures including LSPS while facilitating agricultural activities in areas with good potential for agricultural rehabilitation through the APA study are not in conflict with each other and can be taken forward in tandem. Proposed changes in land uses under LSPS applications, including those involving land falling under the "agricultural" zone, will be subject to the scrutiny of the TPB as the gatekeeper.

(c) & (d)

Under the LSPS, the Government will facilitate infrastructural improvement that will enhance the development intensity of the private lots under application, with the condition that LSPS applicants should hand over to the Government part of the lots they own, in the form of formed land, capable of delivering at least 70% of the additional gross floor area gained for public housing or Starter Homes. The developer-lot owners will also be responsible for developing the necessary infrastructure and possibly other community facilities to support the whole public and private housing development.

Transparency will be upheld throughout the process of handling the LSPS projects, including publishing online key project details as soon as complete applications are first received. A multi-disciplinary Central Team set up under the Development Bureau will be responsible for vetting all applications received, in consultation with relevant bureaux/departments. In particular, the Central Team will ensure that the proposed scale of housing development meets the minimum requirements, and the proposed types and scale of the infrastructure and supporting facilities are cost effective as well as essential and proportionate to the whole public and private housing development. The vetting analyses by the Central Team, together with any public views received, will be submitted to a dedicated Panel of Advisors for consideration. The Panel of Advisors, comprising non-official members with expertise and experience from probably the legal, housing, development-related, environment, social services and financial sectors, will provide independent and third-party opinion on the applications. Only applications supported by the Panel of Advisors will be submitted to the Chief Executive-in-Council for endorsement, before proceeding to the statutory stages involving mainly the town planning process and gazettal of road/sewerage works.

The established public participation channels under the statutory processes, including public consultation on and/or lodging views or objections to the proposed amendments to statutory plans, land resumption or road/sewerage works, will continue to apply. As mentioned above, the TPB will be responsible for processing the land use changes by considering the proposed amendments to statutory plans or applications for planning permissions, taking into account relevant technical assessments and public views received during the consultation process, in accordance with the TPO.

(e) As approved by the Finance Committee (FC), the costs of paying compensation and ex-gratia allowances for resuming and clearing land for government development projects are met by the provisions in the relevant block allocations, namely Subhead 1004CA and Subhead 1100CA, under Head 701 - Land Acquisition of the Capital Works Reserve Fund. As and when a project is ready to proceed with land resumption and clearance, the disbursements for compensation and ex-gratia allowances will be made under those funding accounts in accordance with the requirements under the relevant statutory provisions or formulae for ex-gratia allowances as approved by the FC. The mechanism has been working effectively and we do not see the need for setting up a separate fund for land acquisition.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3029)

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:

During 2020–21, the Planning and Lands Branch will continue to explore with the MTR Corporation Limited the development potential of stations and related sites along existing and future rail lines, with particular focus in taking forward the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building.

Will the Government 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. The progress of taking forward the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building, and whether the Government will consider developing public housing or "Starter Homes" units for Hong Kong residents at the abovementioned railway-related sites.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 14)

Reply:

1. Information on railway property development projects in the past three financial years (i.e. from 1 April 2017 up to 29 February 2020) 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) (square metres)** (Note 3)	**Building covenant expiry date** (Note 4)
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				
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

Railway property development projects (Note 1)				
Project Name (Lot No.)	**Developer**	**Estimated flat number** (Note 2)	**Maximum Gross Floor Area (GFA) (square metres)** (Note 3)	**Building covenant expiry date** (Note 4)
LOHAS Park Package 11 (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Sky Castle Limited	1 850	88 858	31 December 2025
2019-20				
Wong Chuk Hang Station Package 4 (Aberdeen Inland Lot No. 467)	WCH Property Development Company Limited	800	59,300	10 December 2026
LOHAS Park Package 12 (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Cosmic Fortune Limited	2 000	89 290	30 September 2026 (Note 5)

Note 1: Based on the date of tender invitation by MTR Corporation Limited (MTRCL).
Note 2: Estimated flat number as at the date of tender invitation by MTRCL. Actual flat number is subject to the finalised 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.
Note 5: Estimated date as the Modification Letter has not yet been executed.

2. The Government has been exploring with the MTRCL the development potential of 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.

The Siu Ho Wan Depot is a sizeable site estimated to provide no less than 14 000 residential units in the medium to long term. We intend to develop the site into a community with public and private housing as well as community facilities. In taking forward this large scale project, it is necessary to consider, among others, the interface between the depot operations and topside development in ensuring that normal operation of the existing workshop and depot will be maintained at all times to support the railway services. The details are being considered.

The Tung Chung Traction Substation and Pak Shing Kok Ventilation Building have been identified as being suitable for smaller scale topside private residential developments. We will soon initiate rezoning processes for these sites according to the established procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3032)

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 noted under the Programme that the Development Bureau will continue to oversee the implementation of major initiatives under the Urban Renewal Strategy, and 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 please inform this Committee of the following:

1. The progress of the planning study in Yau Ma Tei and Mong Kok districts, as well as the redevelopment schedule;

2. A commercial site removed from the application list of the Land Sale Programme for the current year may be granted to URA for other purposes. Please advise on the location and area of this commercial site. If the site is granted to URA, will the Government advise URA to use the site as rehousing blocks under the redevelopment plan of Yau Ma Tei and Mong Kok districts?

3. Will the Government consider re-positioning URA as a subsidised sale flats constructing organisation, which acquires land through government land allocation and resumes land with the sufficient resources received from the Government for the construction of subsidised sale flats (Starter Homes)?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 17)

Reply:

1. In May 2017, the Urban Renewal Authority (URA) commenced a 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.

   The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans ("MRCPs"). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs. The Study is expected to be completed within 2020.

2. The commercial site at the junction of Argyle Street and Canton Road, Kowloon (with an area of about 1 240 square metres) included in the 2019-20 Land Sale Programme is not rolled over to the 2020-21 Land Sale Programme. The site is tentatively reserved for facilitating URA's implementation of the urban renewal programme in the Yau Ma Tei and Mong Kok districts to be recommended under the Yau Mong District Study. The Government's decision on whether to grant the site to URA will be subject to the submission of further details by URA to support the viability of the relevant proposal and the outcome of the public consultation to be conducted upon the completion of the Study.

3. URA, being the statutory body responsible for carrying out urban renewal, has all along maintained a division of responsibilities with the Hong Kong Housing Authority (HKHA) / Hong Kong Housing Society (HKHS) in terms of roles and functions, with HKHA / HKHS being tasked with the provision of subsidised sale flats (SSF) and public rental housing. That said, the Government has invited URA to provide SSFs in selected projects in the past such as its Kai Tak Development at 3 Muk Chui Street in 2015 and the Starter Homes (SH) Pilot Project "eResidence" in 2019. In view of the home ownership aspirations of the public and the encouraging response to "eResidence", the URA, in the 2019 Policy Address, has been entrusted with a new mission to provide more SH or other types of SSFs in its redevelopment projects. URA is undertaking relevant studies and will submit the proposal to the URA Board for deliberation and approval when ready.

Furthermore, the Government, in the 2018 Policy Address, invited the URA to assist in the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme (CBS). In this connection, URA has already identified two clusters of sites, involving more than 30 CBS buildings in Kowloon City suitable for redevelopment as a pilot project. The total number of flats upon redevelopment is expected to be about 3 000, which is about five times the existing number of CBS flats on the selected sites. Part of the resumed land under the pilot project will be earmarked for public housing development by the relevant agency.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3043)

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%.

1. 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) building age; v) percentage share of property interests under a unified ownership; vi) transaction price by auction ($ million); vii) number of residential units before redevelopment; viii) number of residential units after redevelopment; ix) details of the combination of sites;

2. The number of applications discontinued/withdrawn/adjourned and the reasons for that;

3. By 18 districts, the average compensation amount per square foot paid to domestic occupants and business undertakings as a result of compulsory sale;

4. In 2011, the Government implemented a three-year Pilot Mediation Scheme under the Land (Compulsory Sale for Redevelopment) Ordinance ("PMS"). The PMS reported a success rate of about 70%. Will the Government consider reactivating the PMS or to assist property owners by mediating disputes arising out of or in relation to applications for compulsory sale of land lot that has been made or is intended to be submitted to the Lands Tribunal? What is the estimated expenditure involved?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 28)

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 applications[1] filed in the past five years with compulsory sale orders granted are at **Annex A**.

2. Having consulted the Judiciary on the status of the applications, the number of applications which have been discontinued/withdrawn/adjourned in the past five years is set out at **Annex B**. However, there is no information on the reasons for discontinued/withdrawn/adjourned applications as applicants are not required to specify the reasons.

3. Under the Land (Compulsory Sale for Redevelopment) Ordinance, after the sale of the subject lot by the trustee appointed by the Lands Tribunal, the proceeds of sale and associated expenses are apportioned between the majority and minority owners on a pro rata basis after (a) deducting the expenses of the auction (or other means of sale) and legal costs on assignment of the lot; (b) discharging any liability due to the Government and incumbrance affecting the lot; and (c) paying off any compensation due to existing tenants (if so ordered by the Lands Tribunal). We have no information on the proceeds of sale apportioned to individual owners of domestic/commercial units.

4. The Pilot Mediation Scheme (PMS), operated by the Joint Mediation Helpline Office (JMHO)[2], was commissioned by the Development Bureau (DEVB) and launched in January 2011 after the lowering of the threshold for compulsory sale applications from 90% to 80% for three specified classes of lots[3] in 2010, which was expected to induce an upsurge in the number of compulsory sale applications. The introduction of the PMS provided owners involved in land compulsory sale cases an alternative to resolve their disputes by reaching an agreement acceptable to them through the facilitation of an impartial third party during mediation.

---

[1] Information on site area and development parameters of granted orders are based on records available to the Buildings Department.

[2] The JMHO was founded by the Hong Kong Mediation Council, the Hong Kong Bar Association, the Law Society of Hong Kong, the Chartered Institute of Arbitrators (East Asia Branch), the Hong Kong Institute of Arbitrators, the Hong Kong Institute of Architects, the Hong Kong Institute of Surveyors and the Hong Kong Mediation Centre in 2010.

[3] The three classes of lot are: (a) a lot with units each of which accounts for more than 10% of the undivided shares in the lot; (b) a lot with all buildings aged 50 years or above; and (c) a lot with all industrial buildings aged 30 years or above not located within an industrial zone.

DEVB subsequently commissioned in 2013 a consultancy review on the PMS after the pilot had run for two years. The findings submitted by the consultant in 2014 indicated that the PMS had served its historical mission in better informing the public, in particular the affected minority owners, on mediation as an alternative dispute resolution mechanism to hearings at the Lands Tribunal and that owners seemed to prefer using mediation service in the open market[4]. Taking into account the findings and given that there were already a large enough cohort of mediators trained on compulsory land sale, the PMS was wound down in 2014. There is no plan to reactivate the PMS and thus no estimated expenditure to be incurred by the Government in this regard. That said, the JMHO continues to provide mediation service and free consultation for compulsory land sale cases. The non-governmental organisation of Outreach Support Service for Minority Owners commissioned by DEVB has also been publicising mediation as an alternative to dispute resolution in its public education and outreach programmes.

[4] Based on information from the Judiciary, of all the compulsory land sale cases during the period 15 February 2011 – 31 March 2013, there were 94 mediation attempts to resolve the disputes of which 12 were provided through the PMS

Annex A

Case Number	Lot number	Address of the property	Site Area	Building age > (year)	Percentage share of property interests held by the applicant ^ (%)	Transaction price by auction ($ million)	Number of residential flats before redevelopment	Number of residential flats after redevelopment	Details of the combination of sites
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	1 340.8 m^2	54-58	not less than 80	$2,055	60	*	@
LDCS 3000/ 2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m^2	57	83.3	- - (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.
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	629.989 m^2	59	81.4	$1,049.3	38	*	@
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	51	89.9	$1,620	81	*	The redevelopment site covers Nos. 222-228 Wan Chai Road
LDCS 14000/ 2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Iau 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)	42	98.7	$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
LDCS 17000/ 2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m^2	50	85.7	$441	8	*	The redevelopment site covers Nos. 11-15 Matheson Street
LDCS 1000/ 2016	Section B of Shaukiwan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1 198.837m^2	56	84.9	$1,401	135	*	@
LDCS 2000/ 2016	Sub-section 10 of Section A, Section A, B and Remaining Portion of Sub-section 12 of Section A, and Sub-section 14 of Section A of Hung Hom Marine Lot No.1	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	1 832.514m^2	59-60	Not less than 80	$2,137	102	*	@
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	61	90	$386.4	15	*	@

Case Number	Lot number	Address of the property	Site Area	Building age > (year)	Percentage share of property interests held by the applicant ^ (%)	Trans action price by auction ($ million)	Number of resident-ial flats before redevelopme nt	Number of resident-ial flats after redevelopme nt	Details of the combination of sites
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	1 223.997m^2	60	not less than 80	$1,445	42	*	@
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	410.736m^2	53	84.4	$485	28	*	@
LDCS 9000/ 2016	The Remaining portion, Section I, H, G, A of Sub-section 3 of Section A of Hung Hom Marine Lot No.1	Nos. 39 and 41 Whampoa Street and Nos. 12A, 12B, 14, 16, 18 and 20 Bulkeley Street, Kowloon	1 105.546m^2	59-60	not less than 80	$626	73	*	@
LDCS 11000/ 2016	Kowloon Inland Lot No. 9934	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	895.771m^2	59	83.4	$1,145	74	*	@
LDCS 3000/ 2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	44	87.5	$81.2	6	#	No information as no approved redevelopment proposal yet
LDCS 8000/ 2017	Sub-section 7 and the Remaining portion of Sub-section 4 of Section A of Hung Hom Marine Lot No.1	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	1 079.997 m^2	60-61	not less than 80	$496	77	*	@
LDCS 13000/ 2017	New Kowloon Inland Lot No. 1744	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	1 923.1m^2	56	84.9	$2,075.6	0	*	@
LDCS 3000/ 2018 (See also LDCS 4000/20 18)	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/2018)	54	95.2	$249.1	15	*	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 4000/ 2018 (See also LDCS 3000/20 18)	Kowloon Inland Lot No. 1309 and 1308	Nos. 9, 9A, 11 and 11A Liberty Avenue, Kowloon	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/2018)	55	85.7	$451	24	*	The redevelopment site covers Nos. 9-13A Liberty Avenue
LDCS 21000/ 2018	New Kowloon Inland Lot No. 4474	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	#	48	86.36	$395	0	#	No information as no approved redevelopment proposal yet

Legend :

> Approximate building age from the year when occupation permit was issued to the year when the compulsory sale application was submitted.

Information is not available to Buildings Department since a redevelopment proposal has yet to be submitted/approved.

* 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.

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

@ The case does not involve combination of sites.

Annex B

Case number	Address of the Property	Application Status
2000/2015	No. 232 Wan Chai Road, Hong Kong	Adjourned
4000/2015	No. 210 and 212 Nam Cheong Street, Kowloon	Withdrawn
5000/2015	No. 12 and 14 Tin Wan Street, Hong Kong	Discontinued
7000/2015	Nos. 1A and 1B Marble Road, Hong Kong	Discontinued
8000/2015	Nos. 1E and 1F Marble Road, Hong Kong	Discontinued
10000/2015	No. 41, 43 and 45 Pau Chung Street, Kowloon	Discontinued
11000/2015	Nos. 89 and 91 Shek Pai Wan Road (formerly known as No. 89A and 91A Island Road), Hong Kong	Discontinued
12000/2015	Nos. 85 and 87 Shek Pai Wan Road (formerly known as No. 85A and 87A Island Road), Hong Kong	Discontinued
13000/2015	Nos. 23 and 25 Tai Nan Street, Kowloon	Discontinued
15000/2015	Nos. 74, 74A, 74B and 74C Waterloo Road, Kowloon	Discontinued
16000/2015	Nos. 49 and 51 Kai Tak Road, Kowloon	Discontinued
3000/2016	Nos. 13, 15 & 17 Chung Ching Street, Hong Kong	Withdrawn
7000/2016	Nos. 5 and 7 Chung Ching Street, Hong Kong	Withdrawn
8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	Discontinued
10000/2016	Nos. 238 and 240 Wan Chai Road, Hong Kong	Discontinued
1000/2017	Nos. 153 and 153A Queen’s Road East, Hong Kong	Discontinued
2000/2017	Nos. 153A Queen’s Road East, Hong Kong	Withdrawn
5000/2017	Nos. 2 and 2A Humphreys Avenue, Kowloon	Discontinued
7000/2017	Nos. 5A, 5B, 5C and 5D Victory Avenue, Kowloon	Withdrawn
9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Discontinued
11000/2017	Nos. 13, 13A and 15 Wood Road, Hong Kong	Withdrawn
12000/2017	Tien Shing Industrial Building, No. 38 Belcher's Street, Hong Kong	Discontinued
15000/2017	Tin Fung Industrial Mansion, No. 63 Wong Chuk Hang Road, Hong Kong	Discontinued
10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Discontinued
12000/2018	Nos. 24 & 26 Bonham Road, Bonham Terrace, Hong Kong	Discontinued
13000/2018	Sung Wah Mansion, 28-30 Bonham Road, Hong Kong	Discontinued
17000/2018	No. 35 Cameron Road, Kowloon	Discontinued
18000/2018	Delite Mansion, No. 3 Granville Circuit, Kowloon	Discontinued
22000/2018	Tsang Chiu Ho Building, Nos. 160/164 Wellington Street and Nos. 1/2 Wa On Lane, Hong Kong	Discontinued

Case number	Address of the Property	Application Status
26000/2018	Jaffe Mansion, Nos. 216, 216A, 218, 220, 222 and 222A Jaffe Road, Hong Kong	Withdrawn
33000/2018	Nos. 260 and 260A Hai Tan Street, Kowloon	Discontinued
37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Discontinued
38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Discontinued
6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	Discontinued
9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Discontinued
22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Discontinued

- End -

Reply Serial No.

DEVB(PL)086

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0558)

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 studies on development of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village", please inform this Committee of the following:

1. The district planning works related to the development of the above-mentioned three squatter areas currently carried out by the Planning Department (PlanD), as well as the staff establishment and estimated expenditure in this respect.

2. Whether it knows if there are any other departments apart from the PlanD that also undertake related work for the development of the three squatter areas; if yes, of the details.

3. The progress made by the PlanD and other government departments on the planning and other studies conducted for the three squatter areas; the anticipated time by which consultation with the public and local residents or presentation on further development concept and timetable will be made.

4. The current planning intentions of the PlanD and various government departments with regard to the development of the three squatter areas; whether these areas are planned for other uses apart from public housing development; and regarding the planned public housing development of the three squatter areas, please advise on the initial proposed housing mix (e.g. the numbers of Home Ownership Scheme flats and public rental housing units) thereof.

5. Whether the PlanD or other government departments have prepared statistics on the number of affectees, such as landowners and tenants, in the three squatter areas.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 41)

Reply:

1. to 4.
The Government announced in the 2019 Policy Address the commissioning of studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over 7 hectares of land in the three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

Two Engineering Feasibility Studies (EFSs) were commissioned by the Civil Engineering and Development Department (CEDD), with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept and preliminary development proposals.

Relevant departments will provide inputs and advice to the above-mentioned EFSs. For example, the Planning Department will provide planning inputs and district planning comments on the formulation of development options, requirements on the provision of GIC facilities and open space, etc. Meanwhile, the Lands Department will advise on matters relating to land acquisition, clearance and land administration.

The two EFSs are being undertaken by CEDD and other relevant departments as part of their overall duties. We are unable to provide a breakdown on the manpower expenditure incurred solely for this area of work. The total estimated costs of the two EFSs are $13.2 million.

5.
Details of the structures, households and business undertakings to be affected by the proposed developments of the squatter areas will be surveyed during the pre-clearance surveys (commonly known as “freezing surveys”) to be conducted in due course, normally after the planned land use, development boundary and implementation programme of the development project are confirmed.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0988)

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 "increasing land supply in the short, medium and long term", the entire Anderson Road Development (ARD) (including the quarry site) is a major source of land and housing supply. Regarding the planning and land supply of the entire ARD, please advise on the following:

1. the supply of public and private housing from various sites at present. Please set out the respective site area, readily available/estimated developable land area, and number of units readily available/to be provided, under the categories of (a) land already developed/to be developed into public housing; (b) housing land already auctioned; (c) housing land planned to be auctioned in 2020-21 and (d) remaining land pending development;

2. the updated projections on the estimated residential population for the ARD made by the Planning Department or various departments;

3. details of the development of other sites reserved for community facilities within the ARD apart from housing development for the land; please set out the development plans by each reserved site.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 35)

Reply:

The new housing developments on the Anderson Road concern mainly two areas. The first covers the On Tai Estate and On Tat Estate completed in 2016 and 2017 that provide 18 000 public housing units to house a population of approximately 48 800. The other area concerns the Development of Anderson Road Quarry (ARQ) project, comprising a total of 11 housing sites being developed in phases for first population intake in 2023-24. Of

these 11 sites at ARQ, eight are for public housing, two for combined private housing and starter homes being tendered for sale, and the remaining one disposed of in January 2018 for private housing development. Upon full completion of the ARQ developments, there would be some 10 730 housing units to accommodate an additional population of some 30 000. Details of the housing developments at On Tai Estate, On Tat Estate and ARQ sites are at **Annex A**.

The developments on the Anderson Road have been planned with a range of community facilities to support the additional population arising from the housing developments, with reference to the Hong Kong Planning Standards and Guidelines and the requests from the relevant bureaux/departments to meet the needs of the district and the local community. Major Government, Institution or Community (GIC) facilities to be provided as part of the housing developments or on standalone sites at the area including ARQ are set out at **Annex B**. Some of the facilities have been completed and commenced operation including a primary school in On Tat Estate and a social welfare block in On Tai Estate, while others are in different planning and implementation stages. For example, for the joint-user complex at ARQ, we consulted Sai Kung District Council (DC) in March 2020 about a seven-storey development on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of social welfare services. We will put the same proposal to Kwun Tong DC for consultation in April/May 2020.

Annex A

Housing Developments on Anderson Road

Housing Site	Site Area (hectare) (about)	Flat Number (as at Mar 2020) (about)	Type of Housing/ Progress
On Tat Estate			
Sites 1 - 2	5.79	9 400	Public Housing; Completed in 2016
On Tai Estate			
Sites 1 - 3	5.64	8 600	Public Housing; Completed in 2017
Development of Anderson Road Quarry (ARQ)			
1	1.42	1 900	Public Housing; To be completed in phases between 2024 and 2026
2	1.06	960	
3	1.75	1 400	
4	0.6	420	
5	1.42	1 140	
6	0.9	990	
7	0.6	420	
8	1.69	1 380	
9	0.5	400	Private Housing; Sold in January 2018 for completion in 2023-24 or earlier
10	1.06	1 720 (including 1 000 starter homes units)	Private Housing/starter homes; Being tendered for closing on 15 May 2020
11	0.95		
Sub-total for ARQ:	***11.95***	***10 730***	-
Total:	**23.38**	**28 730**	-

Annex B

Major GIC Facilities to be provided on Anderson Road

Major Planned Facilities		Number of sites reserved	Site Area (hectare) (about)
Educational Facilities	Primary Schools	5	3.3
	Secondary School	2	1.61
Medical Facilities	Clinic	1	0.24
Social Welfare and Community Facilities	Social Welfare block	1	0.21
	Joint-user complex with community hall, sports centre, library, social welfare facilities and underground public carpark	1	0.83
	Refuse collection point and community recycling centre	1	0.07
	Flood Lake Park	1	17.5
	Quarry Park	1	
Transport Facilities	Public Transport Terminus	1	0.60

- End -

Reply Serial No.

DEVB(PL)088

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1463)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:
Provision for 2020-21 is $165.8 million, including that for 106 posts, higher than the revised estimate for the previous year. In this connection, would the Department list the following:

1) the distribution of ranks and job nature of the 106 posts;

2) the numbers of water seepage complaints received and prosecutions instigated last year; and

3) the estimated expenditure and manpower allocated to enhance the efficiency and effectiveness of the Joint Office with the Food and Environmental Hygiene Department in handling public reports about water seepage problem?

Asked by: Hon CHAN Chun-ying (LegCo internal reference no.: 9)

Reply:

1) The net increase of 106 posts in the Buildings Department (BD) in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification system by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

2) In 2019, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD received 34 169 water seepage reports and instigated 126 prosecutions against building owners for their non-compliance with the nuisance notices issued under the Public Health and Municipal Services Ordinance (Cap. 132). The number of prosecutions instigated does not necessarily correspond to the number of water seepage reports received in the same year.

3) In 2020-21, the estimated additional expenditure of BD allocated to JO in handling water seepage reports is $26.3 million and the staff establishment of BD in JO remains as 82 professional and technical staff. To enhance the efficiency and effectiveness of JO, the additional expenditure will be used for employing contract staff and engaging outsourced consultants for further extension of the use of new testing technologies for investigation of water seepages in other pilot districts.

- End -

Reply Serial No.

DEVB(PL)089

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1702)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

(1) It is mentioned in the Programme that the Buildings Department (BD) conducted surveys of New Territories Exempted Houses. Please provide information for the past three years in table form;

District Council district	Number of targeted villages to be inspected	Number of villages inspected	Number of cases with removal orders issued	Number of cases with irregularities rectified
North				
Tai Po				
Sai Kung				
Sha Tin				
Tuen Mun				
Yuen Long				
Tsuen Wan				
Kwai Tsing				
Islands				

(2) tabulate the respective numbers of villages to be inspected this year, broken down by district of the New Territories District Councils;

(3) provide an estimated time for completing the identification of the First Round Targets, based on BD's current projection.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 15)

Reply:

(1) 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 action of the law and pose higher potential risks to building safety (i.e. the First Round Targets) for priority enforcement action. The numbers of targeted villages to be inspected, villages inspected, removal orders issued and cases with irregularities rectified in the past three years by districts are tabulated below –

District	**Number of targeted villages to be inspected**	**Number of villages inspected (1)**	**Number of removal orders issued (2)**	**Number of cases with irregularities rectified (3)**
North	14	14	118	38
Tai Po	14	14	228	98
Sai Kung	14	14	117	46
Sha Tin	14	14	45	27
Tuen Mun	9	9	69	47
Yuen Long	14	14	307	92
Tsuen Wan	13	13	16	6
Kwai Tsing	0	0	0	0
Islands	14	14	12	10
Total	**106**	**106**	**912**	**364**

Note (1): Surveys of the target villages selected in the past three years have commenced and the follow-up actions are ongoing.

Note (2): The figures do not necessarily correspond to the number of villages inspected in the same year.

Note (3): The figures do not necessarily correspond to the number of removal orders issued in the same year.

(2) A breakdown of the numbers of targeted villages to be inspected in 2020 under village by village surveys by districts is set out below –

District	Number of targeted villages to be inspected
North	5
Tai Po	5
Sai Kung	5
Sha Tin	5
Tuen Mun	0
Yuen Long	7
Tsuen Wan	3
Kwai Tsing	0
Islands	5
Total	**35**

(3) According to the "List of Recognised Villages under the New Territories Small House Policy" published by Lands Department in 2009, there are a total of 642 approved recognised villages in the territory. Among the 642 recognised villages, BD had surveyed 226 villages as of end 2019. Since the large number of NTEHs are scattered over an extensive area in the New Territories, BD has not conducted a detailed survey on the UBWs in all NTEHs and is unable to assess at this stage the time required for completing the identification of First Round Targets.

- End -

Reply Serial No.

DEVB(PL)090

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1704)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With reference to the written reply (Reply Serial No. DEVB(PL)273) regarding the consultancy study on water seepage in buildings from the Department to the Special Meetings of the Finance Committee last year, it is stated that the Department would "progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019". In this connection, would the Government inform this Committee of the following:

(1) the latest progress of the initiative given that it is not mentioned in its Head of Expenditure;

(2) the information regarding the pilot programme since 2018, with a breakdown by District Council district in the table below;

District Council district	Number of cases adopting conventional testing methods	Number of cases adopting new testing methods

(3) the number of cases adopting the five new testing methods as per the consultancy study since 2018; and

(4) whether the Department has a schedule for general adoption of the new testing methods; if so, of the details; if not, of the reasons.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 17)

Reply:

(1), (3) & (4) Since the second half of June 2018, the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) has applied new testing technologies, mainly infrared thermography (IT) and microwave tomography (MT), in three pilot districts (i.e. Central and Western, Kowloon City and Wanchai), where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended these new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. While IT and MT 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. In these cases, JO has to resort to conventional testing methods.

Apart from IT and MT, the consultancy study commissioned by BD recommended that new testing methods, such as radar scanning survey (RSS), static pressure test (SPT) and material analysis by micro-spectroscopy inspection (MAMI) may also be applied in JO professional investigation. As at 31 December 2019, the numbers of cases in the eight pilot districts using IT, MT, RSS and SPT were 1 131, 1 131, 1 and 22 respectively. JO has yet to apply MAMI in seepage investigation as JO is now identifying service providers in the market and preparing to commission a consultant to pilot its use.

(2) As at 31 December 2019, the numbers of cases with conventional testing methods and new testing methods conducted in professional investigation in the eight pilot districts are tabulated as follows –

Districts	Number of cases adopting conventional testing methods	Number of cases adopting new testing methods
Central and Western (1)	67	255
Wan Chai (1)	51	249
Kowloon City (1)	638	394
Sham Shui Po (2)	17	77
Kwai Tsing (2)	4	61
Tuen Mun (2)	17	59
Tai Po (2)	3	27
North (2)	6	18

Note (1): New testing methods have been adopted since the second half of June 2018.

Note (2): New testing methods have been adopted since September 2019.

- End -

Reply Serial No.

DEVB(PL)091

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2825)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the New Territories Exempted Houses inspected under the village by village surveys for identification of unauthorised building works that constitute serious contravention of the law and pose higher potential risks for priority enforcement action, under one of the key performance measures in respect of buildings and building works with regard to Existing Buildings, according to the Government reply to the members of the Legislative Council [1], only 2 543 removal orders were issued in the past five years, among which only 1 437 were complied with. There were as many as 1 352 non-compliant removal orders (nearly half of the total). In addition, according to its written reply, the Buildings Department (BD) issued 8 846 warning letters and instigated 30 prosecutions against building owners who failed to comply with the mandatory building inspection notices four years ago [2]. Please inform this Committee of the following information regarding BD in the past five years:

(a) the concrete follow-up actions taken against the non-compliant cases;

(b) the departmental expenditure involved in the follow-up work; and

(c) the actual outcome of the follow-up actions (Please provide in table form the numbers of cases and the time involved, with a breakdown by the stages from non-compliant, issue of warning letters, instigation of prosecutions, to compliance of orders or successful prosecutions).

[1] https://www.bd.gov.hk/doc/en/resources/codes-and-references/notices-and-reports/SFCQ2019/PL120.pdf

[2]
https://www.bd.gov.hk/doc/en/resources/codes-and-references/notices-and-reports/SFCQ2017/PL297.pdf

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2004)

Reply:

(a) & (c) Regarding non-compliance with removal orders issued against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) under the village by village surveys and non-compliance with notices issued under the Mandatory Building Inspection Scheme (MBIS), the Buildings Department (BD) has been taking follow up actions including issuing warning letters and instigating prosecutions against the owners concerned. The numbers of orders/notices issued, orders/notices complied with, warning letters issued, prosecutions instigated and convictions in the past five years are tabulated below –

	Village by village surveys for UBWs in NTEHs					**MBIS**				
Year	2015	2016	2017	2018	2019	2015	2016	2017	2018	2019
No. of orders/ notices issued	219	132	230	216	466	11 519	5 571	12 384	10 943	8 840
No. of orders/ notices complied with (1)	119	124	117	113	134	4 247	8 281	7 975	12 519	10 390
No. of warning letters issued (2)	135	145	47	67	80	3 434	8 846	6 397	4 680	9 664
No. of prosecutions instigated (3)	31	92	74	38	39	0	30	44	65	1 102
No. of convictions (4)	23	42	57	29	31	0	4	25	17	459

Note (1): The figures do not necessarily correspond to the removal orders/MBIS notices issued in the same year.

Note (2): The figures do not necessarily correspond to the removal orders/MBIS notices issued in the same year.

Note (3): The figures do not necessarily correspond to the removal orders/MBIS notices issued or warning letters issued in the same year.

Note (4): The figures do not necessarily correspond to the removal orders/MBIS notices issued, warning letters issued and prosecutions instigated in the same year.

The timing for taking follow-up actions against non-compliance with statutory orders/notices depends on many factors, including the time allowed for compliance with such orders/notices, whether the owners concerned have lodged appeals against the orders/notices according to the Buildings Ordinance and the appeal progress, whether extension of time has been granted by BD in justifiable cases, etc. BD does not compile statistics on the time involved in handling each order/notice.

(b) Enforcement actions against non-compliance with removal orders for UBWs in NTEHs and non-compliance with MBIS notices are carried out by the Village Houses Section and the Mandatory Building Inspection Sections of BD respectively 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 expenditure solely for this task.

- End -

Reply Serial No.

DEVB(PL)092

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2826)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to two items under Existing Buildings, namely mandatory building inspection notices issued and discharged respectively, both estimated numbers for 2020 have decreased substantially, with the former decreasing over 50% to an estimated 5 000 from 10 943 in 2018, and the latter to 9 000 from 12 519 in 2018. It is stated in the remarks that the decreases are due to reduction in the number of exterior projections and in the number of outstanding notices. With another reference to a Government reply [1] to members of the Legislative Council two years ago, it was expected that these types of notices would increase, and appropriate follow-up actions would be taken if additional manpower was required to handle these notices. Please inform this Committee that in the past two years:

(a) what appropriate actions were taken by the Department?

(b) what were the increased manpower and expenditure?

(c) what are the manpower and expenditure that can be reduced in the Estimates for 2020 in response to the decreased workload at present? If no manpower or expenditure can be reduced under this condition, what are the value for money standards adopted by the management?

[1] https://www.thb.gov.hk/eng/legislative/housing/expenditure/2018/THB(H)-2-e1.pdf (Reply Serial No. THB(H)014)

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2005)

Reply:

(a) & (b) The Mandatory Building Inspection Scheme (MBIS), which was introduced on 30 June 2012, covers all private buildings aged 30 years or above, except domestic buildings not exceeding three storeys in height. Under the current arrangement, the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing) is delegated with the authority from the Building Authority to implement the MBIS in accordance with the Buildings Ordinance with regard to buildings developed by the Hong Kong Housing Authority that have been sold or divested while the Buildings Department (BD) is responsible for implementing the MBIS in respect of all other private buildings. The previous Government reply quoted in the question is related to the work of ICU, and such work is not covered in the two performance indicators in the Director of Buildings' Controlling Officer's Report referred to in the question.

(c) The decrease in the number of MBIS notices discharged from 2018 to 2020 under the purview of BD is due to the reduction in the number of outstanding notices as a result of continuous efforts to clear backlog in the last few years, as shown in the table below –

	As of end 2017	As of end 2019
Number of outstanding MBIS notices	39 883	36 757

As regards the projected decrease in the number of MBIS notice to be issued by BD in 2020, this is due to the anticipated reduction in the number of projections on the exteriors of target buildings requiring inspection by property owners under MBIS. In terms of target buildings to be served with MBIS notices by BD, it should be emphasised that the number is actually targeted to increase by 50% from 400 in 2019 to 600 in 2020. Further, with the stepping up of the implementation of Operation Building Bright 2.0 (OBB 2.0)(Note), BD plans to proactively select 300 target buildings for inspection and repair as default works under OBB 2.0, representing an increase of 20% over 250 target buildings in 2019. With the increase in the number of target buildings and default works to be undertaken by BD, there will be increase in workload arising from the implementation of MBIS.

Note: To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the OBB 2.0 to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the MBIS.

- End -

Reply Serial No.

DEVB(PL)093

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2833)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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. According to BD's reply last year, BD had seconded a Buildings Ordinance (BO) Team to the Highways Department to handle matters related to the building safety standards, practices and procedures of BD for the Shatin to Central Link (SCL) Project and the Express Rail Link Project. 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. Since problems have arisen from the works at Hung Hom Station and Wan Chai Station, please inform this Committee of the following:

(a) What are the actual and estimated numbers of staff and expenditure of the BO Team in 2019-20 and 2020-21? What are the reasons behind the changes?

(b) BD did not respond to part (c) of last year's question. The question was about the numbers of site audits carried out by BD for the Hung Hom Station works under the SCL Project in each of the past five years. It is only mentioned in the reply that regular site visits were conducted 29 times by the Monitoring and Verification Consultant under Contract No. 1112 "Hung Hom Station and Stabling Sidings". Please reply again: regarding the Hung Hom Station works under the SCL Project, what are the numbers of site audits conducted by the one Senior Structural Engineer, one Senior Building Surveyor, two Structural Engineers and two Building Surveyors of the BO Team, the 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.: 2012)

Reply:

(a) 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. The Buildings Department (BD) has seconded a Buildings Ordinance (BO) Team to 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 Mass Transit Railway Corporation Limited and assist the BO Team in respect of the compliance with the BO and other relevant requirements.

According to the information provided by HyD, the numbers of staff and expenditure of the BO Team in 2019-20 and 2020-21 are tabulated as follows –

	2019-20	**2020-21**
Number of Staff in BO Team [(1)]	6	6
Salaries ($ million)	6.0 (estimated)	6.3 (estimated)

Note [(1)]: The BO Team comprises one senior building surveyor, one senior structural engineer, two building surveyors and two structural engineers.

(b) The numbers of site audits on the building works at Hung Hom Station Extension conducted by professional grade staff of the BO Team with the assistance of the M&V Consultant in the past five years are tabulated as follows –

Year	**2015**	**2016**	**2017**	**2018**	**2019**	**Total**
Number of Site Audits	32	22	18	28	106	**206**

Conducting site audits forms part of the overall duties of the BO Team and we are not able to provide a breakdown of the manpower and expenditure incurred solely for this task.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2488)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Building and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) set up by the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) to handle problems caused by water seepage in buildings, please inform this Committee of the following:

a). the manpower ratio of staff from FEHD and BD in JO;

b). the detailed division of labour between FEHD and BD in JO; and

c). the numbers of water seepage complaints received and cases successfully handled by JO in the past three years.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 28)

Reply:

a). In 2019-20, the manpower ratio of staff from the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) stationed at the Joint Office (JO) set up by the two departments in handling water seepage reports in buildings is around 3:1 (i.e. 236 investigation and co-ordination staff of FEHD and 82 professional and technical staff of BD).

b). Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arisen by seepage such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified by the initial investigation.

c). Statistics on water seepage reports received and handled by JO in the past three years are tabulated below –

Number of Cases	**2017**	**2018**	**2019**
Reports received	36 002	36 684	34 169
Reports handled (1)	30 605	28 221	28 096
• Cases screened out (2)	14 732	14 571	13 867
• Cases with investigation concluded	15 873	13 650	14 229
- Cases with source of water seepage identified	6 253	5 729	5 663
- Cases with source of water seepage not identified and investigation terminated	4 172	3 164	2 891
- Cases with seepage ceased during investigation	5 448	4 757	5 675

Note (1): The figures do not necessarily correspond to the reports received in the same year.

Note (2): These include unjustified cases not meeting the 35% moisture content criterion and withdrawn cases, etc. where no investigation was conducted by JO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2490)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 and estimated expenditure of the Buildings Department (BD) for identifying sources of water seepage in buildings in the past three years;

b). the numbers of cases that BD handled to identify sources of water seepage in buildings in the past three years; and

c). the numbers of prosecutions instigated by BD by invoking relevant ordinances against cases of water seepage in buildings in the past three years.

Asked by: Hon HO Kai-ming (LegCo internal reference no.: 26)

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 and the expenditure of BD in connection with JO's operation in the past three years are tabulated below –

BD	2017-18	2018-19	2019-20
Number of professional and technical staff	64	76	82
Staff cost and departmental expenses ($ million)	34.3	42.6	53.7 (estimated)
Expenditure for engaging outsourced consultants ($ million)	36.6	36.7	26.0 (estimated)

b). Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arisen by seepage such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified by the initial investigation. Statistics of water seepage cases requiring professional investigation by BD staff in the past three years are tabulated below –

	2017	2018	2019
Number of cases handled by BD staff of JO for professional investigation	11 190	9 716	10 078

c). Statistics on prosecutions instigated by JO in the past three years are tabulated below –

	2017	2018	2019
Number of prosecutions instigated	114	82	126

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1562)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Provision for 2020-21 is $165.8 million (9.7%) higher than the revised estimate for 2019-20, mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office (JO) with the Food and Environmental Hygiene Department (FEHD) in handling public reports about water seepage problem.

Would the Government inform this Committee of the following:

1) The staff establishment and expenditure of the Buildings Department and FEHD respectively, and the posts and duties of the increased manpower in the past five years;

2) The average handling time of cases investigated by JO in the past five years;

3) The success rate in identifying sources of water seepage has long been unsatisfactory. JO once replied that the cost of new technologies is high, yet will it be a bigger waste of money and time and therefore cost-ineffectiveness if conventional technologies fail to identify sources of water seepage? Will the Department purchase additional testing equipment and pledge a full application of new technologies to handle water seepage?

4) Over 10 000 water seepage cases are screened out a year. What are the reasons for screening out these cases?

5) Some members of the public reflected that it is unreasonable to use "35% moisture content" as the threshold for carrying out investigations, as moisture content at the level of 10% to 20% already affects the walls of the units. Will the Government review this standard?

6) Some members of the public reflected that the existing procedure for handling complaints is unclear and that co-ordination between departments is unsatisfactory. Will the Government consider establishing a better mechanism for building owners to lodge complaints or conduct litigation?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 19)

Reply:

1) The staff establishment and expenditure of the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in the past five years are tabulated below –

FEHD	2015-16	2016-17	2017-18	2018-19	2019-20
Number of investigation and co-ordinating staff	219	220	224	227	236
Staff cost and departmental expenses ($ million)	80.7	86.3	99.7	109.2	134.8 (estimated)

BD	2015-16	2016-17	2017-18	2018-19	2019-20
Number of professional and technical staff	64	64	64	76	82
Staff cost and departmental expenses ($ million)	31	32	34.3	42.6	53.7 (estimated)
Expenditure for engaging outsourced consultants ($ million)	30	31	36.6	36.7	26.0 (estimated)

Generally speaking, the FEHD staff are responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action against nuisance arising from seepage, such as issuing nuisance notices and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) where necessary. The BD staff are responsible for carrying out professional investigation with the assistance of outsourced consultants in cases where the source of seepage cannot be identified in the initial investigation.

The increased manpower of FEHD comprised Senior Superintendent, Superintendent, Chief Health Inspector, Senior Health Inspector and Health Inspector. Senior Superintendent is responsible for formulating practices relating to JO operation, while Superintendent, Chief Health Inspector and Senior Health Inspector are responsible for management and supervision of JO. Health Inspector is responsible for carrying out initial investigation of the source of seepage as well as undertaking enforcement action and instigating prosecutions in accordance with the Public Health and Municipal Services Ordinance.

The increased manpower of BD comprised Senior Building Surveyor, Senior Structural Engineer, Building Surveyor, Structural Engineer, Senior Survey Officer (Building), Senior Technical Officer (Structural), Survey Officer (Building) and Technical Officer (Structural) for monitoring the work of consultants and coordinating professional investigations of water seepage cases.

2) The time spent on investigating a water seepage case depends on 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. Generally speaking, JO could complete the investigation and inform the informant of the result 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.

3) 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. Wanchai, Central and Western and Kowloon City), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and North District). JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend the use of new testing technologies in other pilot districts. In this connection, there will be an increase in expenditure of $26.3 million for employing contract staff and engaging outsourced consultants to assist in the investigation of water seepage reports including the use of new testing technologies with a view to enhancing the success rate in identifying the source of seepage.

4) The main reasons for screened out cases include cases with low moisture content (MC) level, cases voluntarily withdrawn by informants etc.

5) Under normal circumstances, the surface of concrete or plaster contains moisture due to the ambient relative humidity. The ambient relative humidity of rooms with water borne facilities will usually be higher thus affecting the basic MC level of concrete or plaster surface in such rooms. Making reference to experience, the source of water seepage cannot be identified if the MC level of a concrete or plaster surface is not substantially higher than that basic level. In this connection, JO has set the MC level at 35% or above as the threshold for initiating investigation for the effective use of the resources.

6) To further improve the handling of water seepage reports, a task force comprising representatives from Food and Health Bureau, Development Bureau, FEHD, BD and Water Supplies Department was formed in early 2018 to review the operation of JO. While the review is underway, to strengthen communication between JO staff of FEHD and BD thereby enhancing work efficiency, JO plans to set up four regional joint offices (RJOs) in Hong Kong, Kowloon, New Territories East and New Territories West. The Hong Kong RJO, located in Wong Chuk Hang, came into operation in early January 2020. The remaining three RJOs are expected to be set up progressively in the 2020-21 financial year.

- End -

Reply Serial No.

DEVB(PL)097

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2015)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 and closure orders issued and prosecutions instigated in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?

(ii) Regarding UBWs in New Territories village houses, what were the numbers of removal orders and closure orders issued and prosecutions instigated in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?

(iii) Regarding UBWs on rooftops, flat roofs, yards and lanes, what were the numbers of removal orders and closure orders issued, and what was the distribution of the prosecution cases in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?

(iv) Regarding UBWs in squatters, what were the numbers of removal orders and closure orders issued, and what was the distribution of the prosecution cases in the past five years? What was the total amount of fines for non-compliance with removal orders in each year?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 14)

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, closure orders issued, prosecutions instigated and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Note (1): Year	Number of removal orders issued (1)	Number of closure orders issued (1)	Number of prosecutions instigated (1)	Total amount of fines (1) ($ million)
2015	12 503	12	2 933	14.33
2016	12 372	10	3 161	11.07
2017	12 610	9	3 139	12.53
2018	12 246	6	3 207	15.71
2019	11 384	6	3 481	13.94

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, closure orders issued, prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Year	Number of removal orders issued (1)	Number of closure orders issued (1), (2)	Number of prosecutions instigated (1)	Total amount of fines (1) ($ million)
2015	415	0	97	1.17
2016	529	0	201	1.17
2017	572	0	230	1.44
2018	573	0	153	1.24
2019	802	0	161	0.95

Note (1): The figures do not necessarily correspond to those in other columns.

Note (2): BD will normally only apply to the Court for issuing a closure order if the UBW concerned is causing imminent danger. There was no case requiring the application of closure order for NTEHs during the above period.

(iii) The numbers of removal orders and closure orders issued for UBWs on rooftops, flat roofs, yards and lanes in the past five years are tabulated as follows –

Year	Number of removal orders issued	Number of closure orders issued (1)
2015	3 319	9
2016	3 519	7
2017	3 201	5
2018	3 376	6
2019	2 920	4

Note (1): The number of closure orders issued does not necessarily correspond to the removal orders issued in the same year.

The distribution of prosecutions instigated and the total amount of fines against non-compliance with removal orders for UBWs on rooftops, flat roofs, yards and lanes in the past five years are tabulated as follows –

Year	UBWs on rooftops		UBWs on flat roofs		UBWs on yards/lanes	
	Number of prosecutions instigated (1)	Total amount of fines (1) ($ million)	Number of prosecutions instigated (1)	Total amount of fines (1) ($ million)	Number of prosecutions instigated (1)	Total amount of fines (1) ($ million)
2015	555	5.07	852	5.11	194	1.33
2016	623	3.84	720	3.93	221	0.98
2017	649	4.03	807	4.75	218	1.01
2018	636	5.34	867	5.59	203	1.59
2019	595	4.10	895	4.59	285	1.25

Note (1): The figures do not necessarily correspond to those in other columns.

(iv) Squatter control work is carried out by staff in Squatter Control Offices of the Lands Department (LandsD). Under LandsD's current squatter control policy, squatter structures which were erected on Government land and leased agricultural land before June 1982 and had been surveyed and recorded by the Government in the 1982 Squatter Control Survey (SCS) are regarded as surveyed squatter structures (SSS). The 1982 SCS recorded the locations, dimension, building materials and uses of the SSSs. SSS is tolerated to remain on a temporary basis, provided the location, dimensions, building materials and use are the same as the record in the 1982 Survey, until the SSS has to be cleared for development by the Government, environmental improvement or safety reasons or until the SSS is phased out through natural wastage

(e.g. when the structure is not occupied or ceases to exist). Such tolerance does not create any legal rights or interests or obligations and does not confer on any person the right of occupation of land. Extension, new erection, addition, change of use or alteration with materials that do not conform with the SCS record are not allowed. An SSS with extension, new erection, addition, change of use or alteration with materials that do not conform with the record of the 1982 Survey will be subject to squatter control actions, including deletion of the SCS record.

The numbers of different types of control actions against squatters taken in the past five years are tabulated as follows –

Year	**Number of warning letters issued**	**Number of survey numbers deleted**
2015	841	1 306
2016	1 325	1 610
2017	1 326	1 363
2018	964	1 641
2019	587	1 171

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1844)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

In 2019, the Buildings Department issued 12 186 removal orders against unauthorised building works (UBWs) and instigated 3 642 prosecutions against failure to comply with removal orders. In this connection, would the Government inform this Committee:

1. removal orders issued and prosecutions instigated, broken down by the urban areas and New Territories Exempted Houses (NTEHs);

2. removal orders issued and prosecutions instigated against NTEHs, broken down by district;

3. the number of court convictions among the 3 642 prosecutions; and

4. the estimated expenditure and manpower allocated for enforcement against UBWs in the coming year.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 64)

Reply:

The Buildings Department (BD) is responsible for taking enforcement actions against unauthorised building works (UBWs) in accordance with the Buildings Ordinance (BO). BD has been handling UBWs cases in both urban areas and New Territories Exempted Houses (NTEHs) in accordance with the BO and BD's enforcement policy. BD has adopted a "risk-based" approach in determining the priority of enforcement actions against UBWs and targeted "actionable" UBWs for actions when dealing with UBWs in both urban areas and NTEHs.

The numbers of removal orders issued against UBWs and prosecutions instigated in 2019 in urban areas and NTEHs are tabulated below –

	Number of removal orders issued	**Number of prosecutions instigated** [(1)]
Urban areas	11 384	3 481
NTEHS	802	161
Total	**12 186**	**3 642**

Note [(1)]: The figures do not necessarily correspond to the number of removal orders issued in the same year.

A breakdown of the numbers of removal orders issued and prosecutions instigated in connection with non-compliance with removal orders against UBWs in NTEHs in 2019 by districts is tabulated below –

District	**Number of removal orders issued**	**Number of prosecutions Instigated** [(1)]
Islands	9	10
Kwai Tsing	0	0
North	111	28
Sai Kung	63	31
Sha Tin	37	12
Tai Po	169	23
Tsuen Wan	20	8
Tuen Mun	46	18
Yuen Long	347	31
Total	**802**	**161**

Note [(1)]: The figures do not necessarily correspond to the number of removal orders issued in the same year.

Among the 3 642 prosecutions instigated in 2019, 1 505 defendants were convicted, and hearing for 1 690 cases were pending.

In 2020-21, the enforcement actions against UBWs will be carried out by 748 professional and technical staff 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. BD is not able to provide a breakdown of the manpower and expenditure involved solely for enforcement actions against UBWs.

- End -

Reply Serial No.

DEVB(PL)099

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1893)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

According to the past figures provided by the Development Bureau, there are currently almost 10 000 private buildings of three storeys or above that are 40 years old or above in the territory. As published by the Buildings Department (BD), as at 2019, it had attended to reports from members of the public and issued repair or investigation orders for over 18 000 of the existing dilapidated or dangerous buildings. However, fewer than 1 300 of the buildings had been repaired or rectified, i.e. only 7% of the dilapidated or dangerous buildings had been enhanced. These old buildings may involve hundreds of thousands of occupants and pose serious threat to their personal safety. The guidelines of BD also seem to be not deterrent enough.

(a) Under the prevailing policy, while attending to reports or issuing repair or investigation orders, has BD considered setting a time limit for which the occupants must complete the required inspection or repair? If not, what are the reasons? Has BD considered any other ways to encourage the occupants to rectify condition of the buildings?

(b) Does BD define "dilapidated or dangerous buildings" in terms of their urgency (including whether they have caused any accidents recently)? If so, please provide the detailed information. If not, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 21)

Reply:

(a) Under the Buildings Ordinance (BO), the Buildings Department (BD) may issue an investigation order or a repair order, requiring the owners to conduct investigation or repair the dilapidations/defects identified in their building respectively. The time within which the required investigation or repair should be completed would be specified in the orders.

Applying the principle that prevention is better than cure, BD implements the Mandatory Building Inspection Scheme (MBIS) since 2012 to tackle building decay at its root by requiring owners of target buildings to inspect and repair their buildings. Owners are primarily responsible for the proper maintenance of their properties.

Nevertheless, the Government recognises that some owners may have difficulties in fulfilling their responsibility in maintaining their properties due to the lack of financial means and technical knowledge, and/or the ability to coordinate the works. Therefore, the Government has rolled out various building maintenance assistance schemes to assist eligible owners to maintain their properties. Specifically, BD is responsible for implementing the Building Safety Loan Scheme, 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 the statutory orders, including the investigation orders and repair orders.

BD also undertakes a series of public education and publicity activities to promote building safety and foster on building safety culture. With the implementation of the MBIS and the efforts in promoting a culture of building care, it is anticipated that more building owners will carry out repair and maintenance works under the MBIS or out of their own initiatives.

(b) The number of reports on dilapidated/dangerous buildings attended to by BD depends on the actual number of reports received from members of the public, which fluctuates from time to time. In 2019, BD attended to 17 499 such reports and the increase was due to a high number of repeated reports in connection with particular locations. When attending to reports from members of the public on dilapidations/defects in a premises/building and determining whether enforcement action should be taken under the BO to remove potential danger posed to the occupants and general public, BD will assess the condition of the premises/building based on the findings of the site inspection. If it is considered that the premises/building is liable to become dangerous or the overall stability of the building is in doubt, BD will issue repair or investigation order as appropriate. However, not every case attended to would warrant the issue of repair/investigation orders. In 2019, BD issued 938 repair/investigation orders. Within the same period, 1 297 buildings/premises were repaired/rectified (the

buildings/premises repaired/rectified do not necessarily correspond to the reports attended to and the repair/investigation orders issued in the same year). For emergency, if the owners are not able to act immediately, BD will step in and arrange the government contractor to carry out emergency works to remove the danger on behalf of the owners and recover the cost of works from them.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1188)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 15)

Reply:

In the past three years, the number of applications received, the number of applications approved, the total amount of loan 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 loan approved Note ($million)	Number of buildings benefited Note
2017	725	578	41.3	223
2018	514	460	38	201
2019	574	423	41.8	142

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 2017, 2018 and 2019, the average duration between submission of application and release of loan were about ten months, seven months and seven months respectively.

In 2017, 2018 and 2019, the numbers of applications rejected were 29, 121 and 52 respectively. The major reason for rejecting applications was that the applicants did not provide the required information. In 2018 and 2019, 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 and 2019.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0532)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

1. In respect of the work regarding the "New Territories Exempted Houses (NTEHs) inspected under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks for priority enforcement action", what is the number of NTEHs that could be surveyed in targeted villages and were selected as at the end of 2019? What is the estimated number of remaining NTEHs that could be surveyed in targeted villages to be selected in the territory?

2. The Department has set a planned target of 4 000 NTEHs for 2020 for the work mentioned in (1.) above, compared to the actual number of 5 175 NTEHs handled in 2019. What is the reason for not raising the target concerned?

3. In 2019, there were 91 "buildings targeted for removal of UBWs on rooftops, flat roofs, yards and lanes", while the planned target for 2020 remains at 80. What is the reason for not raising the target to expedite the removal of UBWs?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 13)

Reply:

1. As at end 2019, the Buildings Department (BD) had inspected about 39 800 New Territories Exempted Houses (NTEHs) under the village by village surveys for identification of unauthorised building works (UBWs) that constitute serious contravention of the law and pose higher potential risks to building safety (i.e. First

Round Targets) for priority enforcement action. Among the 642 recognised villages [(1)], BD had surveyed 226 villages as of end 2019. As the total number of NTEHs to be surveyed in a recognised village can only be ascertained upon completion of the survey of the village, BD does not possess information on the actual number of NTEHs in the recognised villages to be surveyed under the village-by-village surveys.

2. Surveys on NTEHs for identification of First Round Targets were carried out on a village by village basis. The total number of NTEHs surveyed in a recognised village can only be ascertained upon completion of the survey of the village. As BD has to continue to follow up enforcement action against First Round Targets identified in 2019 due to the higher-than-expected number of NTEHs surveyed under the village by village surveys, the planned target for 2020 remains unchanged to ensure that the follow-up enforcement action can be taken in a timely manner.

3. BD has been conducting large scale operations (LSOs) against target buildings for comprehensive clearance of UBWs, including but not limited to those UBWs on rooftops, flat roofs, yards and lanes. BD adopts a risk-based approach in selecting target buildings for LSOs taking into account a number of factors including public reports received. In 2019, 91 buildings were selected as target buildings. As the workload associated with the identification of and the follow-up enforcement action against actionable UBWs in the target buildings selected in 2019 is substantial, the planned target for 2020 remains unchanged to ensure that the LSOs and enforcement action can be undertaken in a timely manner.

Note [(1)]: According to the "List of Recognised Villages under the New Territories Small House Policy" published by Lands Department in 2009, there are a total of 642 approved recognised villages in the territory.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0533)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

There will be a net increase of 106 posts in 2020-21 for the Department. What are the distribution and main duties of these new posts?

Asked by: Hon LEUNG Che-cheung (LegCo internal reference no.: 14)

Reply:

The net increase of 106 posts in the Buildings Department in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0939)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the handling of sub-divided flats (SDFs) problem, would the Government 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?

c). whether the Government has defined the terms, structure and fire safety involving SDFs; if yes, what are the details?

Asked by: Hon MAK Mei-kuen, Alice (LegCo internal reference no.: 39)

Reply:

a). The Buildings Department (BD) does not compile statistics on the number and rent level of sub-divided flats (SDFs).

b) & c). SDFs are not defined under the Buildings Ordinance (Cap. 123). For the purpose of BD's enforcement operations, the term generally refers to cases where a unit is subdivided into two or more smaller self-contained domestic units. Pursuant to the prevailing enforcement policy, BD takes enforcement actions against building irregularities associated with SDFs. The commonly found building irregularities on structural safety and fire safety 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 and excessive installation of partition walls and/or thickening of floor screeding that result in overloading of the floor slabs.

In 2019, 420 SDFs were identified with building irregularities. 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

(Question Serial No. 2039)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 14)

Reply:

In 2017, 2018 and 2019, 27 683, 27 534 and 28 374 unauthorised building works (UBWs) were removed respectively.

In 2020-21, enforcement action against UBWs will be carried out by 748 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

(Question Serial No. 2046)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 21)

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
2018	49 346	3 572
2019	64 621	4 993

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 2018 and 2019 are as follows –

Year	**Amount of loan approved ($ million)**
2018	38.0
2019	41.8

Apart from BSLS, other assistance schemes funded by the Government under the Development Bureau include Operation Building Bright 2.0 (OBB 2.0) (which is administered by Urban Renewal Authority (URA) and funded by an approved commitment of $3 billion by the Government), the Lift Modernisation Subsidy Scheme (LIMSS) (which is administered by URA and funded by an approved commitment of $2.5 billion by the Government), the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) (which is administered by Hong Kong Housing Society (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).

To further strengthen assistance to owners in need, the Government announced in October 2019 its plan to inject an additional funding of $3 billion, $2 billion and $2 billion respectively into OBB 2.0, LIMSS and BMGSEO (administration of the last scheme will be taken up by URA and the scheme will be rechristened as "Building Maintenance Grant Scheme for Needy Owners") and to introduce various enhancement measures. Details are set out in LegCo Paper No. CB(1)230/19-20(06). The proposed funding injection is being sought in the context of the Appropriation Bill 2020.

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 in 2018-19 and 2019-20 were about $17.2 million and $24.6 million (estimated) respectively.

- End -

Reply Serial No.

DEVB(PL)106

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2055)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Estimates that provision for 2020-21 is $165.8 million (9.7%) higher than the revised estimate for 2019-20, mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office with the Food and Environmental Hygiene Department in handling public reports about water seepage problem, stepping up the implementation of Operation Building Bright 2.0 and the enforcement action to enhance building safety. What are the numbers of water seepage reports/complaints received in each of the past three years? How many of these cases were completed?

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 30)

Reply:

Statistics on the water seepage reports received and handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and Buildings Department in the past three years are tabulated below –

Number of Cases	2017	2018	2019
Reports received	36 002	36 684	34 169
Reports handled (1)	30 605	28 221	28 096
• Cases screened out (2)	14 732	14 571	13 867
• Cases with investigation concluded	15 873	13 650	14 229
- Cases with source of water seepage identified	6 253	5 729	5 663
- Cases with source of water seepage not identified and investigation terminated	4 172	3 164	2 891
- Cases with seepage ceased during investigation	5 448	4 757	5 675

Note [1]: The figures do not necessarily correspond to the reports received in the same year.

Note [2]: These include unjustified cases not meeting the 35% moisture content criterion and withdrawn cases, etc. where no investigation was conducted by JO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2071)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the inspection of sub-divided flats (SDFs) by the Buildings Department, would the Government inform this Committee of the following:

(a) the number of SDFs with irregularities identified and the number of removal orders issued against irregularities associated with such SDFs in 2019; and

(b) the numbers of outstanding removal orders issued in the past three years and the numbers of prosecutions instigated against building owners who failed to comply with removal orders.

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 47)

Reply:

(a) In 2019, the number of sub-divided flats (SDFs) with building irregularities identified and the number of removal orders issued in relation to building irregularities associated with such SDFs are 420 and 395 respectively.

(b) The numbers of removal orders issued in 2017, 2018 and 2019 in relation to building irregularities associated with SDFs which were outstanding as at the end of 2019 were 172, 325 and 381 respectively. The numbers of prosecutions instigated against failure to comply with removal orders in relation to building irregularities in SDFs in 2017, 2018 and 2019 are 76, 131 and 112 respectively. The number of prosecutions instigated may not necessarily correspond to the number of removal orders issued in the same years.

- End -

Reply Serial No.

DEVB(PL)108

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2347)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to sub-divided flats (SDFs) used for domestic purpose in industrial buildings (IBs), please inform this Committee of the following:

In the table below, please provide information on the enforcement action against building irregularities of SDFs in IBs.

Enforcement action against building irregularities of SDFs in IBs/Year	2017 (Actual)	2018 (Actual)	2019 (Actual)	2020 (Plan)
Number of inspections				
Number of discontinuation orders issued				Not applicable
Number of prosecutions instigated against non-compliance with discontinuation orders				Not applicable
Number of premises with irregularities for which closure orders were applied from the court				Not applicable
Number of premises for which government contractors were arranged to carry out the necessary rectification works				Not applicable

Asked by: Hon OR Chong-shing, Wilson (LegCo internal reference no.: 46)

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 (LSOs) since April 2012. Such enforcement actions against illegal domestic use in IBs may involve subdivided flats (SDFs).

Information on the numbers of premises (including SDFs) inspected, discontinuation orders issued, prosecutions instigated against non-compliance with discontinuation orders, premises where closure orders were applied from the court and premises where government contractors were arranged to rectify the irregularities in the past three years are tabulated below –

Enforcement action against illegal domestic use in IB premises (including SDFs) /Year	**2017 (Actual)**	**2018 (Actual)**	**2019 (Actual)**	**2020 (Plan)**
Number of premises inspected	587	331	414	Not applicable (1)
Number of discontinuation orders issued (2)	33	39	35	
Number of prosecutions instigated against non-compliance with discontinuation orders (2)	0	0	2	
Number of premises with irregularities for which closure orders were applied from the court	0	0	0	
Number of premises for which government contractors were arranged to carry out the necessary rectification works	0	0	0	

Note (1): Apart from responding to reports, 20 IBs will be targeted for LSOs against illegal domestic use in 2020. BD is however unable to provide an estimate on the number of premises to be inspected and number of enforcement actions to be taken during the year.

Note (2): The figures do not necessarily correspond to the IB premises inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0005)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

In "Matters Requiring Special Attention in 2020-21", 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 the aforementioned update? What are the latest progress and the timetable for completion for the relevant update? Also, please update this Council the progress for formulating a new Code of Practice for seismic-resistant building design.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 5)

Reply:

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019 on the technical amendments to the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R), and Members generally supported the amendments. We published the revamped B(C)R and the associated amendments in the Gazette on 10 January 2020, and the regulations will come into operation on 1 February 2021. The Buildings Department (BD) is finalising the amendments to the extant B(MW)R with a view to gazetting the amendments within the current LegCo session.

As regards seismic-resistant design for buildings in Hong Kong, BD has commissioned a consultancy study to formulate a new code of practice for seismic-resistant building design standards in Hong Kong (Code). BD is seeking preliminary views on the draft Code from stakeholders of the building industry in accordance with its established consultation mechanism with a view to preparing the final draft of the Code.

BD is responsible for the review of the various building regulations, standards and codes of practice 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

(Question Serial No. 0019)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that the number of non-directorate posts will be increased by 106 posts to 2 102 posts as at 31 March 2021. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 16)

Reply:

The net increase of 106 posts in the Buildings Department in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)). The salaries of the posts are tabulated below –

Grade	Salary ($)
Building Surveyor/Structural Engineer	64,270 - 135,470
Survey Officer (Building)/Technical Officer (Structural)	22,725 - 61,415

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be

engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3014)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Among the 106 posts increased in the Buildings Department this financial year, how will the works of the Buildings Department be improved? Are there any plans for these posts increased? Are there any new policy initiative planned in relation to these increased posts? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 76)

Reply:

The net increase of 106 posts in the Buildings Department (BD) in 2020-21 involves the creation of 109 non-directorate posts, to be offset by the expiry of three time-limited posts. The 109 posts to be created in 2020-21 comprise 43 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer) and 66 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)).

Among the 109 posts, 24 posts will be engaged in implementing Operation Building Bright 2.0; 15 posts will be engaged in enhancing the efficiency of enforcement actions against unauthorised/dangerous/abandoned signboards; 38 posts will be engaged in enhancing departmental enforcement efforts on slope safety, window safety, control on unauthorised building works and construction site safety; eight posts will be engaged in coping with the increased workload arising from processing building plan submissions; four posts will be engaged in supporting the development of a Self-certification System by Authorized Persons under various licensing regimes; one post will be engaged in expediting

the processing of applications under the Private Columbaria Ordinance and the remaining 19 posts will be engaged in implementing the Fire Safety (Industrial Buildings) Ordinance. It is expected that the proposed increase in manpower resources would strengthen BD's work efficiency in general.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0840)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

In 2020-21, the Buildings Department plans to continue the legislative exercise to amend the Building (Construction) Regulations (Cap. 123B) and Building (Minor Works) Regulation (Cap. 123N), and the review of various building regulations, standards and codes of practice with a view to modernising building design and construction standards. Would the Government provide the details, the implementation timetable and the expenditure involved?

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 8)

Reply:

The Buildings Department (BD) reviews, from time to time, the Buildings Ordinance, its subsidiary legislations as well as codes of practices to ensure that they continue to meet modern day standards and latest building technology.

We consulted the Legislative Council (LegCo) Panel on Development on 26 February 2019 on the technical amendments to the Building (Construction) Regulations (B(C)R) and the Building (Minor Works) Regulation (B(MW)R), and Members generally supported the amendments. We published the revamped B(C)R and the associated amendments in the Gazette on 10 January 2020, and the regulations will come into operation on 1 February 2021. BD is finalising the amendments to the extant B(MW)R with a view to gazetting the amendments within the current LegCo session.

The aforesaid review is part of BD's overall duties. BD could not provide a breakdown of the expenditure solely for these tasks.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2443)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Joint Office for Investigation of Water Seepage Complaints (JO) under the Food and Environmental Hygiene Department and the Buildings Department:

(1) What are the number and percentage of cases outsourced by JO to private companies using infrared thermography or microwave tomography in 2019-20 out of the number of requests for assistance received, and the total costs of such outsourcing services?

(2) What are the estimates for outsourcing investigation work in 2020-21?

(3) At present, what is the cost of using infrared thermography and microwave tomography in investigation per case?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 14)

Reply:

(1) Investigation of reports on water seepage in buildings is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD). Generally speaking, JO staff would carry out initial investigation of the source of seepage, including colour water test of drainage pipes. In cases where the source of seepage cannot be identified by the initial investigation, professional investigation will be carried out with the assistance of outsourced consultants.

Since the second half of June 2018, JO has applied new testing technologies such as infrared thermography (IT) and microwave tomography (MT) in professional investigation in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western), where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). 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 2019, JO completed the investigation of 14 229 cases with the results concluded, among which 10 078 cases required professional investigation. Out of the 10 078 cases, 620 cases adopted new testing technologies in the investigation. In 2019-20, the estimated expenditure for engaging outsourced consultants for professional investigation is around $26 million. BD does not compile statistics on the total cost of water seepage investigation using new technologies alone.

(2) In 2020-21, the estimated expenditure for engaging outsourced consultants for professional investigation is around $42.5 million.

(3) Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to adopt IT and MT in carrying out professional investigation of a water seepage report is estimated to be around $8,000 under the current contracts. The estimate does not include the overall staffing and operating expenditure of the JO.

- End -

Reply Serial No.

DEVB(PL)114

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2444)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Joint Office for Investigation of Water Seepage Complaints (JO) under the Food and Environmental Hygiene Department and the Buildings Department has applied new testing technologies, including infrared thermography (IT) and microwave tomography (MT), to identify the sources of water seepage in three pilot districts since 2018, and the pilot adoption has been extended to five other districts subsequently. Please inform this Committee of the following:

(1) the number of requests for assistance received by JO in 2019-20; the numbers of cases where the source of water seepage could be identified, where the investigation is undergoing and where the source could not be identified; and the time spent on handling the cases (the longest and the shortest duration);

(2) further to the above question, of the above requests for assistance, the number of requests made in Kwun Tong, Wong Tai Sin and Wan Chai districts;

(3) further to question (1), among the requests for assistance, the respective numbers and proportions of cases adopting new and conventional testing methods to identify the sources of water seepage; and the percentage changes as compared with the figures in the past three financial years;

(4) the successful rate of new testing methods in identifying the sources of seepage as compared with the conventional technologies;

(5) whether the eight pilot districts adopting new technologies as mentioned above have a higher successful rate in identifying the sources of seepage than other districts not adopting such technologies; if yes, whether the Government will expedite the extension of adoption to the whole territory (especially districts teemed with old buildings where water seepage is prevalent, such as Kwun Tong and Wong Tai Sin districts); if so, of the details and timetable of implementation; if no, of the reasons; and

(6) whether members of the public seeking assistance could request JO to adopt IT or MT technologies to identify the sources of seepage and avoid conventional testing methods that are ineffective and inefficient, so as to shorten the handling time for each case.

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 15)

Reply:

(1) Statistics on handling of water seepage reports by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department (BD) in 2019 are tabulated below –

Number of Cases	**2019**
Reports received	34 169
Reports handled [(1)]	28 096
• Cases screened out [(2)]	13 867
• Cases with investigation concluded	14 229
- Cases with source of water seepage identified	5 663
- Cases with source of water seepage not identified and investigation terminated	2 891
- Cases with seepage ceased during investigation	5 675
Reports undergoing investigation [(1)]	11 655

Note [(1)]: The number of reports handled does not necessarily correspond to the number of reports received in the same year.

Note [(2)]: These include unjustified cases not meeting the 35% moisture content criterion and withdrawn cases, etc. where no investigation was conducted by JO.

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. Generally speaking, 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. JO does not compile statistics on the time for investigating water seepage cases.

(2) In 2019, the numbers of water seepage reports received by JO in Kwun Tong, Wong Tai Sin and Wan Chai districts were 3 077, 1 501 and 1 402 respectively.

(3) 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 cases where the source of seepage cannot be identified by the initial investigation, JO staff will carry out a professional investigation with the assistance of outsourced consultants. Statistics on professional investigation of water seepage reports by adopting conventional testing methods and new testing methods in the past three years are tabulated below –

	2017	**2018**	**2019**
(a) Concluded cases involving conventional testing methods [(1)]	15 873	13 650	14 229
(b) Among the cases in (a) above, cases required professional investigation	11 190	9 716	10 078
(c) Concluded cases involving the use of new testing methods [(2)]	27	92	620

Note [(1)]: Conventional testing methods include colour water test, water ponding test, water spray test and reversible pressure test.

Note [(2)]: New testing methods include infrared thermography (IT) and microwave tomography (MT).

(4) to (6) 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), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and North District). As at 31 December 2019, the success rate (Note) of cases using the new testing technologies is some 80%, which is higher than the success rate of around 60% for cases using the conventional methods. JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. In non-pilot districts, depending on the circumstances, JO will consider using the new testing technologies for more complicated cases where the source of water seepage cannot be identified by conventional testing methods. While IT and MT 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 IT and MT could not be effectively applied, JO has to resort to conventional testing methods.

Note: Success rate = $\dfrac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (excluding cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation)}}$

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2476)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Quite a number of members of the public have criticised the Joint Office (JO) that it does not handle requests for assistance until the moisture content of a seepage area has exceeded 35%. As a result, water seepage problems cannot be handled promptly and have deteriorated with time. Experts have also suggested that the threshold set by JO is too high. Please inform this Committee of the following:

(1) the numbers and percentages of requests for assistance received by JO that do not reach JO's threshold of 35% moisture content but reach private companies' threshold of 20% moisture content in the past three financial years;

(2) whether there has been any review on the appropriateness of the current mechanism with the threshold of 35% moisture content; if yes, what are the details; if no, is there an imminent review?

(3) whether JO would consider lowering the threshold of moisture content which has long been criticised by the public as over-stringent so as to help residents who have been troubled by the nuisance caused by water seepage and to improve the public's perception of an incapable JO; if yes, are there any estimates on the number of additional requests for assistance, additional expenditure and manpower per year?

Asked by: Hon TSE Wai-chun, Paul (LegCo internal reference no.: 33)

Reply:

Upon receipt of a report of water seepage in a building, staff of the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department will measure the moisture content (MC) at the location of seepage, such as the surface of concrete or plaster, so as to confirm if the water seepage condition requires an investigation of the source of water seepage. Under normal circumstances, the surface of concrete or plaster contains moisture due to the ambient relative humidity. The ambient relative humidity of rooms with water borne facilities will usually be higher, thus affecting the basic MC level of the concrete or plaster surface in such rooms. Based on experience, it is difficult to identify the source of water seepage for the purpose of issuing nuisance notices under the Public Health and Municipal Services Ordinance (Cap. 132) if the MC level of a concrete or plaster surface is not substantially higher than that basic level. Therefore, JO has set the MC level at 35% or above as the threshold for initiating investigation. JO does not compile statistics on water seepage reports with MC level measured between 20% and 35%.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3040)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department continued to take enforcement action against unauthorised building works (UBWs) and to require building owners to carry out necessary repairs to dilapidated buildings. Would the Government inform this Committee of the following:

1) the numbers of (i) removal orders and (ii) closure orders issued regarding removal of UBWs on rooftops, flat roofs, yards and lanes as well as rectification of irregularities associated with sub-divided flats (including those for domestic use in industrial buildings) in the past five years;

2) further to the above question, the average duration between issuance of removal orders and closure orders, and the criteria of issuing closure orders; and

3) the numbers of building owners who applied to the court for eviction orders in the past five years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 25)

Reply:

1) As regards the enforcement actions against unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes as well as building irregularities associated with subdivided flats (SDFs) (including those for domestic use in industrial buildings), the numbers of removal orders and closure orders issued in the past five years are tabulated as follows –

Year	UBWs on rooftops, flat roofs, yards and lanes		Building irregularities associated with SDFs	
	Number of removal orders issued	**Number of closure orders issued (1)**	**Number of removal orders issued**	**Number of closure orders issued (1)**
2015	3 319	9	249	3
2016	3 519	7	255	0
2017	3 201	5	300	0
2018	3 376	6	599	0
2019	2 920	4	438	0

Note (1): The numbers of closure orders issued do not necessarily relate to the removal orders issued in the same year.

2) Pursuant to the Buildings Ordinance, the Buildings Department (BD) may apply to the District Court for a closure order for any part of a building for carrying out the works required under a statutory order by the government contractor in the owner's default so as to avoid causing danger to the occupiers or to the public. BD does not compile statistics on the duration between issuance of removal orders and closure orders.

3) BD does not possess information on applications to the court for eviction orders by building owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3041)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Since 3 October 2012, erection of any non-load bearing block wall, laying of any solid floor screeding, or erection or alteration of any aboveground drain for the purpose of sub-divided units in a flat is covered by the Minor Works Control System (item 1.41).

Please tabulate the numbers of Notices of Commencement (including specified form MW01, prescribed plans and details and other documents) and Certificates of Completion (i.e. specified form MW02, prescribed plans and details and other documents) received by the Buildings Department and the geographical distribution of the works in the past five years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 26)

Reply:

Under the Minor Works Control System, Class I Minor Works items such as Item 1.41 works are subject to a number of controlling measures. Apart from the appointment of a prescribed registered contractor (PRC), the owner of the premises where the Class I Minor Works item will be undertaken is required to appoint a prescribed building professional (PBP) to design and supervise the carrying out of the works. The PBP or the PRC are required to submit details of the works concerned to BD for record before the commencement and after completion of the works. BD will check all submissions to ensure appropriate PBP and PRC are appointed and will conduct audit checks with necessary site inspections.

The number of minor works submissions involving minor works item 1.41 received by BD in the past five years is tabulated as follows –

Year	**Number of Notices of Commencement(1)**	**Number of Certificates of Completion(1) & (2)**
2015	221	257
2016	83	91
2017	126	99
2018	118	59
2019	93	96
Total	**641**	**602**

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 notices of commencement received in the same year.

BD does not compile statistics on the geographical distribution of the above minor works submissions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1019)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned on page 77 of the Estimates of Expenditure that "provision for 2020-21 is $165.8 million (9.7%) higher than the revised estimate for 2019-20. This is mainly due to the increased provision for enhancing the efficiency and effectiveness of the Joint Office (JO) with the Food and Environmental Hygiene Department in handling public reports about water seepage problem, stepping up the implementation of OBB 2.0…"

1. What are the manpower and expenditure for JO for 2020-21? What are the changes as compared with 2019-20?

2. How will the increased provision enhance the efficiency and effectiveness of JO? Will the relevant indicators or performance pledges be enhanced?

3. In the Special Meetings of the Finance Committee last year, the Buildings Department indicated in reply to my enquiry that "since the second half of June 2018, JO has applied new testing technologies … in three pilot districts (i.e. Kowloon City, Wanchai and Central and Western) … JO will progressively extend the use of the new testing methods to other pilot districts in the third quarter of 2019" (Reply Serial No.: DEVB(PL)301). What are the areas where the new testing methods are in use? When is the use of these methods expected to be extended to the whole territory?

4. How will the Government assess the effectiveness of the new testing methods? What is the actual performance of the new testing methods (e.g. successfully identifying the source of water seepage)?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 36)

Reply:

1. The changes in manpower and expenditure of the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in 2019-20 and 2020-21 are tabulated below —

BD	**2019-20 (a)**	**2020-21 (b)**	**Change (b) – (a)**
Number of professional and technical staff	82	82	0
Staff cost and departmental expenses ($ million)	53.7 (estimated)	63.5 (estimated)	+9.8
Expenditure for engaging outsourced consultants ($ million)	26.0 (estimated)	42.5 (estimated)	+16.5

FEHD	**2019-20 (a)**	**2020-21 (b)**	**Change (b) – (a)**
Number of investigation and co-ordinating staff	236	241	+5
Staff cost and departmental expenses ($ million)	134.8 (estimated)	146.2 (estimated)	+11.4

2. to 4. 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), where applicable. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the above new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). As at 31 December 2019, the success rate(1) of cases using the new testing technologies is some 80%, which is higher than the success rate(1) of around 60% for cases using the conventional methods. JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts. In this connection, there will be an estimated increase in expenditure of $26.3 million for employing contract staff and engaging outsourced consultants to assist the investigation of water seepage reports including the use of new testing technologies with a view to enhancing the success rate in identifying the source of water seepage.

Note[1]: Success rate = $\frac{\text{Cases with source of water seepage identified}}{\text{Cases with source of water seepage identified} + \text{Cases with source of water seepage not identified and investigation completed (excluding cases where investigation has not been completed due to, e.g. seepage ceases to exist during investigation)}}$

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0811)

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? It is noted that in Kwu Tung North about 60% of the villagers affected by the advance works have yet to be rehoused. What will be the improvement initiatives in this regard this year?

It is also mentioned that the Government can provide only five plots of government land unsuitable for farming for more than 30 farmers in agricultural rehabilitation. Under what circumstances would the Government consider suspending the relevant development project?

Asked by: Hon CHENG Chung-tai (LegCo internal reference no.: 42)

Reply:

The staff establishment and expenditure on salaries of staff involved in undertaking clearance and related work for Kwu Tung North/Fanling North New Development Area (KTN/FLN NDA) in 2020-21 are estimated to be 81 officers and about $46 million respectively. Some of these staff also handle other tasks not related to KTN/FLN NDA as part of their duties and we have no separate breakdown of the proportion.

As at end of February 2020, of the 577 households affected by the first phase development of KTN/FLN NDA, about 240 have been offered with rehousing flat units about 130 have their rehousing applications under processing or pending submission of further supporting information, and about 20 households opt for cash compensation in lieu of rehousing whose

claims are under processing. About 140 households are ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation.

LandsD will continue to make the best endeavor to handle the compensation and rehousing matters for affected clearees through efficient use of existing staffing resources including flexible redeployment and consider engaging additional manpower resources, if required, in accordance with the established resource allocation mechanism.

Late last year, about 30 farmers affected by the first phase development of KTN/FLN NDA and recorded in the Farm Operation Survey were invited to submit applications if they were interested to re-farm in five plots of government land identified under the Special Agricultural Land Rehabilitation Scheme (SALRS). The Government is processing the applications received from 13 farmers with a view to allocating the SALRS sites to the farmers in a timely manner so as to tie in with their removal in phases starting from the latter half of 2020. Other farmers affected by the first phase development are welcome to join the SALRS. Additional suitable government sites will continue to be identified under the SALRS to facilitate relocation of farmers affected by the remaining phase of KTN/FLN NDA and other government clearance projects.

- End -

Reply Serial No.

DEVB(PL)120

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2782)

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 suspected cases of selling "ding" rights illegally for building small houses in the New Territories noted by the Lands Department (LandsD), and those eventually referred to law enforcement departments for investigation in the past five years.

2) Please provide the respective numbers of squatter structures with unauthorised extensions/alterations noted by LandsD, those rectified after warning, and those with squatter survey numbers cancelled in the past five years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 3002)

Reply:

1) 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 (so called "To Ding") in July 2014. From July 2014 to the end of 2019, LandsD received 1 757 such complaints/referrals. Amongst these cases, 270 cases have been referred to law enforcement agencies for investigation, of which 98 cases were found not substantiated based on information available, and the rest of the referred cases are being investigated by the law enforcement agencies. Moreover, LandsD received in end 2019 a number of complaints without providing specific details about suspected "To Ding", and is now in the course of seeking clarification from complainants concerned before considering how these complaints should be handled and reflected in the statistics.

2) In the past five years (from 2015 to 2019), LandsD identified 2 823 surveyed squatter structures with unauthorised extensions/alterations. Amongst these cases, 504 surveyed squatter structures were rectified after warning, and 2 081 surveyed squatter structures had been deleted from survey records due to the serious nature of the breach or the failure to rectify despite repeated warnings. The remaining 238 surveyed squatter structures with unauthorised extensions/alterations are being followed up by LandsD.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0680)

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 management of government land, please inform this Committee of:

(a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years (2017-18 to 2019-20).

(b) The figures on unlawful occupation of government land identified by the Government in the past three years (2017-18 to 2019-20).

(c) The respective figures on prosecution by the Government and successful conviction in the past three years (2017-18 to 2019-20), and the highest and lowest fine imposed respectively upon conviction.

(d) The measures previously adopted by the Government to alleviate the problem of unlawful occupation of government land.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 86)

Reply:

(a) Conducting inspections of government sites forms part of the overall land control work carried out by the Lands Department (LandsD). In the past three financial years (2017-18 to 2019-20), an average of 234 staff were involved in land control work. LandsD does not have readily available information on the number of inspections conducted in the past 3 years.

(b) In the past three calendar years (2017 to 2019), there were 11 295, 10 731 and 10 448 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 (2017 to 2019), 27, 21 and 12 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 22, 20 and 11 of them were convicted respectively and the fines ranged from $500 to $180,500.

(d) To increase the deterrent effect against the unlawful occupation of government land, the Government amended the Land (Miscellaneous Provisions) Ordinance in 2015 to increase the penalties for offences relating to unlawful occupation of unleased land. LandsD has also tightened the criteria for processing applications for regularisation of unlawful occupation to the effect that all unlawful occupations commencing on or after 28 March 2017 would no longer be eligible to apply for regularisation and would be subject to land control actions. In mid-2019, LandsD also set up the Special Duties Task Force to step up the enforcement actions against serious cases of unlawful occupation of government land.

- End -

Reply Serial No.

DEVB(PL)122

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0699)

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 seven regional Squatter Control Offices.

(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 (2017-18 to 2019-20); 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 (2017-18 to 2019-20); if there were refused applications, the reasons for that.

(d) The average and longest time taken to process applications in the past three years (2017-18 to 2019-20); and the reasons for that.

(e) The number of registration made under the Squatter Occupants Voluntary Registration Scheme (the Scheme) so far.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 39)

Reply:

(a) According to the records, the number of surveyed squatter structures across the territory as at 31 December 2019 is tabulated below:

Squatter Control Office (SCO)	**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	4 454
Squatter Control/Kowloon, Tsuen Wan and Kwai Tsing Office	5 042	5 759
Squatter Control/Islands Office	4 560	18 341
Squatter Control/New Territories East (1) Office (covering Sai Kung, Sha Tin, Tai Po and (part of) North District)	20 286	35 803
Squatter Control/New Territories East (2) Office (covering (part of) North District and (part of) Yuen Long)	78 481	29 924
Squatter Control /New Territories West (1) Office (covering Tuen Mun and (part of) Yuen Long)	42 599	21 892
Squatter Control /New Territories West (2) Office (covering (part of) Yuen Long)	106 310	8 360
Total	**258 400**	**124 533**
Grand Total	**382 933**	

It should be noted that the number of surveyed squatter structures above is based on the records of the Squatter Control Survey conducted by the Housing Department in 1982, and adjusted due to deletion of 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 the Lands Department (LandsD) during the period from 2017 to 2019 is tabulated below:

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.
2019	16	11	5	One applicant withdrew his/her application; two applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures; one applicant applied for repair with materials not complying with surveyed record; one applicant applied for repair of structures erected on building lot outside the scope of Squatter Control policy.

(c) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD in the past three years is tabulated below:

Year	**Number of applications received**	**Number of applications approved**	**Number of applications rejected/ withdrawn**	**Reasons for rejection**
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.
2019	31	18	9	The applicants failed to meet planning requirements, 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, 29 applications are being processed as of end of 2019. 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.

(d) In the past three years, the average time taken to process applications for repairs of surveyed squatter structures on private agricultural land 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 would 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.

(e) As at 29 February 2020, LandsD received 955 applications for registration under the Squatter Occupants Voluntary Registration Scheme. The applications are being processed.

- End -

Reply Serial No.

DEVB(PL)123

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3114)

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 issue of unauthorised building works in village houses in the New Territories, will the Lands Department (LandsD) please provide this Committee with a breakdown of the following by year:

(1) The numbers of LandsD's inspections of village houses in (A) Yuen Long District, (B) Tuen Mun District, (C) Islands District, (D) Tsuen Wan District and (E) Kwai Tsing District in the past 5 years.

(2) The numbers of cases with warning letters issued by LandsD against unauthorised building works in village houses (within the whole of New Territories) in the past 5 years.

(3) The numbers of cases as mentioned in (2) above having been followed up by LandsD together with the numbers of its follow-up actions taken in the past 5 years.

(4) The numbers of cases with warning letters issued by LandsD against structures concerned but with no follow-up action taken so far, according to LandsD's information.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 10)

Reply:

(1) The Lands Department (LandsD) is responsible for enforcement actions against New Territories Exempted Houses (NTEHs) (including small houses) in breach of lease conditions, including lease breach involving unauthorised building works (UBWs). The number of site inspections conducted by LandsD in respect of complaints or referrals on UBWs in NTEHs (including small houses) in the past five years (2015 to 2019) by the four District Lands Offices (DLOs) in New Territories is set out below:

District Lands Office	Number of inspections				
	2015	2016	2017	2018	2019
Yuen Long	102	30	8	31	52
Tuen Mun	44	4	14	37	89
Islands	10	4	10	6	16
Tsuen Wan & Kwai Tsing (Note 1)	329	27	28	33	35
Total	485	65	60	107	192

(2) The number of cases with warning letters issued by LandsD against UBWs in NTEHs in the past five years is set out below:

Calendar Year	2015	2016	2017	2018	2019
Number of cases with warning letters issued (Note 2) (Note 3)	9	13	15	24	51

(3) & (4) Under existing mechanism, after issuing warning letters, cases of unpurged lease breach, including but not limited to UBWs in NTEHs, will be reviewed by the District Review Boards of the respective DLOs to monitor progress. Further actions would be taken in accordance with the established mechanism and priorities having regard to the seriousness and nature of the breaches (e.g. any imminent danger to life, serious environmental hazards). LandsD does not have readily available information on the total numbers of follow-up actions taken in the past five years.

Note 1: Tsuen Wan & Kwai Tsing come under the same DLO.

Note 2: The cases with warning letter issued during the year may not correspond with the cases with inspection conducted during the same year as referred to in Part (1) of the reply.

Note 3: The Buildings Department started implementing the enhanced enforcement strategy against 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 also withholds lease enforcement action against those UBWs covered under the Building Department's Reporting Scheme for UBWs in NTEHs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1148)

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 three 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 three 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

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 20)

Reply:

A) Among the residential sites disposed of in the past three financial years (up to 29 February 2020 for 2019-20) by the Government, there is no site with occupation permit issued as at the end of January 2020.

B) Details of the residential sites disposed of in the past three financial years (up to 29 February 2020 for 2019-20) by the Government, for which occupation permit has not yet been issued as at the end of January 2020, are as follows (there are no restrictions on flat number and other GFA restrictions stipulated under the Conditions of Sale of the sites sold in the past three financial years).

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]	Current progress at site Note 6
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)
3	21 July 2017	STTL 611 – Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	11 088 m^2	(96) [31 March 2023]	(b)
4	16 August 2017	Lot 763 in DD 332 Lantau – Cheung Sha, Lantau Island, New Territories	Residential	992 m^2	(2) [31 December 2022]	(a)
5	12 September 2017	TPTL 231 – Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	5 450 m^2	(52) [30 June 2022]	(d)

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]	Current progress at site Note 6
6	15 November 2017	NKIL 6549 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	91 770 m^2	(1 347) [30 September 2024]	(b)
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]	(b)
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]	(a)
9	24 January 2018	Lot 1068 in SD 3 – Off Anderson Road, Kwun Tong, Kowloon	Residential	24 093 m^2	(334) [31 December 2023]	(a)
2018-19						
1	11 April 2018	TYTL 192 – Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	Residential	Not specified	(336) [31 December 2023]	(a)
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)	(731) [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)

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]	Current progress at site Note 6
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	(1 055) [30 June 2024]	(a)
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	(1) [30 September 2023]	(d)
9	27 December 2018	NKIL 6575 – Kai Tak Area 4B Site 2, Kai Tak, Kowloon	Residential	55 192 m^2	(944) [30 September 2024]	(a)
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]	(600) [30 September 2024]	(a)
12	25 February 2019	Lot 738 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	8 240 m^2	(4) [31 December 2024]	(d)

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]	Current progress at site Note 6
13	13 March 2019	Lot 5382 in DD 116 – Tai Kei Leng, Yuen Long, New Territories	Residential	3 916.5 m^2	(Subject to actual design by developer) [30 June 2024]	(d)
14	27 March 2019	NKIL 6576 – Kai Tak Area 4B Site 1, Kai Tak, Kowloon	Residential	67 081 m^2	(Subject to actual design by developer) [31 December 2024]	(d)
2019-20 (up to 29 February 2020)						
1	7 May 2019	NKIL 6552 – Kai Tak Area 4C Site 2, Kai Tak, Kowloon	Residential	59 566 m^2 (57 612 m^2)	(Subject to actual design by developer) [31 December 2024]	(d)
2	26 June 2019	NKIL 6553 – Kai Tak Area 4C Site 1, Kai Tak, Kowloon	Residential	66 367 m^2 (64 469 m^2)	(Subject to actual design by developer) [31 March 2025]	(d)
3	24 July 2019	NKIL 6577 – Kai Tak Area 4A Site 1, Kai Tak, Kowloon	Residential	99 948 m^2	(Subject to actual design by developer) [31 March 2025]	(d)
4	28 August 2019	TMTL 549 – Junction of King Sau Lane and King Fung Path, Tuen Mun, New Territories	Residential	3 490.7 m^2	(Subject to actual design by developer) [30 June 2024]	(d)
5	13 November 2019	NKIL 6554 – Kai Tak Area 4A Site 2, Kai Tak, Kowloon	Residential	111 953 m^2 (108 281 m^2)	(Subject to actual design by developer) [30 June 2025]	(d)
6	18 December 2019	IL 9076 – 135 Tai Hang Road, Hong Kong	Residential	11 970 m^2	(Subject to actual design by developer) [31 March 2026]	(d)

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]	Current progress at site Note 6
7	13 January 2020	TMTL 518 – Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	54 152 m^2	(Subject to actual design by developer) [31 March 2026]	(d)

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 contained in the applications for consent to enter into agreements for sale and purchase of residential units in uncompleted developments (commonly referred to as "pre-sale consent").

Note 5: BC expiry date as specified in the Conditions of Sale.

Note 6: The four categories of the current progress based on information from BD up to the end of January 2020 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.

- End -

Reply Serial No.

DEVB(PL)125

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1853)

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, the Lands Department (LandsD) helped resume 68.04 hectares and clear 70.23 hectares of land required for public works projects. In this connection, will the Government inform this Committee of the following:

1. Please provide details of the 68.04 hectares of resumed land by district, area of land and resumption cost.

2. Regarding the total resumption/clearance costs, it is estimated that the cost of compensation payable to landowners and occupants will be about $8.981 billion in 2020, representing a substantial increase over the actual expenditure of $275 million in 2019. The Government attributes the increase to expenditure to be incurred for payment of compensation for land resumed in 2019/to be resumed in 2020 for a number of large scale projects. What are these large scale projects?

3. Under Matters Requiring Special Attention in 2020-21, it is stated that LandsD will continue with the work on resumption and clearance of land for approved public projects and undertake preparatory work on resumption and clearance of land required for proposed new projects. What items are included in the approved public projects and the proposed new projects? Please provide details of the projects by district, manpower involved and estimated expenditure.

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 51)

Reply:

1. The locations, areas and estimated expenditures involved for resuming about 68.04 hectares (ha) of private land in 2019 under various applicable ordinances are as follows –

Location (District)	**Approximate area resumed (ha)**	**Estimated compensation expenditure ($ million)**
Tsuen Wan & Kwai Tsing	0.132	4.37
North	67.589	13,506.55
Tai Po	0.295	
Islands	0.022	1.34

2. The large scale projects include: (i) First Phase Development of Kwu Tung North New Development Area (NDA) and Fanling North NDA ($6,932 million), (ii) First Phase Development of Hung Shui Kiu/Ha Tsuen NDA ($793 million), (iii) Agricultural Park in Kwu Tung South (Phase 1) ($246 million) and (iv) public housing and education facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun ($152 million).

3. The on-going and new projects requiring resumption and clearance of land in 2020-21 include road works, sewerage works and public housing developments, etc. The geographical distribution and nature of these projects are as follows –

Location (District)	**The on-going and new projects requiring resumption and clearance of land in 2020-21 (Number of Projects)**
Hong Kong	Railway works (1) and Road works (3)
Kowloon	Railway works (2), Road works (6), Public housing (2) and Other public works (2)
Sai Kung	Road works (4), Drainage works (2) and Sewerage works (4)
Shatin	Sewerage works (1)
Tai Po	Road works (1), Drainage works (1) and Sewerage works (12)
North	Road works (10), New Town Development (1), Drainage works (2), Sewerage works (9), Water works (1) and Other public works (3)
Tsuen Wan & Kwai Tsing	Road works (2) and Other public works (1)
Tuen Mun	Road works (5), Public housing (2), Drainage works (2) and Sewerage works (6)

Location (District)	The on-going and new projects requiring resumption and clearance of land in 2020-21 (Number of Projects)
Yuen Long	Railway works (1), Road works (7), Public housing (1), New Town Development (1), Drainage works (9) and Sewerage works (2)
Island	Road works (1), Sewerage works (8) and Other public works (2)

It is estimated that around 328 officers would be involved in undertaking the land resumption and clearance work in 2020-21. The total estimated expenditure for land resumption and clearance in 2020-21 for the on-going and new projects is about $8,979 million. Land resumption and clearance work would be implemented according to the land requirement schedule of the projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1855)

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, the Lands Department (LandsD) managed and maintained about 1 606 vacant government sites and 152 government properties. In this regard, will the Government inform this Committee of the following:

1. Please provide a breakdown of the 1 606 vacant sites by district, area of land and land use under lease.

2. Please provide a breakdown of the 152 government properties that required maintenance by district, property type and age.

3. Regarding the management and maintenance of vacant government sites and government properties, what was the actual expenditure incurred in 2019? What is the estimated expenditure to be incurred in the coming year?

4. Given the huge demand for land, how will the Government make proper use of the vacant sites for new developments?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 55)

Reply:

1. In the year of 2019, the Lands Department (LandsD) managed and carried out general maintenance for 1 606 sites on unleased government land. A breakdown of the number and area of these sites by District Lands Office (DLO) is provided below-

DLO	No. of Sites	Area (m^2) (About)
Hong Kong East	50	136 000
Hong Kong West & South	143	538 000
Kowloon East	80	387 000
Kowloon West	48	122 000
Islands	103	989 000
North	324	487 000
Sai Kung	98	156 000
Sha Tin	124	153 000
Tuen Mun	83	274 000
Tai Po	81	80 000
Tsuen Wan & Kwai Tsing	119	99 000
Yuen Long	353	489 000
Total	**1 606**	**3 910 000**

2. LandsD 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 of the 152 government properties by DLOs together with their type and age 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).

DLO	Property Type	Age (years)	No. of Properties/ Units
Hong Kong East	Commercial/residential	60 to 69	7
Hong Kong West & South	Industrial	about 35	1
	Commercial/residential	about 45	1
	Residential	over 80	1
		No information	2
Kowloon West	Commercial/residential	50 to 59	96
		60 to 69	11
	Commercial	No information	33
		Total	152

3. The expenditure for management of unleased government sites and landed properties have been subsumed under the overall expenditure of LandsD as part of the general land control and management costs. No separate breakdown is available.

As regards landed properties maintained by LandsD, the actual expenditure for the maintenance of these properties amounts to about $1.79 million in 2019-20 (up to February 2020) and the estimated expenditure in 2020-21 is about $3.2 million.

4. To optimise the utilisation of land resources, LandsD will put sites under its management which are pending development or those that may not be suitable for development into temporary or short-term gainful uses where practicable, including allocation to departments for government uses (e.g. temporary works sites), grants to private organisations by short-term tenancies (STT) for commercial uses (e.g. fee-paying public carparks, etc.), or putting them up for application by non-governmental organisations (NGOs) or social enterprises for community, institutional or non-profit-making purposes.

For those sites that are considered suitable for disposal by open tender STT, LandsD will follow up in a timely manner, and publish information of the sites soon to be put up for tender on its website (www.landsd.gov.hk/en/stt/forecast.htm). If individual bureaux or government departments intend to use the sites, the department will process such applications according to the established procedures. Furthermore, LandsD has uploaded the details of those sites which are available for STT application by NGOs or social enterprises for community, institutional or non-profit-making uses onto the "GeoInfo Map" website (www.map.gov.hk/gm/map/search/faci/__VGS?lg=en). As at end March 2020, around 900 such sites (including sites of vacant school premises) are uploaded and available for application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1856)

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 2019, 2 265 small house applications were processed, which has fallen short of the department's target of 2 300 cases for each year. What are the reasons?

2. What are the resources and manpower to be deployed by the department in the coming year for processing these applications?

3. Has the department developed any performance indicators for processing small house applications, such as the time generally required 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.: 57)

Reply:

1. The number of small house cases processed from January to December 2019 was 2 265. This figure represented 98% of the original estimated figure. The number of cases processed each year may vary owing to factors such as the complexity of the applications, the response of the applicant to LandsD enquiries or requests for information, etc. The Lands Department (LandsD) will continue to expedite the processing of outstanding applications.

2. Around 100 staff of LandsD are involved in handling small house applications at present. Some of the staff involved are also responsible for other land administration duties. The same arrangement will largely continue in the 2020-21 financial year.

3. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For other applications, depending on the nature and complexity of the issues involved, such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities, the processing time may be longer. LandsD will continue to keep under review its work in processing small house applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1857)

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, the Lands Department (LandsD) took land control actions leading to clearance of 9 606 sites involving unlawful occupation of government land, handled 1 649 cases involving breaches of lease conditions, and took control actions against 130 unauthorised squatters in breaches of the squatter control policy. In this connection, will the Government inform this Committee of the following:

1. Please provide a breakdown of those 9 606 sites by District Lands Office and nature of unlawful occupation.

2. Please provide a breakdown of those 1 649 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 1 649 handled cases of lease breaches by type of control action mentioned above.

4. The Government has taken control actions against 130 unauthorised squatters in breaches of the squatter control policy. Please list the control actions by nature. Have all the 130 unauthorised squatters been demolished?

5. What are the resources and manpower estimated to be deployed in the coming year for combating and taking enforcement and control actions against such cases as unlawful occupation of government land, breaches of lease conditions, and breaches of the squatter control policy?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 54)

Reply:

1. The breakdown of those 9 606 sites cleared from unlawful occupation in 2019 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	1 335
Hong Kong West & South	523
Kowloon East	1 544
Kowloon West	1 892
Islands	226
North	243
Sai Kung	638
Sha Tin	397
Tuen Mun	297
Tai Po	722
Tsuen Wan & Kwai Tsing	724
Yuen Long	1 065
Total	9 606

Breakdown by nature of unlawful occupation:

Nature of Unlawful occupation	No. of cases cleared
Abandoned Vehicle(s)	517
Banner(s)	1 250
Bicycles	1 184
Dumping	2 009
Illegal Car Parking Sites	201
Shop Front Extensions	343
Skips	777
Structures	1 617
Others, including miscellaneous objects	1 708
Total	9 606

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 1 649 cases involving breaches of lease conditions handled by the Lands Department (LandsD) in 2019 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	968
Non-conforming uses of Industrial Buildings	515
Non-conforming uses of Residential/Non-Industrial Buildings	64
Unauthorised structures in New Territories Exempted Houses (NTEHs)	51
Other cases (including breach of right-to-inspect clause, breach of user and health requirements of NTEHs, etc.)	51
Total	1 649

3. In 2019, LandsD issued warning letters for 1 649 cases involving breaches of lease conditions. In the same year, there were 708 cases for which the lease breaches had been rectified, 689 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 7 cases with re-entry/vesting action taken. As the processing of a case may straddle various 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 130 unauthorised structures in breach of the Squatter Control Policy with control actions taken in 2019, 39 structures were formerly surveyed squatter structures in breach of squatter control policy with their survey records deleted. The other 91 structures were unauthorised structures without any approval. All the 130 unauthorised structures had been demolished.

5. In 2020-21 it is estimated that 794 full-time equivalent staff will be deployed for land control, squatter control and lease enforcement work at an estimated staff cost of $346 million (excluding posts performing general administrative and clerical support duties).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1340)

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:

The Lands Department expects a net increase of 98 posts including one supernumerary post in 2020-21 under the Operating Account. Please provide information on manpower planning as follows:

(a) The figures on posts to be deleted and created in the department by rank and function; and

(b) The figures on the establishment, strength, wastage and retirees of each rank in 2019-20 and the estimated figures for 2020-21 by Programme.

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 34)

Reply:

(a) In 2020-21, there will be a net increase of 98 civil service posts in the Lands Department (LandsD). This comprises the creation of 124 civil service posts (including one directorate post and 123 non-directorate posts) offset by the deletion of 26 non-directorate posts. The composition of the 124 posts to be created is set out below –

Grade	**Rank**	**Additional Posts**
Land Surveyor	Government Land Surveyor (D2)	1
	Senior Land Surveyor	3
	Land Surveyor/Assistant Land Surveyor	5
Clerical Officer	Clerical Officer	2
	Assistant Clerical Officer	2
Estate Surveyor	Senior Estate Surveyor	8
	Estate Surveyor	14
Executive Officer	Senior Executive Officer	1
Land Executive	Chief Land Executive	1
	Senior Land Executive	1
	Land Executive	14
Land Inspector	Land Inspector I	8
	Land Inspector II	9
Solicitor	Solicitor	1
Supplies Officer	Supplies Officer	1
Survey Officer (Estate)	Senior Survey Officer (Estate)	15
	Survey Officer/Trainee (Estate)	13
Survey Officer (Land)	Senior Survey Officer (Land)	6
	Survey Officer/Trainee (Land)	5
Survey Officer (Photogrammetric)	Survey Officer/Trainee (Photogrammetric)	1
Technical Officer (Cartographic)	Senior Technical Officer (Cartographic)	5
	Technical Officer/Trainee (Cartographic)	5
Technical Officer (Reprographic)	Technical Officer/Trainee (Reprographic)	3
Total		**124**

The posts to be created will be deployed mainly for strengthening the manpower support for expediting major development projects, increasing land supply, implementing the Land Sharing Pilot Scheme, and rolling out the Common Spatial Data Infrastructure and related initiatives.

The composition of the 26 non-directorate civil service posts to be deleted is set out below. They are deleted mainly because of lapse of time-limited posts, re-grading and re-deployment of posts.

Grade	**Rank**	**Posts to be deleted**
Estate Surveyor	Senior Estate Surveyor	2
	Estate Surveyor	5
Land Executive	Land Executive	6
Land Inspector	Land Inspector I	2
	Land Inspector II	2
Photoprinter	Photoprinter I	2
Survey Officer (Estate)	Senior Survey Officer (Estate)	1
	Survey Officer/Trainee (Estate)	3
Survey Officer (Land)	Survey Officer/Trainee (Land)	1
Technical Officer (Cartographic)	Technical Officer/Trainee (Cartographic)	1
Tracer	Tracer	1
Total		**26**

(b) Information in respect of establishment, strength, staff wastage and retirees in LandsD for financial years 2019-20 and 2020-21 is set out at **Annex**.

Annex

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Programme 1						
Principal Government Land Agent	2	2	0	0	2	0
Government Land Agent	7	5	0	2	7	0
Chief Estate Surveyor	21	14	1	1	21	0
Senior Estate Surveyor	86	66	3	0	91	3
Estate Surveyor	207	210	3	2	217	2
Senior Building Surveyor	1	1	0	0	1	0
Building Surveyor/Assistant Building Surveyor	1	1	0	1	1	0
Senior Forestry Officer	1	0	0	0	1	0
Forestry Officer	2	3	0	0	2	0
Chief Geotechnical Engineer	1	1	0	0	1	0
Senior Geotechnical Engineer	3	2	0	1	3	0
Geotechnical Engineer/Assistant Geotechnical Engineer	12	13	0	0	12	1
Senior Landscape Architect	1	1	0	0	1	0
Landscape Architect/Assistant Landscape Architect	4	4	0	0	4	0
Artisan	40	28	0	5	40	2
Assistant Building Services Inspector	1	1	0	0	1	0
Field Officer I	6	5	0	0	6	2
Field Officer II	0	1	0	0	0	0
Field Assistant	1	1	0	0	1	0
Foreman	7	2	0	0	7	1
Senior Housing Manager	3	1	0	1	3	0
Housing Manager	8	8	0	0	8	2
Assistant Housing Manager	34	34	0	1	34	5
Housing Officer	143	140	1	3	143	7
Senior Inspector of Works	1	1	0	0	1	1
Inspector of Works	2	2	0	0	2	0
Assistant Inspector of Works	6	5	0	0	6	0
Senior Principal Land Executive	1	1	0	0	1	0
Principal Land Executive	8	7	0	1	8	5
Chief Land Executive	30	28	0	3	31	2
Senior Land Executive	115	103	0	2	116	20

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Land Executive	353	357	6	4	361	7
Land Inspector I	421	367	1	17	427	33
Land Inspector II	334	342	2	0	341	0
Chief Survey Officer (Estate)	5	4	0	0	5	1
Principal Survey Officer (Estate)	32	26	0	1	32	5
Senior Survey Officer (Estate)	104	77	1	2	118	5
Survey Officer/Trainee (Estate)	248	223	2	4	258	3
Survey Officer/Trainee (Building)	2	2	0	0	2	0
Senior Survey Officer (Quantity)	1	0	0	0	1	0
Survey Officer/Trainee (Quantity)	1	3	0	0	1	1
Senior Technical Officer (Geotechnical)	3	3	0	0	3	0
Technical Officer/Trainee (Geotechnical)	12	12	0	0	12	0
Works Supervisor II (Electrical)	2	2	0	0	2	0
Works Supervisor I (Civil)	8	7	1	1	8	0
Works Supervisor II (Civil)	16	15	0	0	16	0
Programme 2						
Principal Government Land Surveyor	1	1	0	1	1	1
Government Land Surveyor	1	1	0	0	2	0
Chief Land Surveyor	4	5	0	1	4	0
Senior Land Surveyor	29	26	0	2	32	1
Land Surveyor/Assistant Land Surveyor	81	63	0	0	86	0
Senior Cartographer	2	2	0	0	2	1
Cartographer/Assistant Cartographer	6	5	0	0	6	0
Chief Survey Officer (Land)	1	1	0	0	1	0
Principal Survey Officer (Land)	19	19	0	0	19	1
Senior Survey Officer (Land)	109	105	0	1	115	6
Survey Officer/Trainee (Land)	185	171	2	0	190	0

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Principal Survey Officer (Photogrammetric)	2	2	0	0	2	0
Senior Survey Officer (Photogrammetric)	5	5	0	0	5	0
Survey Officer/Trainee (Photogrammetric)	13	10	0	0	13	0
Chief Technical Officer (Cartographic)	1	2	0	0	1	1
Principal Technical Officer (Cartographic)	20	21	0	5	20	5
Senior Technical Officer (Cartographic)	73	74	0	3	78	5
Technical Officer/Trainee (Cartographic)	210	188	3	6	215	1
Chief Technical Officer (Reprographic)	1	1	0	1	1	0
Principal Technical Officer (Reprographic)	1	1	0	0	1	0
Senior Technical Officer (Reprographic)	5	5	0	1	5	0
Technical Officer/Trainee (Reprographic)	25	18	0	1	27	0
Photoprinter I	15	16	0	0	13	3
Programme 3						
Principal Solicitor	1	1	0	1	1	0
Deputy Principal Solicitor	3	3	0	0	3	1
Assistant Principal Solicitor	3	3	0	0	3	0
Senior Solicitor	27	21	0	0	27	0
Solicitor	14	19	0	0	15	0
Chief Land Conveyancing Officer	4	2	0	0	4	1
Senior Land Conveyancing Officer	12	12	0	0	12	0
Land Conveyancing Officer I	27	20	2	0	27	0
Land Conveyancing Officer II	28	31	1	0	28	0
Other Grades with Posts in various Programmes						
Director of Lands	1	0	0	0	1	0
Senior Treasury Accountant	2	2	0	0	2	0
Treasury Accountant	4	4	0	0	4	1
Accounting Officer I	5	5	0	0	5	0
Accounting Officer II	3	3	0	0	3	0
System Manager	1	1	0	0	1	0

Rank	Financial Year 2019-20				Financial Year 2020-21 (Note 4)	
	Establishment (Note 1)	Strength (Note 2)	Wastage (Note 3)	Retirees	Establishment (Note 5)	Retirees
Analyst/Programmer I	4	4	0	0	4	0
Analyst/Programmer II	2	1	0	0	2	0
Senior Calligraphist	1	1	0	0	1	0
Calligraphist	4	5	0	1	4	1
Chainman	219	207	1	11	219	12
Senior Clerical Officer	6	6	0	0	6	3
Clerical Officer	115	114	0	23	117	21
Assistant Clerical Officer	315	298	3	10	317	10
Clerical Assistant	239	225	5	8	239	8
Computer Operator I	1	0	0	1	1	0
Computer Operator II	1	1	0	0	1	0
Senior Confidential Assistant	1	1	0	0	1	0
Confidential Assistant	4	4	0	0	4	1
Principal Executive Officer	1	0	0	1	1	0
Chief Executive Officer	2	3	0	0	2	0
Senior Executive Officer	19	15	0	2	20	1
Executive Officer I	13	12	0	0	13	0
Executive Officer II	16	20	0	0	16	0
Motor Driver	166	163	0	11	166	4
Office Assistant	28	26	0	1	28	2
Chief Official Languages Officer	1	1	0	0	1	0
Senior Official Languages Officer	1	1	0	0	1	0
Official Languages Officer I	5	5	0	0	5	1
Official Languages Officer II	9	9	1	0	9	0
Senior Personal Secretary	1	0	0	1	1	0
Personal Secretary I	15	14	0	2	15	2
Personal Secretary II	65	65	0	3	65	8
Senior Supplies Officer	1	1	0	0	1	1
Supplies Officer	0	0	0	0	1	0
Assistant Supplies Officer	1	1	0	0	1	0
Supplies Supervisor I	2	1	0	0	2	1
Supplies Supervisor II	6	7	0	1	6	0
Supplies Assistant	10	10	1	1	10	0
Tracer	17	17	0	1	16	2
Transport Services Officer I	1	1	0	0	1	0
Senior Typist	3	3	0	0	3	1
Typist	13	13	0	0	13	2
Workman I	131	64	1	10	131	4
Workman II	53	39	1	0	53	3
Total	**4 733**	**4 358**	**42**	**163**	**4 831**	**224**

Note 1: Establishment (excluding non-directorate supernumerary posts) projected as at 31 March 2020 is provided.

Note 2: Strength (including officers on terminal leave) as at 1 February 2020 is provided.

Note 3: Staff wastage other than retirement.

Note 4: The estimated figures on strength and staff wastage other than retirement are not available for financial year 2020-21.

Note 5: Establishment (excluding non-directorate supernumerary posts) projected as at 31 March 2021 is provided.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3008)

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. Based on the progress of transferring squatter control duties last year, what are the current allocation of squatter control duties and manpower distribution? Will there be any restructuring of posts again?

2. Why are squatter control offices in the New Territories and in the urban area currently taken over by officers in different grades? Is expenditure on salaries the major consideration in not allowing officers in the land grades who have successfully taken over the New Territories offices to proceed to do the same for the urban offices?

3. At present, has the Lands Department abandoned the long-standing policy of deploying officers in different grades to centrally handle duties relating to resumption (land resumption), grant (land grant, land premium assessment by the Estate Management Section, lease modification and plan approval), tenancy (short-term tenancy) and control (land management, lease enforcement and squatter control) in the urban and New Territories areas?

Asked by: Hon POON Siu-ping (LegCo internal reference no.: 33)

Reply:

1 and 2. In 2006, the Lands Department (LandsD) fully took over from the Housing Department (HD) the squatter control and clearance functions. Housing Manager (HM) grade officers of HD have since been seconded to LandsD to undertake those duties which they used to discharge in HD. Since 2018, as a pilot scheme, squatter control work in Tuen Mun area has been taken up by the staff of LandsD's grades (namely, the Land Executive and Land Inspector

grades) with a view to achieving synergy in land control work. The second phase of the pilot scheme was implemented in June 2019, whereby the duties of squatter control in the Hong Kong and Lei Yue Mun area were transferred to the Survey Officer (Estate) grade.

The above pilot scheme was implemented with reference to LandsD's long-established work arrangements that land enforcement related duties in the New Territories are carried out by the Land Executive and Land Inspector grades, whereas those in the urban areas are carried out by the Survey Officer (Estate) grade. Expenditure or salary levels are not relevant considerations. LandsD is considering the way forward in the light of the experience of the pilot scheme.

3. LandsD all along deploys staff of various grades to undertake different duties according to their respective skills and expertise with a view to ensuring effectiveness and efficiency in the discharge of such duties. The historical legacy related to work arrangements owing to merger of different offices and functions into LandsD over the years would also be taken into account. LandsD will continue to keep in view the effectiveness of its staff deployment arrangements having regard to the ongoing circumstances.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0003)

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 2020-21", 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.: 3)

Reply:

In the past 12 months, the Lands Department (LandsD) introduced various streamlined measures on the processing of general building plans under lease and simplified the formulation of lease conditions. Furthermore, under the auspices of the Development Bureau, the current control regimes on building height restriction, landscape and site coverage of greenery requirements, building separation and building setback have been streamlined and the details of these streamlined procedures have been promulgated under the Buildings, Lands and Planning Department Joint Practice Notes. LandsD will continue to keep under review possible initiatives and further scope for streamlining and expediting the development process.

To expedite the processing of land disposal and lease modification/land exchange cases, LandsD has established two dedicated teams, namely Development Control Section (DCS)

and Land Supply Section (LSS), in 2019. In order to expedite the approval of development submissions under lease, since 1 April 2019, the DCS with its centralised Building Plan Unit (BPU) is responsible for handling the entire building plan checking process (together with the associated tree preservation and removal proposals and landscape plan submissions up to development completion) for new building plan submissions of residential sale sites and large-scale residential, commercial and industrial developments and redevelopments. From 1 April 2019 to 29 February 2020, BPU completed the processing of about 370 building plan submissions all of which within the pledged period.

The LSS is tasked to handle land sale cases under the Government's Land Sale Programme and major lease modification/land exchange cases. The lease modification/land exchange cases being handled by LSS are expected to generate a total of about 1 435 200 m^2 domestic GFA (involving about 23 700 flats) and 1 191 500 m^2 non-domestic GFA. The LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants with a view to addressing problematic issues expeditiously. Since its establishment in April 2019, the LSS has accomplished 100% compliance rate of the performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. As at end February 2020, the average processing time for the above milestone by the LSS is less than 18 weeks in comparison with the performance target of 22 weeks.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0042)

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 2020-21, the Administration will "continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs". In this regard, what kind of criteria and measures will the Government adopt for setting the premium for government lands sold through the Land Sale Programme in light the potential downturn of local property market due to the outbreak of COVID-19 and government's introduction of "vacancy tax"?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 33)

Reply:

All sites under the Government's Land Sale Programme are sold at current market price meeting the Government's reserve price to protect public revenue. Reserve price is assessed by professional estate surveyors in the Lands Department (LandsD) on the tender closing date of the site to ensure that it reflects the latest market conditions. When assessing the reserve price, the professional estate surveyors in LandsD take into account a number of factors, including the prevailing sale price of the completed developments, the development costs of the project, the development period, the profit margin reflecting the risk of the development, etc. LandsD will continue to make reference to relevant market evidence in assessing the reserve price for individual land sale sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3216)

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:

The Lands Department stated that the number of non-directorate posts will be increased by 97 posts to 4 783 posts as at 31 March 2021. Please inform this Council of the nature of work, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 51)

Reply:

In 2020-21, there will be a net increase of 97 civil service non-directorate posts in the Lands Department. This comprises the creation of 123 non-directorate posts offset by the deletion of 26 non-directorate posts. The composition of the 123 non-directorate posts to be created is set out below:

Grade	**Rank**	**Additional Posts**	**Annual Salary Provision Per Post ($)**
Clerical Officer	Clerical Officer	2	463,140
	Assistant Clerical Officer	2	288,840
Estate Surveyor	Senior Estate Surveyor	8	1,514,640
	Estate Surveyor	14	1,030,440
Executive Officer	Senior Executive Officer	1	1,124,520
Land Executive	Chief Land Executive	1	1,223,580
	Senior Land Executive	1	985,260
	Land Executive	14	613,140

Grade	Rank	Additional Posts	Annual Salary Provision Per Post ($)
Land Inspector	Land Inspector I	8	486,180
	Land Inspector II	9	306,540
Land Surveyor	Senior Land Surveyor	3	1,514,640
	Land Surveyor/Assistant Land Surveyor	5	795,150
Solicitor	Solicitor	1	1,078,140
Supplies Officer	Supplies Officer	1	771,240
Survey Officer (Estate)	Senior Survey Officer (Estate)	15	642,000
	Survey Officer/Trainee (Estate)	13	295,470
Survey Officer (Land)	Senior Survey Officer (Land)	6	642,000
	Survey Officer/Trainee (Land)	5	295,470
Survey Officer (Photogrammetric)	Survey Officer/Trainee (Photogrammetric)	1	295,470
Technical Officer (Cartographic)	Senior Technical Officer (Cartographic)	5	642,000
	Technical Officer/Trainee (Cartographic)	5	295,470
Technical Officer (Reprographic)	Technical Officer/Trainee (Reprographic)	3	295,470
Total		**123**	

The posts to be created will be deployed mainly for strengthening the manpower support for expediting major development projects, increasing land supply, implementing the Land Sharing Pilot Scheme, and rolling out the Common Spatial Data Infrastructure and related initiatives.

- End -

Reply Serial No.

DEVB(PL)134

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3217)

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 2020-21, the Administration states that it will "continue to implement and keep under review the extended Pilot Scheme for Arbitration on Land Premium to facilitate agreement on land premium". Will the Administration inform this Committee the number of successful cases of land premium settled by arbitration under this Scheme and the number of cases that are still in process. Please also inform this Committee the manpower and resources that have been allocated for implementing this Pilot Scheme. Will the Administration consider to streamline its procedures and allow private sector to initiate arbitration for the setting of land premium so as to increase the number of successful cases? If yes, of the details; if no, of the reason. Will the Government consider introducing measures to enhance the efficiency of arbitration scheme and enhance its transparency? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 52)

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.

Under the current arrangement as stipulated in the "Information Note relating to the Pilot Scheme for Arbitration on Land Premium" promulgated by the Lands Department (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 lodged by the Applicant on premium. Every application for arbitration submitted to LandsD pursuant to the Pilot Scheme will be considered on its own merits and consent from both parties is necessary before arbitration can be used for adjudicating the premium payable.

As at the end of February 2020, LandsD has proactively issued a total of 33 counts of invitations to 16 lease modification/land exchange applicants to settle premium negotiations through arbitration under the Pilot Scheme. Among these 16 cases, one proceeded to arbitration which was concluded in December 2015. The remaining applicants chose to continue the premium negotiations with LandsD and so far, LandsD's premium offers have been accepted by the applicants in 10 cases. There is no case currently in progress under the Pilot Scheme.

The implementation of the Pilot Scheme forms part of the duties of the Valuation Section of the LandsD comprising 72 staff. The expenditure allocated to the Valuation Section in 2019-20 was $42.7 million. There is no breakdown of manpower and resources allocated solely for the Pilot Scheme.

In order to encourage usage of the Pilot Scheme, the Government is exploring possible refinements to the implementation arrangements with the aim to introduce them later in the year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1769)

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 New Territories Small House Policy, a New Territories male indigenous villager over 18 years old is entitled to one concessionary grant during his lifetime to build a small house (concessionary right). Land zoned for "Village Type Development" ("V") is primarily reserved for the development of small houses. In this connection, will the Government inform this Committee of the following:

(1) The number of indigenous villagers with unexercised concessionary right as at 29 February this year, and among them, (i) the number of those who had never lodged small house applications and (ii) the number of those who were at the time residing abroad; the estimated number of those who might have the intention to lodge such applications in the coming decade; if the above figures are not available, whether the Government will compile such statistics;

(2) (i) The number of indigenous villagers with unexercised concessionary right, and (ii) the respective numbers of small house applications (a) received, (b) approved, (c) being processed and (d) rejected by the Lands Department in each of the past 10 years (set out in Table 1);

Table 1

Year	(i)	(ii)			
		(a)	(b)	(c)	(d)
2010					
…					
2019					
Total					

Table 2

Year	(i)	(ii)
2010		
…		
2019		
Total		

(3) For each of the past 10 years (i) in respect of the "V" zoned land, please provide (a) the total area, (b) the total area with small house development thereon, and (c) the total area available for small house development, as well as (ii) the total area of sites zoned for other planned uses with small house development thereon (set out in Table 3); and

Table 3

(i)			(ii)	
(a)		(b)	(c)	
2010				
…				
2019				
Total				

(4) (i) The number of approved applications for premium assessment and (ii) the number of cases of title assignment in respect of small houses in each of the past 10 years (set out in Table 4).

Table 4

Year	(i)	(ii)
2010		
…		
2019		
Total		

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 29)

Reply:

(1) The Lands Department (LandsD) does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

The demand for small houses may change with factors such as the birth and growth of indigenous villagers. Whether or not an indigenous villager will apply for a small

house grant depends on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years old or above will submit an application. LandsD does not compile forecast or projection of small house applications.

(2) As mentioned in (1) above, LandsD does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

A breakdown of the number of small house applications received, approved, rejected and being processed by LandsD in the past ten years is set out below.

Year	Number of small house applications received	Number of small house applications approved	Number of small house applications rejected	Number of small house applications being processed at year end
2010	1 959	1 474	999	6 890
2011	2 374	1 041	1 042	6 895
2012	2 690	1 121	1 190	7 175
2013	2 566	1 011	980	7 176
2014	2 522	1 114	1 193	8 569
2015	2 547	989	1 263	8 800
2016	1 297	858	1 080	9 145
2017	1 129	818	1 061	8 548
2018	1 350	830	1080	8 223
2019	2 175	565	815	6 419
Total	20 609	9 821	10 703	Not applicable

Note: 1. Due to the variations in time required for processing individual small house applications, the applications approved, rejected and being processed during the year may not correspond with the applications received during the year.

2. The cases being processed as at end-2019 exclude applications for Private Treaty Grant and Land Exchange involving Government Land. The processing of these two types of applications has been suspended since the judgement of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

(3) Village Type Development ("V") zones in existing statutory plans mainly reflect areas of recognised villages of indigenous villagers in the New Territories, and provide land

considered suitable for village development. "V" zones are drawn up having regard to a series of planning factors, including the location of existing villages, the delineation of Village Environs, the local topography, the existing settlement pattern, site characteristics and the surrounding environment, environmental constraints, as well as the projections of demand for small houses of that area in the coming ten years provided by relevant village representatives. As at 31 December of each of the past ten years, the total land area of "V" zones is as follows:

Year	Total land area of V zones (hectares) (about)
2010	3 260
2011	3 286
2012	3 294
2013	3 321
2014	3 338
2015	3 338
2016	3 368
2017	3 377
2018	3 377
2019	3 377

Land under "V" zones on statutory plans is scattered across the territory and covers existing and recognised villages in the New Territories. Many small houses are built on land under private ownership, and the sizes of individual pieces of private land vary. In addition, whether the development of small house may indeed proceed on a particular site within the "V" zone would depend on the fulfillment of engineering and other conditions as required. As such, the Government does not have readily available information on the total area of land available for small house developments in these "V" zones.

Under the existing policy, each small house can have a roofed-over area of not exceeding 65.03 square metres. However, the area of land granted for a small house is subject to such constraints as the topography, condition and area of the small house site under application. As such, the area of land granted for individual small house development may vary from case to case. LandsD has no readily available statistics on the area of land on which small houses had been built.

(4) In accordance with the existing policy, alienation of small houses before the issue of Certificate of Compliance is generally prohibited. If, after completion of a small house, a small house grantee intends to transfer ownership of his small house, he needs to seek LandsD's approval for removal of the alienation restriction. If the application is approved, he is required to pay the necessary land premium. The number of approved cases for removal of alienation restriction by LandsD in the past ten years is set out below.

Year	Number of approved cases for removal of restriction on alienation
2010	454
2011	493
2012	404
2013	485
2014	577
2015	462
2016	409
2017	435
2018	329
2019	340
Total	4 388

The transfer of the ownership of a small house after obtaining LandsD's approval for removing the applicable alienation restriction is a matter of private transaction for the small house grantee. LandsD does not have statistics on the number of small houses with title assigned.

- End -

Reply Serial No.

DEVB(PL)136

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3037)

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 was mentioned in last year's Reply Serial No. DEVB(PL) 190 that the Lands Department (LandsD) would in due course review whether and how its work in collating information on the 10-year forecast for small house demand for specific individual recognised villages would be affected taking into account the developments of the judicial review proceedings.

In this connection, will the Government inform this Committee of:

1. The details of applications for inclusion in the List of Recognised Villages received since 2002, including the names and locations of the villages involved, the years in which these applications were first received and their outcomes, as well as the primary grounds for rejection of some of these applications.

2. The numbers of male indigenous villagers of recognised villages under the List of Recognised Villages in the past five years and the numbers of them with small houses built.

3. A breakdown of recognised villages by the List of Recognised Villages regarding the 10-year forecast for small house demand given by the Village Representative(s) of each recognised village as at 1 March 2020.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 22)

Reply:

1. Currently, the Lands Department (LandsD) considers and examines applications for inclusion in the List of Recognised Villages based on the following five basic criteria:

   (i) whether the village was in existence in 1898;
   (ii) whether the village name appeared on both the Demarcation District sheets produced between 1899 and 1904 and the Block Government Leases that came into effect in 1905;
   (iii) whether there are private lots within the village area on which erection of houses is allowed under the land lease;
   (iv) whether village houses had been granted on concessionary terms in the village before the implementation of the Policy; and
   (v) whether there must be signs of continuous habitation by indigenous villagers within the village since 1945.

   Since 2002, LandsD received applications from three villages for inclusion in the List of Recognised Villages, namely, Kap Lung Village in Yuen Long, Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun respectively in 2004, 2006 and 2013. Kap Lung Village in Yuen Long fully met the above five basic criteria and has been included in the List of Recognised Villages since 2005, while Yuen Long Kau Hui and Leung Tin Tsuen in Tuen Mun have not been included in the List of Recognised Villages as they failed to meet the above five basic criteria.

2. LandsD does not have statistics on the number of indigenous villagers in the New Territories nor the number of those eligible for applying for small house grants.

   The demand for small houses may change with factors such as the birth and growth of indigenous villagers. Whether or not an indigenous villager will apply for a small house grant depends on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years old or above will submit an application.

   The number of small houses completed with Certificate of Compliance (CC) issued by LandsD in the past five years (2015 to 2019) is set out below –

Year	**Number of small houses completed with CC issued**
2015	904
2016	814
2017	799
2018	851
2019	817

3. 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 collected by LandsD from the relevant Village Representatives on the request of the Planning Department for the latter's reference in the town planning work. LandsD does not keep or update such information for all recognised villages.

- End -

Reply Serial No.

DEVB(PL)137

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3038)

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:

On 8 April 2019, the Court of First Instance of the High Court handed down a judgment on a judicial review of the Small House Policy, ruling that the free building licence arrangement under the Small House 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 would consider whether to lodge an appeal after studying the judgment in detail and seeking legal advice.

In this connection, would the Government please inform this Committee of the following:

1. What are the Government's current arrangements under the Small House Policy subsequent to the High Court's judgement on the judicial review? Has the Government processed any applications for a small house grant by way of "private treaty grant" or "land exchange" since the handing down of the aforesaid judgment by the High Court?
2. Please set out the number of small houses granted in each of the past five years, with a breakdown by "free building licence", "private treaty grant" and "land exchange".
3. What was the number of cases to which approval was given for removing the alienation restrictions and which recognised village registered the most number of approved applications in each of the past five years?
4. Over the past five years, how many complaints of suspected "buying and selling of ding rights" (i.e. suspected cases in which indigenous villagers of the New Territories have sold their small house rights) were received by the Government? How many of these cases were referred to the enforcement department(s) for follow-up action and, among them, how many cases against which criminal prosecutions were instituted eventually?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 23)

Reply:

1. The Court of First Instance of the High Court (CFI) handed down the judgement and subsequent orders on the judicial review on the Small House Policy (the Policy) on 8 April and 30 April 2019 respectively, and the judgment took effect on 8 October 2019. The CFI ruled that the Free Building Licence (FBL) and Land Exchange arrangements for building small house on private land 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, are lawful and constitutional, while the Private Treaty Grant (PTG) and Land Exchange arrangements for building small house on government land under the Policy are not. As the judgment involves the interpretation of Article 40 of the Basic Law which is of constitutional importance, having considered legal advice, the Government lodged an appeal on 9 July 2019 with the Court of Appeal against the CFI judgment.

   Since the judgment took effect, the Lands Department (LandsD) has suspended the processing of the applications already received for building small house on government land by way of PTG and Land Exchange arrangements, as well as the receipt of new applications for these two types of grants since 8 April 2019. Pending the results of the appeal, the aforesaid arrangements will be maintained.

2. The breakdown of the number of small houses applications approved and executed by FBL on private land, PTG of government land and land exchange in the past five years (2015 to 2019) are set out below:

Year	Number of small houses granted on private land by way of FBL	Number of small houses granted on government land by way of PTG	Number of small houses granted by way of land exchange
2015	775	146	23
2016	562	78	16
2017	655	73	24
2018	582	47	25
2019	553	76	14

3. The number of cases approved for removal of alienation restriction by LandsD in the past five years (2015 to 2019) is set out below:

Year	Number of approved cases for removal of restriction on alienation
2015	462
2016	409
2017	435
2018	329
2019	340

LandsD does not categorise applications for removal of restriction on alienation according to individual recognised villages.

4. LandsD started collating statistics on complaints/referrals about suspected cases of selling the rights to apply for and build small houses by indigenous villagers (so called "To Ding") in July 2014. From July 2014 to the end of 2019, LandsD received 1 757 such complaints/referrals. Amongst these cases, 270 cases have been referred to law enforcement agencies for investigation, of which 98 cases were found not substantiated based on information available, and the rest of the referred cases are being investigated by the law enforcement agencies. Moreover, LandsD received in end 2019 a number of complaints without providing specific details about suspected "To Ding", and is now in the course of seeking clarification from complainants concerned before considering how these complaints should be handled and reflected in the statistics.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3042)

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 Programme, the Lands Department (LandsD) will continue to implement the measures under the new round of revitalisation scheme for industrial buildings. In this connection, please inform this Committee of the following:

1) Details of applications as at 1 March 2020 under the six new measures (namely redevelopment, wholesale conversion, facilitating community-led transitional housing proposals for wholesale conversion of industrial buildings, relaxing the waiver application policy to permit uses for arts and cultural sectors, creative industries, and innovation and technology sectors, broadening the permissible uses of buffer floors and broadening the permissible uses of buffer floors) to be provided in respect of each project as follows: i) lot number, ii) address, iii) amount of waiver fees, iv) uses applied, v) floor area before redevelopment/conversion works, and vi) floor area after redevelopment/conversion works;

2) A breakdown of the number of applications under processing by 18 districts; and

3) Will the Government consider relaxing the requirement on operation period for the conversion of industrial buildings into transitional housing to a minimum of 10 years, so as to allow owners more flexibility and development opportunities? If no, what are the reasons?

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 27)

Reply:

1) As announced in the 2018 Policy Address, six measures (the 2018 Measures) are being implemented to facilitate transformation of old industrial buildings (IBs) to better meet

our changing social and economic needs, and to address more effectively the issues of fire safety and non-compliant uses. Up to February 2020, the Lands Department (LandsD) received six [Note 1] lease modification applications for redevelopment of IBs respectively located in Kowloon East and Tsuen Wan & Kwai Tsing, and two special waiver applications for wholesale conversion of IBs respectively located in Hong Kong East and Kowloon East. LandsD is not in a position to provide the details required at this moment, as the premium chargeable in one application for redevelopment is being assessed, whilst other land applications for redevelopment and wholesale conversion are still under processing. As for the other four measures, no special waiver application has been received for facilitating community-led transitional housing proposals in wholesale-converted IBs and partial conversion leveraging the broadened permissible uses of buffer floors, while no land application to LandsD is required to permit compliant uses for specified sectors in individual IB units and to allow a broader interpretation for "godown" use under lease provisions.

Note 1: Including one lease modification application withdrawn by the applicant.

2) As at February 2020, the breakdown by district of the land applications for redevelopment and wholesale conversion that were under processing is set out in the following table:

District (by District Lands Office)	No. of land applications under the 2018 Measures	
	2019	2020
Hong Kong East	1	0
Kowloon East	5	0
Tsuen Wan & Kwai Tsing	1 [Note 1]	1

3) Facilitating community-led transitional housing proposals in wholesale-converted IBs supported by the Task Force on Transitional Housing is a short-term relief measure. We have been maximising the flexibility permissible under the planning regime to help expedite such projects. Projects with an operating period of not more than five years initially will be procedurally simpler, requiring no planning application. This is in line with the spirit of streamlined processing for transitional housing. Both IB owners and non-government organisations are free to decide whether to renew the projects upon the expiry of the five-year initial period. If the project is extended for another five years, the above streamlined arrangement of requiring no planning application will continue to apply.

- End -

Reply Serial No.

DEVB(PL)139

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2232)

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:

At present, the Government grants land to public services providers by different means. For instance, the Lands Department (LandsD) granted land to bus companies by way of short-term tenancies (STTs), whereas land was granted to the two power companies by way of private treaty. The following are questions regarding land grants to the bus companies and the power companies by LandsD:

1. In the past ten years, how many pieces of land were granted by way of private treaty by LandsD to the two power companies and the various bus companies? Please provide the following information: (a) date of grant; (b) lot number; (c) location; (d) lot area; (e) land use; (f) land premium; (g) term of grant; (h) means of grant and (i) grantee in respect of individual pieces of land.

2. Apart from private treaty grant, has LandsD granted land to the two power companies by other means? If yes, what are the details?

3. What are the current decision-making mechanism and process involved in the land grants to public services providers? What are the government departments involved?

4. In particular, what mechanism has been put in place by the Government to decide whether to grant land by way of private treaty to the two power companies? What are the policy bureaux or departments responsible for making such decisions?

5. If LandsD grants land by way of STTs to the two power companies, will the practice itself violate any guidelines or policy, resulting in the department's failure to grant land to the power companies by such means?

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 34)

Reply:

1. Under the current policy, land may be granted by way of private treaty grant (PTG) to electricity companies and franchised bus companies with policy support at full market premium. In the past five years (from 1 January 2015 to 31 December 2019), the Government granted three sites by PTG to CLP Power Hong Kong Limited (CLP), all for a term of 50 years commencing from the respective dates of agreement. No site was granted to The Hongkong Electric Company, Limited (HK Electric) or any franchised bus companies by PTG in the past five years. Details of the three sites granted to CLP by PTG are set out in the table below:

Item	**Date of Land Document**	**Lot Number and Location**	**Site Area (m^2) (about)**	**User**(Note)	**Premium**
1	12 February 2015	Chek Lap Kok Lot No. 2 Hong Kong Boundary Crossing Facilities, Chek Lap Kok	1 595	Electricity Substation	$25,370,000
2	29 September 2017	Fanling Sheung Shui Town Lot No. 265 Lung Ma Road, Queen's Hill, Fanling	1 450.7	Electricity Substation	$40,180,000
3	24 June 2019	New Kowloon Inland Lot No. 6620 Kai Tak Area 1L Site 4, Kai Tak	2 516	Electricity Substation	$120,870,000

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.

Information on sites granted by way of private treaty is published on the Lands Department (LandsD) website (www.landsd.gov.hk/en/exc_mod/ptg.htm).

2. Information on sites granted to the two electricity companies in the past five years (from 1 January 2015 to 31 December 2019) by short-term tenancies (STTs) is tabulated below:

Tenant	**Commencement Date of STT**	**STT Number and Location**	**Site Area (m^2) (about)**	**User**(Note)	**Annual Rent**
CLP	15 October 2018	SX4865 Yi Chun Street Playground, Sai Kung	11	Access area for operation and maintenance of the cabinet transformer to be erected on the adjoining government land.	$4,840
CLP	17 September 2018	CX2799 Government land adjoining Lot 243 DD331, Cheung Sha, Lantau	58	Erection of a hoarding	$12,000
HK Electric	4 January 2016	SHX-1325 Underground stratum of government land from adjoining Davis Switching Station, erected on IL8556, to the edge of Belcher's	1057	Cable tunnel for cable installation	$151,280

Tenant	Commencement Date of STT	STT Number and Location	Site Area (m^2) (about)	User(Note)	Annual Rent
HK Electric	4 January 2016	SHX1299 Government land next to the Davis Switching Station, IL8556, and next to No.14A Belcher's Street, Hong Kong	185	Work site for cable installation	$199,800

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the STT in question.

3.&4. Land available for commercial, industrial or residential development is usually sold by public tender or auction. The Government may also grant land by PTG for specific uses in justified circumstances, in accordance with relevant government policies to meet Hong Kong's economic, social and community needs. All PTGs for specified uses (including PTGs to public services providers) are subject to consideration by relevant departments from technical perspectives (e.g. Planning Department, Transport Department, Buildings Department) and policy scrutiny and support by the relevant policy bureau, with approval granted by the Executive Council (ExCo) or under its delegated authority on a case-by-case basis, subject to payment of full market value premium (unless with specific approval by ExCo for concessionary or nominal premium on the support by relevant policy bureau).

For land grants to the two electricity companies, the Environment Bureau is the relevant policy bureau.

5. In general, sites of general commercial interest and available for temporary use are let at full market rent by way of STTs through open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with policy support from the relevant policy bureaux. All the STTs let to the power companies are granted in accordance with the established policy and guidelines.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0912)

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 temporary use of government land, please inform this Committee of the following:

1. In 2019, the number of short-term tenancy (STT) sites let to non-government entities by tender for temporary uses was 49, which was fewer than expected due to the suspension of re-tendering between October 2019 and December 2020. Please provide the number of cases for which re-tendering has yet to be conducted and such details as the expiry dates, site locations, uses and areas of the STTs.

2. Details of the 25 STT sites to be let by tender in 2020, including the dates on which the sites are available for tendering, terms of the STTs, site locations, uses and areas.

3. What is the estimated expenditure involved in the tendering exercise?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 31)

Reply:

1. On 4 December 2019, the Financial Secretary announced further measures to support enterprises and employment. One of the measures was to suspend the re-tendering of most short term tenancies (STTs) of government land under the management of the Lands Department (LandsD) for community and business use from 1 October 2019 until 31 December 2020, to allow the existing tenants to stay on under existing terms, unless termination is required for other policy considerations or initiated by the tenants themselves.

Accordingly, re-tendering has not been conducted for the following STTs previously included in LandsD's STT Tender Forecast (October 2019 to March 2020) with originally proposed tender invitation dates falling between October and December 2019:

Item	Existing STT No.	Location	Proposed STT		
			STT No.	Site Area (m^2) (about)	User
1	1503 Tsuen Wan	Junction of Hoi Kok Street, Hoi Hing Road and Tai Chung Road, Tsuen Wan, New Territories	1549 Tsuen Wan	5 180	Fee-paying public carpark
2	1508 Tsuen Wan	Sham Tseng, Tsuen Wan, New Territories	1556 Tsuen Wan	464	Fee-paying public carpark
3	1625	Off Choi Shun Street, Sheung Shui, New Territories	1692	6 270	Fee-paying public carpark
4	3702 Kwai Tsing	Junction of Tsing Yi Road and Tsing Hung Road, Tsing Yi, New Territories	3792 Kwai Tsing	23 000	Fee-paying public carpark
5	3726 Kwai Tsing	Kwai Fuk Road, Kwai Chung, New Territories	3816 Kwai Tsing	7 300	Fee-paying public carpark
6.	2074	Tai Shui Hang, Sha Tin, New Territories	2223	3 000	Fee-paying public carpark
7	3722 Kwai Tsing	San Kwai Street, Kwai Chung, New Territories	3834 Kwai Tsing	699	(i) Landscape gardening, plant nursery and/or commercial gardening; or (ii) Fee paying public carpark; or (iii) Any combination of the above.

Item	Existing STT No.	Location	Proposed STT		
			STT No.	Site Area (m^2) (about)	User
8	EHX-502	Sheung On Street, Chai Wan, Hong Kong	EHX-571	5 320	Fee paying public carpark

LandsD also suspended its work related to tender invitation for other eligible STTs which are due for re-tendering up to 31 December 2020.

2. The total number and area of STTs to be let by tender in 2020 are only estimates. We are unable to provide detailed information of the individual sites at this stage. Under the prevailing practice, LandsD would publish the particulars of individual sites to be let by tender in a six months' STT tender forecast on its website (www.landsd.gov.hk/en/stt/forecast.htm), generally updated on a monthly basis, as and when the relevant sites are near ready to be tendered. The tender results would also be published by Government Gazette and on the department's website (www.landsd.gov.hk/en/stt/records.htm). The actual number and area of STTs let by tender would hinge on various factors, such as the eventual number of available sites and market response.

3. The land administration work for letting of STTs by tender is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the expenditure involved solely for handling the above work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0913)

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 revitalisation scheme for industrial buildings, will the Government inform this Committee of the respective numbers of applications approved and rejected, as well as their geographical distribution, in the past three years (2017-2019)?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 32)

Reply:

1. For the measures of redevelopment and wholesale conversion of old industrial buildings (IBs) implemented between 2010 and 2016, there was no outstanding application for redevelopment as at the end of 2016, while a total of 59 applications for wholesale conversion were approved with no application being rejected in 2017 to 2019. Details of these 59 wholesale conversion applications with breakdown by district and year are as follows –

District (by District Lands Office)	No. of Applications Approved			
	2017	2018	2019	Total
Hong Kong East	3	1	0	4
Hong Kong West and South	0	2	0	2
Kowloon East	2	10	15	27
Kowloon West	1	1	4	6
North	3	4	0	7
Sha Tin	0	2	1	3
Tsuen Wan and Kwai Tsing	3	2	1	6
Tuen Mun	3	0	0	3
Yuen Long	1	0	0	1
Total	16	22	21	59

2. For the six measures as announced in the 2018 Policy Address ("the 2018 Measures") now being implemented to revitalise old IBs, up to February 2020, the Lands Department (LandsD) received six [Note 1] lease modification applications for redevelopment of IBs respectively located in Kowloon East and Tsuen Wan & Kwai Tsing, and two special waiver applications for wholesale conversion of IBs respectively located in Hong Kong East and Kowloon East. As for the other four measures, no waiver application has been received for facilitating community-led transitional housing proposals in wholesale-converted IBs or partial conversion leveraging the broadened permissible uses of buffer floors, while no waiver application to LandsD is required to permit compliant uses for specified sectors in individual IB units and to allow a broader interpretation for "godown" use under lease provisions.

Note 1: Including one lease modification application withdrawn by the applicant.

As at February 2020, the above-mentioned lease applications for redevelopment and wholesale conversion were under processing, and none of them was rejected. Details of these applications with breakdown by district are set out in the following table:

District (by District Lands Office)	No. of lease applications under the 2018 Measures	
	2019	2020
Hong Kong East	1	0
Kowloon East	5	0
Tsuen Wan & Kwai Tsing	1 [Note 1]	1

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1711)

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 detailed planning of the Kwu Tung North/Fanling North New Development Area, please inform this Committee of the following:

(1) the manpower and estimated expenditure involved in the planning work;

(2) the current progress and expected completion date of the planning work;

(3) whether the Government plans to report to the Legislative Council after its completion. If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 24)

Reply:

The overall land use planning for the Kwu Tung North/Fanling North New Development Area (the NDA) had been completed with the approval of relevant outline zoning plans by the Chief Executive-in-Council in June 2015. With Legislative Council (LegCo)'s funding approval in May 2019, the NDA is being implemented with land resumption and clearance as well as site formation and infrastructural works for the first phase development commencing progressively from September 2019 onward. Meanwhile, Planning Department (PlanD)'s inputs to the NDA focus more on individual assignments such as urban design studies of selected NDA areas as well as the review of several sites in the second phase no longer needed for their original purpose in the light of latest developments. We will as appropriate report the relevant findings in our next funding application to LegCo concerning the second phase development.

The above planning work is undertaken by existing staff of PlanD as part of their overall district planning duties. We are unable to provide a separate breakdown of the manpower and estimated expenditure deployed solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2420)

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 states that it will increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate. Please list in a table the location of individual sites by districts, the proposed increase in the domestic floor space, the implementation progress and the expenditure involved.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 15)

Reply:

As announced by the Chief Executive in the Policy Address in 2014, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for both private and public residential sites located in certain Density Zones by 20% (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated), where planning terms permit. In view of the shortage in public housing supply, the Government refined the policy 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).

Since the announcement of the increase in the maximum domestic PRs in 2014, the Town Planning Board has, up to March 2020, approved 26 applications involving 45 sites to increase the development intensity under section 16 of the Town Planning Ordinance, and rezoned 87 sites for higher development intensity. These approved applications and rezoning proposals altogether lead to an additional supply of about 43 600 units (including 23 600 public housing units and 20 000 private housing units). Details of individual sites with increased development intensity through planning applications and rezoning by districts are listed at **Annex**.

Planning applications or rezoning procedures can be initiated either by government departments or private developers under the established planning mechanism. As the relevant work is undertaken by staff of the Planning Department and other bureaux and departments as part of their overall duties, we are unable to provide a breakdown on the expenditure incurred solely for this work.

- End -

Annex

Information on sites with development intensity increased since 2014 (as at March 2020)

I. Sites with development intensity increased through planning applications

District	Location [Planning Application No. (Approval Date)]	Housing Type	Estimated Additional Residential Units Note 1
2014-15			
Sha Tin	1. Ma Kam Street, Ma On Shan [A/MOS/97 (4.4.2014)]	Private	72
	2. Hang Kwong Street, Ma On Shan [A/MOS/98 (4.4.2014)]	Private	51
	3. Yiu Sha Road, Whitehead, Ma On Shan [A/MOS/99 (13.6.2014)]	Private	319
	4. Wo Sheung Tun Street, Fo Tan, Area 16, Sha Tin [A/ST/857 (31.10.2014)]	Public	246
	5. Fo Tan, Areas 16 and 58D, Sha Tin [A/ST/858 (31.10.2014)]	Public	650
Tuen Mun	6. Lok Chui Street, Tuen Mun [A/TM/453 (9.5.2014)]	Private	3
	7. Yan Ching Street, Tuen Mun [A/TM/454 (9.5.2014)]	Private	21
	8. King Sau Lane, Area 4, Tuen Mun [A/TM/463 (8.8.2014)]	Private	212
North	9. Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling [A/FSS/220 (13.6.2014)]	Private	41
	10. Fai Ming Road, Fanling [A/FSS/223 (12.9.2014)]	Public	161
	11. Ex-Kin Tak Public School, Fan Kam Road, Sheung Shui [A/NE-KTS/377 (28.11.2014)]	Private	7

District	Location [Planning Application No. (Approval Date)]		Housing Type	Estimated Additional Residential Units Note 1
Kwai Tsing	12.	Hing Fong Road, Kwai Chung [A/KC/415 (12.9.2014)]	Private	14
Yuen Long	13.	Near Maple Gardens, San Tam Road, Ngau Tam Mei, Yuen Long [A/YL-NTM/310 (14.11.2014)]	Private	10
			Total	**1 807**
2015-16				
Kowloon City	14-26.	13 sites in Kai Tak Development (including Sites 1E1, 1F1, 1K1, 1K2, 1K3, 1L1, 1L2, 1L3, 4A1, 4B1, 4B2, 4B3 and 4B4) [A/K22/16 (17.4.2015)]	Private	3 900
Tuen Mun	27.	5 Lok Yiu Street, So Kwun Wat, Tuen Mun [A/TM/468 (3.7.2015)]	Private	2
North	28.	Choi Yuen Road, Sheung Shui [A/FSS/236 (7.8.2015)]	Public	260
Kwai Tsing	29.	Texaco Road, Kwai Chung [A/KC/433 (8.1.2016)]	Public	91
			Total	**4 253**
2016-17				
Sham Shui Po	30.	Tai Hang Sai Estate, Shek Kip Mei [A/K4/67 (24.6.2016)]	Private	792
			Total	**792**
2017-18				
Tai Po	31.	Yat Yiu Avenue, Tai Po [A/TP/627 (28.4.2017)]	Private	13
Kwai Tsing	32.	Vacant site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung [A/KC/445 (12.5.2017)]	Public	153
	33.	Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung [A/KC/447 (14.7.2017)]	Public	108

District	Location [Planning Application No. (Approval Date)]		Housing Type	Estimated Additional Residential Units [Note 1]
Tuen Mun	34.	Sites 3 and 4 (East), Area 54, Tuen Mun [A/TM/499 (23.6.2017)]	Public	883
	35.	Sites 1 and 1A, Area 54, Tuen Mun [A/TM/500 (23.6.2017)]	Public	742
			Total	**1 899**
2018-19				
North	36-43.	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) (Eight sites including FLN Area 15 East, Area 13, KTN Areas 11 and 12, Area 13, Area 19 (West and East), KTN Area 21, Area 24 and Area 26) [A/KTN/54 (16.11.2018)]	Public	4 300
Tai Po	44.	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 [A/NE-SSH/120 (18.1.2019)]	Private	4 538
			Total	**8 838**
2019-20				
Sha Tin	45.	Ma On Shan Road, Area 81A, Ma On Shan [A/MOS/122 (5.7.2019)]	Public	10
			Total	**10**
			Grand Total (45 sites)	**17 599 (Public: 7 604 Private: 9 995)**

1 The estimated additional number of residential units are subject to revision at the detailed design stage of the proposed residential developments.

II. Sites with development intensity increased through rezoning

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
2014-15				
Sha Tin	1.	Lok Wo Sha Lane, Area 111, Ma On Shan [2.12.2014]	Private	70
	2.&3.	Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [2.12.2014]	Public	190
	4.	Hang Tai Road, Area 86B, Ma On Shan [2.12.2014]	Public	316
Tai Po	5.	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po [2.12.2014]	Private	563
	6.	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po [2.12.2014]		
	7.	Site 1C, Chong San Road, Pak Shek Kok, Tai Po [2.12.2014]		
	8.	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po [2.12.2014]		
Yuen Long	9.	Au Tau, Yuen Long [2.12.2014]	Private	275
Tuen Mun	10&11.	East and West of So Kwun Wat Road, Area 56, Tuen Mun (Tuen Mun Town Lot No. 541 and Tuen Mun Town Lot No. 497) [10.2.2015]	Private	1 052
	12.	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun [10.2.2015]	Private	95

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
	13.	Tsing Ha Lane, Area 20, Tuen Mun [10.2.2015]	Private	236
	14&15.	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western and Eastern Portions) [10.2.2015]	Private	480
	16.	Junction of Hang Fu Street and Hoi Wong Road, Area 16, Tuen Mun [10.2.2015]	Private	88
	17.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 1) [10.2.2015]	Public	63
	18.	Area 29 West, Tuen Mun [10.2.2015]	Public	138
	19.	Area 2, Tuen Mun [10.2.2015]	Public	48
	20.	South of Kwun Chui Road, Area 56, Tuen Mun [10.2.2015]	Private	460
Islands	21.	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung [31.3.2015]	Public	200
			Total (21 sites)	**4 274**
2015-16				
Kwai Tsing	22.	Sai Shan Road, Tsing Yi [21.4.2015]	Private	123
	23.	Near Cheung Wang Estate, Tsing Yi [21.4.2015]	Private	25
Yuen Long	24.	Wang Chau Phase 1, Yuen Long [2.6.2015]	Public	666

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]	Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
Sham Shui Po	25. North of Yin Ping Road, Tai Wo Ping [21.7.2015]	Private	163
Tai Po	26&27. Lo Fai Road, Tai Po (Eastern and Western Portions) [8.9.2015]	Private	330
	28. Shan Tong Road, Lai Chi Shan, Tai Po [8.9.2015]	Private	297
	29. Chung Nga Road East, Tai Po [8.9.2015]	Public	1 141
	30. Area 9, Tai Po [8.9.2015]		
	31. Chung Nga Road West, Tai Po [8.9.2015]	Public	158
	32. Near Junction of Tai Po Road and Yat Yiu Avenue, Tai Po [8.9.2015]	Private	140
	33. Near Cheung Shue Tan Road, Tai Po Kau [8.9.2015]	Private	75
Kowloon City	34. Sheung Shing Street, Ho Man Tin [8.9.2015]	Private	151
Southern	35. West of Wong Ma Kok Road (near Regalia Bay), Stanley [1.12.2015]	Private	35
Tuen Mun	36. North of Jade Cove, So Kwun Wat, Tuen Mun [1.12.2015]	Private	333
	37. North of Fiona Garden, So Kwun Wat, Tuen Mun [1.12.2015]		
	38. North of The Aegean, So Kwun Wat, Tuen Mun [1.12.2015]		

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
Sha Tin	39.	Au Pui Wan Street, Area 16B, Fo Tan [1.12.2015]	Public	135
	40.	North of Tai Po Road near Garden Villa, Tai Wai [1.12.2015]	Private	28
	41.	North of To Shek Service Reservoir, Sha Tin [1.12.2015]	Private	113
	42.	North of Lai Ping Road near Yung Ping Path, Kau To [1.12.2015]	Private	66
	43.	Whitehead, Ma On Shan [5.1.2016]	Private	30
	44.	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan [5.1.2016]	Public	122
North	45&46.	Queen's Hill (Sites 1 and 2), Lung Yeuk Tau [2.2.2016]	Public	2 366
			Total (25 sites)	**6 497**
2016-17				
Southern	47.	Lee Nam Road, Ap Lei Chau [3.1.2017]	Private	236
North	48.	Area 48, Fanling/Sheung Shui [3.1.2017]	Public	666
Kwai Tsing	49.	Junction of Ting Yi Road and Tsing Hung Road, Area 22B, Tsing Yi [7.2.2017]	Public	466
			Total (3 sites)	**1 368**

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
2017-18				
Kowloon City	50.	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong [5.12.2017]	Private	113
			Total (1 site)	**113**
2018-19				
Kowloon City	51-56.	6 Residential Sites in Kai Tak Development (including Sites 2B1, 2B2, 2B3, 2B4, 2B5 and 2B6) (after Kai Tak Rethink 2 Study) [15.5.2018]	Public	2 059
	57-68.	12 Residential Sites in Kai Tak Development (including Sites 4A1, 4A2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4E1, 4E2, and 3E1,2 and adjoining open space) (after Kai Tak Rethink 2 Study) [15.5.2018]	Private	3 839
Sha Tin	69.	Shek Mun "O" site near Shek Mu Business Area, Sha Tin (Phase 1) [29.5.2018]	Public	93
Tai Po	70.	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po [21.8.2018]	Private	191
	71.	Ma Wo Road near Classical Garden I and Chung Woo Ching Sai, Tai Po [21.8.2018]	Private	211
Yuen Long	72&73.	Long Bin Interim Housing Phases 1 and 2, Yuen Long [4.9.2018]	Public	1 949
	74.	Near Tan Kwai Tsuen (Southern Portion), Yuen Long [4.9.2018]	Public	1 233

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy Note 2
Sai Kung	75.	South of Chiu Shun Road, Tseung Kwan O [16.10.2018]	Public	93
	76.	East of Movie City, Tseung Kwan O [16.10.2018]	Public	483
	77.	Northwest of Ying Yip Road, Tseung Kwan O [16.10.2018]	Public	266
	78.	West of Yau Yue Wan Village, Tseung Kwan O [16.10.2018]	Public	416
Tuen Mun	79.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 2) [11.12.2018]	Public	158
	80.	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun [11.12.2018]	Public	591
	81.	Tseng Tau Sheung Tsuen South, Tuen Mun [11.12.2018]	Public	450
	82.	Wu Shan Road, Tuen Mun [11.12.2018]	Public	490
	83.	Hang Fu Street, Area 16, Tuen Mun [11.12.2018]	Public	86
	84.	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun [11.12.2018]	Private	164
			Total (34 sites)	**12 772**

District	Location [Date of Approval of Outline Zoning Plan by the Chief Executive-in-Council]		Housing Type	Estimated Additional Residential Units arising from the Policy [Note 2]
2019-20				
North	85.	Former Fanling Magistracy [7.1.2020]	Public	106
	86.	Areas 4 and 30, Fanling/Sheung Shui [7.1.2020]	Public	583
	87.	Po Shek Wu Road, Fanling [7.1.2020]	Public	300
			Total (3 sites)	**989**
			Grand Total (87 sites)	**26 013 (Public: 16 031 Private: 9 982)**

2 The estimated additional residential units arising from the Policy refers to the difference between the estimated flat yield as proposed by the rezoning proposals, and the estimated flat yield derived from the assumption that the policy on increased development intensity does not apply to the respective sites. All estimated flat yields are subject to technical and other assessments and changes.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2421)

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 will conduct land use reviews to increase housing, commercial and other land supply and undertake necessary statutory planning work. Please list in table form the location and size of the lots planned to be reviewed, the estimated number of sites for housing, commercial and other land uses to be provided, as well as the implementation progress and the expenditure involved.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 18)

Reply

Details of the major land use reviews undertaken by the Planning Department (PlanD) and other studies relating to land supply for housing, commercial and other land uses involving substantial district planning inputs from PlanD in 2020-21 are set out below:

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum ($ Million)	Latest Findings or Progress
"210" sites identified in Policy Address in previous years	PlanD	On-going	As the relevant work is undertaken by staff of PlanD as part of their overall duties, we are unable	Land use review is a continuous process. PlanD has been carrying out reviews to identify sites suitable for housing and other uses, among the existing land and reserved sites that have no development plan or of which the original purpose is no longer pursued.

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum ($ Million)	Latest Findings or Progress
			to provide a breakdown on the expenditure incurred solely for this work.	The 210 sites are capable of providing over 310 000 housing units in the short- to medium-term (over 70% being public housing). Rezoning for 135 sites completed; 12 sites in progress; and 25 sites to commence in the coming year.
Engineering & Feasibility Study (EFS) on the site formation and infrastructure works for proposed public housing developments at Cha Kwo Ling Village	Civil Engineering and Development Department (CEDD)	2021	6.3	As announced in the 2019 Policy Address, the three urban squatter areas, with a total site area of about 7 hectares, are being replanned for integrated development of a new community comprising mainly public housing. The EFS on the Cha Kwo Ling Village commenced in mid-2019 and the EFS on Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. The studies, covering formulation of development options, detailed land use proposals, etc. are aimed for completion in 2021 tentatively. Subject to outcomes of the studies, amendments to the Outline Zoning Plans will be proposed.
EFS on the site formation and infrastructure works for proposed public housing development at Ngau Chi Wan Village and Chuk Yuen United Village	CEDD	2021	6.9	
2019 Area Assessments of Industrial Land in the Territory (2019 Area Assessments)	PlanD	2020	3.6	The main purpose of the Assessments is to obtain an updated overview of the utilisation of private industrial buildings to facilitate future planning of industrial land for optimising the use of land resources and meeting the changing market needs. The Assessments commenced in September 2019 and will be completed by end of this year.

Land Use Reviews/ Planning Studies	Responsible Departments	Estimated Completion Year	Contract Sum ($ Million)	Latest Findings or Progress
Planning and Engineering Study for Replanning of Tseung Kwan O Area 137	PlanD and CEDD	On-going	29.0	The study is in progress. Development potential and constraints of the Tseung Kwan O Area 137 are being reviewed. Assessments on possible land use options are being carried out.

Since the above reviews/studies are still in progress, we have yet to have a concrete estimate on the number of sites or area of land that could be used for housing, commercial and other land uses purposes as a result of them. We will take appropriate follow-up actions in the light of outcomes of the respective reviews/studies when they are ready.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2422)

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 collaboration with the Civil Engineering and Development Department, the Government will carry out the in-house study on scattered brownfield sites outside New Development Area projects under planning and implementation to identify those suitable for public housing development. In this connection, please list in table form the locations of all the aforesaid brownfield sites and the areas occupied. How many of them have been studied, and what is the percentage of these sites against all scattered brownfield sites? Are there any sites identified suitable for public housing development? If yes, what are the number of public housing units expected to be provided, the implementation progress and the expenditure involved? If no, what are the problems?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 20)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. It is roughly estimated at this stage that the above eight brownfield clusters may have potential to produce over 20 000 public housing units. Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3144)

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 (1) Tsing Yi, (2) Tung Chung, (3) Tsuen Wan, (4) Kwai Chung, (5) Tin Shui Wai, (8) Lantau, (9) Cheung Chau, (10) Peng Chau and (11) Lamma Island.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 40)

Reply:

The required information for various areas 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	
(1) Tsing Yi Area[1] **Existing Population : 184 200**			**Planned Population : 200 300**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	231 classrooms	184	244	13
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	256 classrooms	324	324	68

[1] The Tsing Yi Area includes area covered by the planning scheme boundary of the Tsing Yi Outline Zoning Plan (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	
Hospital	5.5 beds per 1 000 persons	1 101 beds	0	0	(1 101)
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	2	4	4	2
(2) Tung Chung Area[2] **Existing Population : 86 400**			**Planned Population : 299 300**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	233 classrooms	209	299	66
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	503 classrooms	210	420	(83)
Hospital	5.5 beds per 1 000 persons	1 646 beds	180	500	(1 146)
Clinic/Health Centre	1 per 100 000 persons	2	1	2	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
(3) Tsuen Wan Area[3] **Existing Population : 318 900**			**Planned Population : 315 400**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)

[2] The Tung Chung Area includes area covered by the planning scheme boundary of the Tung Chung Town Centre Area OZP, the Tung Chung Extension Area OZP and the Tung Chung Valley OZP.

[3] The Tsuen Wan Area includes mainly areas covered by the planning scheme boundary of the Tsuen Wan 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	
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
(4) Kwai Chung Area[4] **Existing Population : 338 400**			**Planned Population : 354 100**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	388 classrooms	683	683	295
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	456 classrooms	459	459	3
Hospital	5.5 beds per 1 000 persons	1 947 beds	2 693	3 883	1 936
Clinic/Health Centre	1 per 100 000 persons	3	4	4	1
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	5	4	5	0
(5) Tin Shui Wai Area[5] **Existing Population: 286 150**			**Planned Population : 289 787**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	363 classrooms	608	608	245
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	468 classrooms	782	782	314
Hospital	5.5 beds per 1 000 persons	1 594 beds	300	1 100	(494)
Clinic/Health Centre	1 per 100 000 persons	2	2	2	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	4	5	1

[4] The Kwai Chung Area includes area covered by the planning scheme boundary of the Kwai Chung OZP.
[5] The Tin Shui Wai Area includes the area covered by the planning scheme boundary of the Tin Shui Wai 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	
(8) Lantau Island[6] **Existing Population: 123 200**		**Planned Population : 404 500**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	245 classrooms	223	361	116
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	487 classrooms	255	537	50
Hospital	5.5 beds per 1 000 persons	2 225 beds	180	500	(1 725)
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	2	6	1
(9) Cheung Chau[7] **Existing Population: 21 000**		**Planned Population : 25 000**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	29 classrooms	40	40	11
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	24 classrooms	35	35	11
Hospital	5.5 beds per 1 000 persons	137 beds	87	87	(50)
Clinic/Health Centre	1 per 100 000 persons	0	1	1	1
Library	1 district library for every 200 000 persons	0	1	1	1
Sports Centre	1 per 50 000 to 65 000 persons	0	2	2	2

[6] The Lantau Island includes the area covered by the planning scheme boundary of the Chek Lap Kok OZP, the Discovery Bay OZP, the Luk Wu and Keung Shan OZP, the Mui Wo Fringe OZP and vicinity, the Ngong Ping OZP, the North-East Lantau OZP, the Siu Ho Wan OZP, the South Lantau Coast OZP, the Tai Ho OZP, the Tai O Fringe OZP, the Tai O Town Centre OZP, the Tung Chung Town Centre Area OZP, the Tung Chung Extension Area OZP, the Tung Chung Valley OZP and the Yi O OZP.

[7] Cheung Chau includes the area covered by the planning scheme boundary of the Cheung Chau 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	
(10) Peng Chau[8] **Existing Population: 5 600**			**Planned Population : 6 900**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	7 classrooms	0	0	(7)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	6 classrooms	6	6	0
Hospital	5.5 beds per 1 000 persons	37 beds	0	0	(37)
Clinic/Health Centre	1 per 100 000 persons	0	1	1	1
Library	1 district library for every 200 000 persons	0	1	1	1
Sports Centre	1 per 50 000 to 65 000 persons	0	1	1	1
(11) Lamma Island[9] **Existing Population: 6 400**			**Planned Population : 11 700**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	11 classrooms	0	20	9
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	16 classrooms	6	16	0
Hospital	5.5 beds per 1 000 persons	64 beds	0	0	(64)
Clinic/Health Centre	1 per 100 000 persons	0	2	2	2
Library	1 district library for every 200 000 persons	0	2	2	2
Sports Centre	1 per 50 000 to 65 000 persons	0	0	1	1

[8] Peng Chau includes the area covered by the planning scheme boundary of the Peng Chau OZP.
[9] Lamma Island includes the area covered by the planning scheme boundary of the Lamma Island OZP.

General Remarks

(a) "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.
(b) Figure in bracket denotes shortfall in provision against the planned provision.
(c) 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.
(d) The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
(e) The provision of hospital beds is assessed on a regional basis.
(f) Small libraries are counted towards meeting the HKPSG requirement.
(g) The requirement of Government, Institution or Community facilities under HKPSG based on planned population is rounded down.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3145)

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 (1) Tsuen Wan, (2) Kwai Tsing, (3) Tuen Mun, (4) Yuen Long and (5) Islands districts.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 41)

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**	
(1) Tsuen Wan DC District **Existing Population : 318 900**		**Planned Population : 315 400**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)

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	3	2	2	(1)
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
(2) Kwai Tsing DC District **Existing Population : 520 600**			**Planned Population : 552 600**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	620 classrooms	867	927	307
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	713 classrooms	783	783	70
Hospital	5.5 beds per 1 000 persons	3 039 beds	2 693	3 883	844
Clinic/Health Centre	1 per 100 000 persons	5	6	6	1
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	8	8	9	1
(3) Tuen Mun DC District **Existing Population : 489 300**			**Planned Population : 622 000**		
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	739 classrooms	974	1 034	295
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	991 classrooms	985	1 081	90
Hospital	5.5 beds per 1 000 persons	3 421 beds	3 692	3 692	271
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	6	8	(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	
(4) 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	1 181 classrooms	1 163	1 553	372
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 691 classrooms	1 271	2 033	342
Hospital	5.5 beds per 1 000 persons	5 655 beds	1 095	3 695	(1 960)
Clinic/Health Centre	1 per 100 000 persons	10	5	10	0
Library	1 district library for every 200 000 persons	5	3	3	(2)
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
(5) Islands DC District **Existing Population: 156 800**		**Planned Population: 448 200**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	293 classrooms	263	421	128
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	536 classrooms	302	594	58
Hospital	5.5 beds per 1 000 persons	2 465 beds	267	587	(1 878)
Clinic/Health Centre	1 per 100 000 persons	4	7	8	4
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

(a) "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.
(b) Figure in bracket denotes shortfall in provision against the planned provision.
(c) 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.
(d) The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
(e) The provision of hospital beds is assessed on a regional basis.
(f) Small libraries are counted towards meeting the HKPSG requirement.
(g) The requirement of Government, Institution or Community facilities under HKPSG based on planned population is rounded down.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1569)

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:

When will the Government review the Hong Kong Planning Standards and Guidelines and consult the public in view of the latest development?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 42)

Reply:

The Hong Kong Planning Standards and Guidelines (HKPSG) is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. It serves to ensure that during the planning process, the Government will reserve adequate land to facilitate social and economic development and provide appropriate public facilities to meet the needs of the public. Various bureaux and departments (B/Ds) will formulate, review and amend the planning standards and guidelines falling under their purview from time to time taking into account the latest policy considerations and initiatives. In this regard, the formulation and review of individual planning standards and guidelines is an on-going process, to be initiated as and when necessary by relevant B/Ds to reflect their prevailing policies and views of the stakeholders. For example, with the support of Planning Department (PlanD), Labour and Welfare Bureau and Social Welfare Department have recently incorporated into the HKPSG population-based planning standards for elderly facilities and child care services. PlanD will continue to assist B/Ds to incorporate updated or new standards and guidelines into the HKPSG for promulgation to the public.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1876)

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 at the end of last year, residents affected by the Kwu Tung North and Fanling North Development were allocated public rental housing flats in the same districts and many of them had already moved into the newly completed flats. Apart from publication of the plans and schemes of the roadworks and sewerage works in 2015, the Government's work on the detailed planning of these two New Development Areas includes preparation of planning briefs and urban design guidelines, and provision of input to the Civil Engineering and Development Department and the Lands Department. In this regard, has the Government worked out a timetable for timely updating local residents on the progress of the Development? If yes, what are the details?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 4)

Reply:

Land use planning for the Kwu Tung North/Fanling North New Development Area (NDA) has by and large been completed with the approval of the relevant Outline Zoning Plans by the Chief Executive-in-Council in June 2015. Planning Department's further involvement in the NDA will focus on vetting of planning briefs for public housing developments, preparation of urban design guidelines for the town plazas, land use review in the detailed design for the remaining phase development, and processing of development proposals.

With Finance Committee (FC)'s funding approval in May 2019, the land resumption and clearance as well as site formation and infrastructure works for the first phase development have commenced progressively since September 2019. For major milestones including authorisation of the road and sewerage works under the relevant Ordinances in December 2018 and posting of resumption notices in September 2019, the Government has issued press releases to widely publicise the arrangements. As the first phase development progresses, the Government has been disseminating information that are of interest to affected households through direct communication between our Social Service Team and

residents, as well as other channels including meetings, telephone discussions, correspondences, and our dedicated website for the NDA (https://www.ktnfln-ndas.gov.hk/en/).

The detailed design for the remaining phase development commenced progressively in December 2019. The Civil Engineering and Development Department and the Lands Department will consult the relevant DC and Rural Committee at an appropriate time on the land resumption limits as well as the proposed road and sewerage works as part of the statutory gazettal process before funding for construction in respect of the remaining phase development is sought from FC in 2023 tentatively.

- End -

Reply Serial No.

DEVB(PL)150

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1902)

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 (PlanD) states that it will continue to conduct the technical assessments and studies including land demand and supply analysis for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") study to support the finalisation of the updated territorial development strategy for completion in early 2020. As stated in Legislative Council Paper No CB(1)51/16-17(05) issued in December 2016, the entire "Hong Kong 2030+" study was expected to complete in 2018. However, in 2019, PlanD indicated that the technical assessments for the study and the finalisation of the updated territorial development strategy are expected to complete in 2019-20. In this connection, please inform the Committee of the following:

1. the reasons for further deferment of the release of the entire "Hong Kong 2030+" study; and
2. the earliest possible time for the release of the findings based on the progress of the study so far.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 30)

Reply:

As the territorial development strategy to guide our land and infrastructural development over the next 30 years and beyond, the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") needs to be finalised taking into account the latest circumstances and relevant policies and initiatives such as the Report of the Task Force on Land Supply (TFLS) and the Long Term Housing Strategy Annual Progress Report 2019 promulgated in end 2018 and late 2019 respectively. For example, to address TFLS's comments that the land shortfall of 1 200 hectares as originally estimated under the "Hong Kong 2030+" has been grossly understated, we have been re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, under the auspices of the Steering Committee on Land Supply and in consultation with other relevant

bureaux/departments. Based on this revised land requirement and updated land supply forecast, we are finalising relevant technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment.

We aim to complete the updating of land demand and supply analysis and the above technical assessments for promulgation of the final strategy for the "Hong Kong 2030+" in the second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0108)

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 Matters Requiring Special Attention in 2020–21, the Administration states that it will "increase the domestic floor space that can be provided on individual sites as far as permissible in planning terms, in accordance with the increased maximum domestic plot ratios allowed in different Density Zones as appropriate". In this regard, will the Administration inform this Committee the criteria for increasing domestic plot ratios in Hong Kong? What are the current and maximum domestic plot ratios currently allowed in different Density Zones in Hong Kong? Does the Administration has any targets for the number of domestic floor space that can be increased in different Density Zones in Hong Kong? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 50)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. The aforementioned maximum domestic PR for sites located in the respective Density Zones of the Main Urban Areas and New Towns refined since 2014 are set out at **Annex A**. In view of the shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total). The prevalent maximum domestic PRs allowed for public residential sites in different Density Zones of the Main Urban Areas and New Towns, taking account of the above two policy refinements, are set out at **Annex B**.

The development intensity of individual housing sites and the degree of possible increase would be determined having regard to relevant planning guidelines and the maximum domestic PRs permissible in planning terms, subject to any technical assessments to be conducted as required to demonstrate that there would be no insurmountable problems to the traffic and infrastructure facilities or incompatibility with the surroundings, as well as approval by the Town Planning Board.

- End -

Annex A

Maximum Domestic Plot Ratios (PRs) for Sites Located in the Respective Density Zones of the Main Urban Areas and New Towns Permissible as Announced in 2014 Policy Address

Main Urban Areas

(a) Density Zone 1 - **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(b) Density Zone 2 - PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and

(c) Density Zone 3 - PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(a) Density Zone 1 - PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);

(b) Density Zones 2 and 3 - PR to be increased by 20%; and

(c) Density Zone 4 (low density zone) – PR to be increased by 100%.

Annex B

Maximum Domestic Plot Ratios (PRs) for Public Housing Sites Located in the Respective Density Zones of the Main Urban Areas and New Towns Permissible upon Policy Refined in 2014 and 2018

Main Urban Areas

(a) Density Zone 1 - **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(b) Density Zone 2 - PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5); and

(c) Density Zone 3 - PR to be increased by 30% (maximum domestic PR to increase from 3 to 4).

New Towns

(a) Density Zone 1 - PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5);

(b) Density Zones 2 and 3 - PR to be increased by 30%; and

(c) Density Zone 4 (low density zone) - PR to be increased by 100%. (no change in 2018).

Reply Serial No.

DEVB(PL)152

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3033)

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 2019, the Planning Department completed the Study on Existing Profile and Operations of Brownfield Sites in the New Territories, and will continue to carry out the in-house study on the scattered brownfield sites outside New Development Area projects under planning and implementation to identify those suitable for public housing development. In this connection, will the Government please inform this Committee of the following:

1) Are there any effective measures to combat unauthorised developments and prevent proliferation of brownfield sites which will lead to cases of "destroy first, plan and develop later"?

2) What are the sites identified for multi-storey buildings? Since most operators will find a site similar to the existing venue for their operation so as to continue their business if they are required to move, will this result in proliferation of brownfield sites? In case some brownfield operations cannot be relocated to multi-storey buildings, what arrangements will the Government make?

3) About 69 hectares of active brownfield sites are located within conservation-related zones, most of which fall within the "Wetland Buffer Area" and in close proximity to wetlands and fish ponds. What are the operations involved in these active brownfield sites? Is approval from the Town Planning Board granted for these operations? If no, what are the reasons?

4) Please provide, with a breakdown by sub-area, the information of brownfield sites in 40 sub-areas, including their sizes, businesses and industries.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 18)

Reply:

(1) The Town Planning Ordinance (TPO) empowers the Planning Authority (PA) to undertake enforcement and prosecution actions against unauthorised developments (UD). The PA will continue to take prompt and decisive enforcement and prosecution actions. Enforcement notice recipients, particularly those responsible for UD in environmentally sensitive zones, are required to reinstate the damaged land to the conditions before occurrence of the UD. Any planning application at the same site subsequently submitted to the Town Planning Board is not given sympathetic consideration due to the damaged state of the site. According to section 23(6) of TPO, any person who fails to comply with a notice issued by the PA to discontinue the UD and/or reinstate the land to the condition specified in the notice is liable to a maximum fine of $500,000 for the first conviction plus a daily fine of $50,000 after expiry of the notice.

(2) At a macro planning level, the Government is reserving land or floor space to support the sustainable development of relevant industries, including brownfield operations which are in demand in our economy but needed to be relocated. In this regard, about 61 and 11 hectares (ha) of land have been reserved in the Hung Shui Kiu/Ha Tsuen New Development Area (NDA) and the Yuen Long South Development respectively for logistics facilities, port back-up, storage and workshops. Most of these 72 ha of land will be used for development of multi-storey buildings (MSBs) to provide orderly and more land efficient accommodation for relevant industries, and the remaining area may be used for open storage. In addition, we will continue to identify large land parcels with good accessibility and infrastructure in major development projects including New Territories North, Lam Tei Quarry and near-shore reclamation at Lung Kwu Tan for consolidation of brownfield operations.

Apart from the land reserved in the NDAs, affected brownfield operators who are unable to relocate their businesses to MSBs may also consider other areas where brownfield uses (including open storage) are permitted under relevant statutory town plan in the New Territories. Besides, the Town Planning Board has updated and promulgated its guidelines for "Application for Open Storage and Port Back-up uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13F)" on 27 March 2020 to provide guidance for channelising open storage and port backup uses to more appropriate locations and avoiding their uncontrolled proliferation.

(3) According to the surveys conducted by the consultant of the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" ("the Brownfield Study"), about 69 ha of active brownfield sites are located within conservation-related zones. Of these brownfield sites, over 50% involves "existing uses" tolerated under the TPO (i.e. building or land uses that was in existence immediately before the first publication of the draft plan for the Interim Development Permission Area/Development Permission Area), while the rest are subject to ongoing enforcement action or investigation by Planning Department (PlanD).

(4) The findings of the Brownfield Study (including the information asked for) have Been uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1079)

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 Chief Executive said in the 2019 Policy Address that "about 450 hectares of brownfield sites in the New Territories may have development potential but have not been covered by new development areas (NDAs) or other development projects. These sites are mostly private land larger in size and located nearer to existing new towns and major highways, including brownfield sites in Ping Shan and Lam Tei. The Planning Department (PlanD) will accord priority to the study of 160 hectares brownfield sites that are closer to existing infrastructure and assess their suitability for public housing development, with a view to commencing follow-up technical assessment by the end of this year."

It is stated in Matters Requiring Special Attention that PlanD will "continue with the in-house study on scattered brownfield sites outside NDA projects under planning and implementation to identify those suitable for public housing development". Regarding the review of brownfield sites for public housing development, please advise on the following:

1. In respect of the "in-house study on scattered brownfield sites" to be carried out by PlanD mentioned above, is it the programme put forward by the Chief Executive in which 160 hectares of brownfield sites will be studied? If yes, please provide the locations of these 160-hectare "scattered brownfield sites".

2. What are the expenses and staff establishment involved in PlanD's review on scattered brownfield sites, and what is the expected working target? For example, how many hectares of brownfield sites will see their review completed this year? When will the whole review of the 160-hectare sites be completed?

3. Apart from the above "in-house study", does PlanD need to carry out other consultancy studies? Can PlanD put forward a detailed planning proposal for public housing development upon completion of the "in-house study";

4. As the review aims to facilitate public housing development, besides PlanD, are there any other government departments or public organisations also participating in the related work? If yes, please provide the details;

5. What is PlanD's working target regarding the about 450 hectares of brownfield sites? When will the review of these 450 hectares of brownfield sites be completed? Will additional staff be employed for the related work? If yes, please provide the details.

Asked by: Hon WU Chi-wai (LegCo internal reference no.: 37)

Reply:

There are 450 hectares (ha) of brownfield sites in the New Territories that are not covered by new development areas or other development projects, but may have relatively higher possible development potential in view of the proximity to existing new towns and major highways, as well as the larger size of land in each site. As announced in the 2019 Policy Address, Planning Department (PlanD) is assessing, by phases, how many of the 450 ha of brownfield sites would be suitable for public housing development, taking into account such considerations as land use compatibility and site constraints. In this regard, PlanD has completed the first-phase review of 160 ha of brownfield sites closer to existing infrastructure[1], and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). Details about the recommendations of the above first-phase review and the follow-up work to be pursued by relevant departments are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

---

[1] For details about the location of these 160 ha of brownfield sites, please refer to the findings of "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0907)

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 the study on scattered brownfield sites outside New Development Areas to identify those suitable for public housing development, please advise on the site area and geographical distribution of the brownfield sites involved, as well as the expected date of completion and estimated expenditure for the study.

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 25)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies in relation to public housing development. Details about the shortlisted clusters (including the information asked for) are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

The in-house study is mainly conducted by staff members of PlanD as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0908)

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 Area Assessments of Industrial Land in the Territory, will the Government please inform this Committee of the study outline, timetable and expenditure involved?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 26)

Reply:

The main purpose of the Area Assessments of Industrial Land in the Territory ("the Assessments") conducted by Planning Department (PlanD) is to obtain an updated overview of the utilisation of private industrial buildings to facilitate future planning of industrial land for optimising the use of land resources and meeting the changing market needs.

The Assessments started in September 2019 and will be completed by the end of this year. As for the expenditure involved, the contract fee for undertaking on-site questionnaire surveys to collect information on the profiles of business establishments operating in private industrial buildings is about $3.6 million, while the overseeing of the Assessments is undertaken by staff members of PlanD as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0694)

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:

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/Ha Tsuen 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.: 33)

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/Fanling North (KTN/FLN) New Development Area (NDA)	First Phase Works: Commenced progressively since September 2019 for completion in 2026. Remaining Phase: Detailed design commenced since December 2019; Construction targeted to commence in 2024 for completion in 2031 (Subject to review).	612	Nil	58	128	87.6	28
Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA	Subject to funding approval in the first half of 2020, First Phase development: to commence works tentatively in mid 2020 for completion in 2025. Full completion of works for entire NDA 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 2022. Full completion of works for entire NDA 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. Subject to funding approval and progress of land resumption and clearance, Main Works: to commence tentatively in 2021 for completion by 2026.	19	Nil	Nil	Nil	5.9	4.8
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and Artificial Islands in the Central Waters)	Subject to further study.	Subject to further study.	Sunny Bay: about 60-100 Lung Kwu Tan: about 220-250 Kau Yi Chau Artificial Islands: about 1 000 Others: subject to further study.	Nil	Nil	Nil	Nil

Proposed or Existing Development Planning	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)**	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
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 works tentatively in 2020 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
Partial Development of Fanling Golf Course Site	Subject to further study.	32	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Subject to further study.	270	Nil	Subject to further study.	Nil	Subject to further study.	Subject to further study.

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/HT NDA	Nil	Nil	Nil	1 (about 60 m^2) (Note 4)	Nil
YLS	Nil	Nil	Nil	1 (about 175 m^2) (Note 5)	3
KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and 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
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Nil	Nil
San Tin / Lok Ma Chau Development Node	Nil	Nil	Nil	Nil	Subject to further study.

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.	First Phase – about 13,334.5 (Note 6) Remaining Phase - Relevant information not yet available.	15
HSK/HT NDA	Nil	Relevant information not yet available.	First Phase development: about 2,181 (Note 6) Second Phase and Remaining Phase development: relevant information not yet available.	12
YLS	2	Relevant information not yet available.	Relevant information not yet available.	11
KaTS	Nil	Relevant information not yet available.	Advance works: about 6.2 Main works: relevant information not yet available.	23

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, and 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 (subject to finalisation / review)	Nil
Partial Development of Fanling Golf Course Site	Nil	Nil	Nil	Subject to further study.
San Tin / Lok Ma Chau Development Node	Subject to further study.	Subject to further study.	Subject to further study.	Subject to further study.

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 for the HSK/HT 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 for which engineering feasibility study (EFS) has been completed. Reports of the EFS have been uploaded to Internet.

Note 4 There are two vegetable marketing co-operative societies/vegetable depots in the HSK/HT 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 review.

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.

Note 6 This covers the estimated cost of land acquisition and clearance for the first phase development of the respective NDAs, including but not limited to the ex-gratia allowance payable to eligible affected farmers.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1564)

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 technical study on partial development of Fanling Golf Course site commenced by the Department,
1) given the land lease of the Golf Course will expire on 31 August 2020, what is the progress of such study? If the planning work fails to be completed on time, what agreement will the Government sign with Hong Kong Golf Club?

2) what was the staffing establishment involved in the technical study? Was it necessary to work together with other departments such as the Tree Management Office to handle the tree-related issues of the Golf Course?

3) given Lot 4076 in DD 91 (i.e. Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling) will be available for sale as a residential site in the second half of 2020-21 under this year's Land Sale Programme, will such proposed land sale have any implications on the study in question?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 32)

Reply:

1) The Technical Study on Partial Development of Fanling Golf Course Site (the Study) covering 32 hectares (ha) of land east of Fan Kam Road of the Fanling Golf Course (FGC) commenced in September 2019, with a view to ascertaining the highest yield of housing flats attainable within the site, with emphasis on public housing, in short- to medium-term. The Study is proceeding on schedule for completion in early 2021. Accordingly, the 32 ha of land will not be covered by any lease renewal for the FGC and will only be subject to a special three-year hold-over arrangement after expiry of the current lease in August 2020. After the special three-year hold-over arrangement, the 32 ha of land will revert to the Government.

2) The Study is being conducted under a consultancy agreement. The staffing establishment for managing the Study is summarised below:-

Item	Staffing (Note 1)
Technical Study on Partial Development of Fanling Golf Course Site	2 professional staff

Note 1: There are also directorate officers overseeing the Study as well as other supporting technical and clerical staff involved.

Comments and advice from relevant government bureaux and departments, including but not limited to the Tree Management Office of the Development Bureau, the Planning Department, the Environmental Protection Department, the Agriculture, Fisheries and Conservation Department, the Transport Department, etc. will be sought on different technical aspects during the course of the Study.

3) The concerned Lot is planned for private residential development, while the 32 ha of land is being considered mainly for public housing. Under the Study, we will take into account all the existing, ongoing, planned and proposed developments in the study area (which covers the concerned Lot) in assessing the environmental, traffic, etc. impacts and formulate appropriate mitigation/improvement measures. The land sale will not affect the progress of the Study.

- End -

Reply Serial No.

DEVB(PL)158

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2019)

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:

As far as the Kwu Tung North/Fanling North new development area (KTN/FLN NDA) is concerned, the Civil Engineering and Development Department (CEDD) has commenced the construction of the first phase development. The CEDD has also commenced the detailed design for the remaining phase of the KTN/FLN NDA. Would the Government advise:

1) the progress of the NDA; when the intake of the public housing in the first phase will begin;

2) the number of households at the time of the Freezing Survey for the first phase development of the KTN/FLN NDA; the number of households allocated with rehousing flats by the Hong Kong Housing Authority and the Hong Kong Housing Society; the number of households not qualified for rehousing and the reasons for that;

3) the total number of households refusing the rehousing arrangements proposed by the Government; how the Government handled the complaints in question;

4) the supporting traffic measures to address the needs arising from the new population?

Asked by: Hon LAM Cheuk-ting (LegCo internal reference no.: 30)

Reply:

1) The site formation and engineering infrastructure works for the first phase development of Kwu Tung North/Fanling North new development area (KTN/FLN NDA) have commenced progressively since September 2019 with the target to enable the first population intake of public housing in 2027. Besides, the consultancy studies on the detailed design of the remaining phase development of the NDA commenced progressively in December 2019 as scheduled.

2) & 3) The freezing survey completed for first phase development of KTN/FLN NDA has recorded a total of 445 households recorded. Since late 2018, Lands Department (LandsD) has started to approach households concerned for conducting eligibility assessment for compensation and rehousing. As at end of February 2020, the LandsD has identified 577 households (including household splitting cases) within the project boundary of the first phase development of the KTN/FLN NDA, amongst which about 240 have been offered with rehousing flat units, about 130 households have their rehousing applications under processing or are pending submission of further supporting information, and about 20 households opt for cash compensation in lieu of rehousing whose claims are under processing. About 140 households are ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation. LandsD will continue to make the best endeavor to handle the compensation and rehousing matters for affected clearees.

4) Under the first phase development, the Civil Engineering and Development Department (CEDD) will construct the Fanling Bypass (Eastern Section) connecting the FLN NDA and the Fanling Highway so as to direct road-based traffic from the NDA development away from the town centres of Fanling and Sheung Shui. Improvement works will also be undertaken to enhance the performance of some existing road junctions. Under the remaining phase development, the CEDD plans to construct the Po Shek Wu Road Flyover, Fanling Bypass (Western Section) connecting the Fanling Bypass (Eastern Section) and Man Kam To Road, and new interchanges together with widening of Fanling Highway (Kwu Tung Section) for connection with the KTN NDA.

Besides, our target is to commission the Kwu Tung Station to tie in with the population intake programme of the public housing development in the KTN NDA. The Government will also expedite the implementation of projects proposed in the Railway Development Strategy 2014, including the Northern Link (NOL). The Government will invite MTR Corporation Limited to commence detailed planning and design for the NOL within the coming year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2248)

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. The actual area of land formed by the Government in 2019 was 24.9 hectares. Please specify the land uses.

2. The planned area of land to be formed by the Government in 2020 will be 14.6 hectares. Please specify the land uses.

3. The Government commenced the construction of advance works of the Lok Ma Chau Loop development in 2019. What is the progress of the works concerned? Please account for the anticipated time table for putting land into use.

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 3)

Reply:

(1) Details of the land formed and delivered by the Civil Engineering and Development Department (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 Cemetery, North District	0.6	Columbarium
Kai Tak Development	15.1	Public / Private residential and commercial development
Anderson Road Quarry	3.2	Public residential development
Kwu Tung North Area 29	1.5	Social welfare facility
Total	**24.9**	

(2) Details of the land to be formed by CEDD in 2020 are as follows:

Location of Project	**Area of Land to be Formed in Hectare (Approx.)**	**Land Use**
Tung Chung New Town Extension	8.1	Public residential and commercial development
Kai Tak Development	3.2	Commercial development
Anderson Road Quarry	3.3	Public residential development and Government, Institution or Community facilities
Total	**14.6**	

(3) The construction of the Advance Works of the Lok Ma Chau Loop development commenced in June 2018, with the target of making the first batch of land available by 2021 for Phase 1 development of the Hong Kong-Shenzhen Innovation and Technology Park.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1355)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Miss Leonia Tai)

Director of Bureau: Secretary for Development

Question:

The 2019-20 Budget mentioned the implementation of the "single site, multiple use" initiative. Please set out the relevant projects confirmed or to be confirmed, the locations of the projects/sites, the site area involved, the existing uses and structures of the projects/sites, the planned floor area to be provided and the expected completion timetable.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 32)

Reply:

The 2019-20 Budget set aside $22 billion to take forward the first batch of projects under the "single site, multiple use (SSMU)" initiative to meet the community's demand for the provision of more public services and optimise the use of limited land resources. The first batch of SSMU developments involves six projects, which includes redevelopment of Tuen Mun Clinic, development of a proposed ambulance depot near Sheung Wan Fire Station, development of joint user complexes at Anderson Road Quarry, Tseung Kwan O town centre and Shan Mei Street in Sha Tin as well as consolidation of several government sites in Tsuen Wan town centre. Information of the projects is tabulated as follows: -

Project	**Current use**	**Site Area[#] (square metres)**	**Latest Progress**
Redevelopment of Tuen Mun Clinic (TMC)	Student Health Service Centre, General Out-Patient Clinics, etc.	About 4 000	We consulted the Tuen Mun District Council (DC) on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for theelderly. Taking into account the DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) Building into the site boundary. We aim to consult the DC and the TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.

Project	Current use	Site Area# (square metres)	Latest Progress
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	About 3 000	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Anderson Road Quarry	Vacant government land, site formation works are in progress	About 8 000	At the meeting of the Sai Kung DC in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for theelderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter, we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking the Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.

Project	**Current use**	**Site Area[#] (square metres)**	**Latest Progress**
Joint-user complex at Tseung Kwan O town centre	Government temporary works area	About 6 000	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking the LegCo's funding approval for construction.
Joint-user complex at Shan Mei Street in Sha Tin	Shan Mei Street Playground, open car park, etc.^	About 5 600	We attended the meeting of the Sha Tin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.

Project	**Current use**	**Site Area# (square metres)**	**Latest Progress**
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Former Tsuen Wan Magistrates' Courts and other facilities	About 14 000	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account progress of that study in considering the way forward for optimising the use of the area.
	Ex-Luen Yan Street Cooked Food Hawker Bazaar	About 2 000	
	Lady Trench Polyclinic	About 3 000	
	Princess Alexandra Community Centre	About 3 000	

#: The actual site areas will be determined in accordance with the information and surveys of the relevant policy bureaux/departments.

^: We are assessing the site boundary of the project, taking into consideration whether the relatively old or low rise facilities in the vicinity should be included.

- End -

Reply Serial No.

DEVB(PL)161

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3815)

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 2020-21 is $648.0 million (67.7%) higher than the revised estimate for 2019- 20. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and net increase of 17 posts. Will the Government inform this Committee of the details of the non-recurrent items that would have led to the aggregate increase in cash flow requirement, and the respective amounts thereof? Please also provide the job titles of the 17 net increased posts and the estimated expenditure on salaries thereof in 2020-21.

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 122)

Reply:

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

Non-recurrent items	**Revised estimated expenditure in 2019-20 ($ million)**	**Estimated expenditure in 2020-21 ($ million)**
Subsidy for property owners to participate in Smart Tender scheme	40	50
Operation Building Bright 2.0	550	690
Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations	11	206

Non-recurrent items	Revised estimated expenditure in 2019-20 ($ million)	Estimated expenditure in 2020-21 ($ million)
Development of Common Spatial Data Infrastructure portal	-	36.726
Establishment of Geospatial Lab	-	19.549
Building Maintenance Grant Scheme for Needy Owners	70	260
Total :	**671**	**1,262.275**

The details of and provisions for the 17 posts are as follows:

Rank	No.	Estimated Expenditure on Salaries in 2020-21 ($ million)
Chief Land Surveyor	1	1.924
Senior Engineer	1	1.515
Senior Town Planner	3	4.544
Senior Executive Officer	2	2.249
Senior Management Services Officer	1	1.125
Leisure Services Manager	1	0.985
Land Surveyor/ Assistant Land Surveyor	1	0.795
Senior Survey Officer	2	1.284
Senior Technical Officer	2	1.284
Personal Secretary II	1	0.289
Assistant Clerical Officer	2	0.578
Total:	**17**	**16.572**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3816)

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 Matters Requiring Special Attention in 2020-21 that the Government will finalise and implement 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 this Committee of the staff establishment and estimated salary expenditure for the task of implementing the LSPS in 2020-21?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 123)

Reply:

The Government is finalising details of the proposed Land Sharing Pilot Scheme (LSPS) in light of the comments received in the past few months. It is our target to launch the LSPS in the first half of 2020. The task of implementing 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. We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

- End -

Reply Serial No.

DEVB(PL)163

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4288)

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 set out, in tabular form, the consultants engaged by the Development Bureau (DEVB) to conduct studies on land development projects and the respective expenditure involved; as well as the respective expenditure and details of public consultation(s) for these projects:

Year	Land Development Project	Name of Consultant	Expenditure on Engagement of Consultant	Details of Public Consultation	Expenditure on Public Consultation
2015-2016					
2016-2017					
2017-2018					
2018-2019					
2019-2020					

2. Regarding the DEVB's engagement of consultants to oversee land development projects, what are the details and specific amount of expenditure incurred over the past five years?

3. Please set out, in tabular form, the consultants responsible for land development projects, the details of breaches of contract, and the follow-up actions and details of penalties thereof over the past five years:

Year	Land Development Project	Consultant(s) Involved	Details of Breaches of Contract	Follow-up Actions	Details of Penalties
2015-2016					
2016-2017					
2017-2018					
2018-2019					
2019-2020					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 254)

Reply:

The Planning and Lands Branch of the Development Bureau had not engaged consultants to study or oversee land development projects in the past five years. Engagement of consultants for such purposes is normally undertaken by the relevant government departments responsible for planning and implementing those projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4290)

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 details of the location, area and number of units to be built of the residential sites to be sold in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 256)

Reply:

The 2020-21 Land Sale Programme announced on 27 February 2020 comprises 15 residential sites with an estimated capacity to provide about 7 530 flats. The details of the sites (e.g. location, area, estimated time of site availability) in the 2020-21 Land Sale Programme are available on Lands Department's website (http://www.landsd.gov.hk/).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4293)

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 detail the location, area and planning progress of all vacant land currently held by the Government. Regarding the Bureau's effort to rezone vacant land in 2020-21, what are the estimated progress and expenditure involved?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 259)

Reply:

Based on the Controlling Officer's Report for 2020-21 in respect of Head 91 – Lands Department (LandsD), as at the end of December 2019, the LandsD managed a total of 1 606 unleased government sites covering a total area of 391 hectares in Hong Kong. These included sites earmarked for long-term or permanent development, sites fenced off after land control action to prevent further unauthorised occupation, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that were in transition between different uses, etc. Some of those sites may not be suitable for development or have limited development potential, due to their physical conditions and technical constraints (e.g. remote in location, oddly shaped, or small and piecemeal).

To optimise the utilisation of land resources, the LandsD will put the unleased sites pending development or those that may not be suitable for development into temporary or short-term gainful uses where practicable, including allocation to departments for government uses (e.g. temporary works sites), grants to private organisations by short-term tenancies for commercial uses (e.g. fee-paying public carparks, etc.), or putting up for application by non-governmental organisations or social enterprises for community, institutional or non-profit-making purposes.

A breakdown by District Lands Office (DLO) of the number and area of the unleased government sites of which LandsD is responsible for management is tabulated as follows:

DLO	Number of sites	Total area (m^2) (about)
Hong Kong East	50	136 000
Hong Kong West and South	143	538 000
Kowloon East	80	387 000
Kowloon West	48	122 000
Islands	103	989 000
North	324	487 000
Sai Kung	98	156 000
Sha Tin	124	153 000
Tuen Mun	83	274 000
Tai Po	81	80 000
Tsuen Wan and Kwai Tsing	119	99 000
Yuen Long	353	489 000
Total	1 606	3 910 000

As regards Government's rezoning efforts in the coming year, it is our plan to commence the rezoning procedures for some 25 sites with potential for housing development. The task of identifying suitable vacant land and making preparations to rezone these sites for housing and other development purposes, including conducting land use reviews, technical assessments and consultations, is mainly conducted by staff of the Development Bureau and various bureaus/departments as part of their overall duties. We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

- End -

Reply Serial No.

DEVB(PL)166

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4294)

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 the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for co-ordinating the implementation of the enforcement policy against unauthorised building works (UBWs) in New Territories exempted houses, including the operation of the reporting scheme for pre-existing UBWs? What were the details of the public consultations launched by the DEVB on this matter in the past five years? What are the estimated number of public consultations to be held by the DEVB on this matter, as well as the expenditure and manpower involved in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 260)

Reply:

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of the enhanced enforcement policy against unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) by the Buildings Department as part of its overall duties. We are unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for the relevant work.

We consulted the Legislative Council Panel on Development on the implementation of the enhanced enforcement policy against UBWs in NTEHs in 2011, and took into consideration the views of members of the public and Heung Yee Kuk. Since the enforcement policy has been promulgated for implementation, the need for public consultation on this matter has not arisen in the past five years. There is also no plan to review the policy and conduct consultation in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4295)

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 the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for supporting the Urban Renewal Authority (URA) in taking forward the redevelopment of industrial buildings? What were the details of public consultations launched by the DEVB on this matter in the past five years? What are the number of public consultations to be held by the DEVB on this matter, as well as the expenditure and manpower involved in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 261)

Reply:

The Development Bureau (DEVB) supports the Urban Renewal Authority (URA) in the latter's implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate Plan and Business Plan, including the Pilot Scheme for Redevelopment of Industrial Building. In this regard, the work of DEVB includes coordinating the Government's inputs to various urban renewal initiatives taken forward by URA, maintaining close liaison with the URA management, and processing URA's authorisation and land resumption applications for redevelopment projects in accordance with relevant statutory requirements. The Urban Renewal Unit of DEVB, with a team of nine staff, is responsible for the aforesaid work as part of its overall duties, and we are unable to provide an estimate of the resources to be incurred solely for supporting the URA in taking forward the redevelopment of industrial buildings.

There is currently no plan for the Government or URA to carry out any public consultation on the redevelopment of industrial buildings by URA in 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4296)

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 the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for supporting the URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan? What were the details of public consultations launched by the DEVB on these matters in the past five years? What will be the number of public consultations to be held by the DEVB on these matters, as well as the estimated expenditure and manpower involved in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 262)

Reply:

The Development Bureau (DEVB) supports the Urban Renewal Authority (URA) in the latter's studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate Plan and Business Plan. In this regard, the work of DEVB includes coordinating the Government's inputs to various urban renewal initiatives taken forward by URA, maintaining close liaison with the URA management, and processing URA's authorisation and land resumption applications for redevelopment projects in accordance with relevant statutory requirements. The Urban Renewal Unit of DEVB, with a team of nine staff, is responsible for the aforesaid work as part of its overall duties, and we are unable to provide an estimate of the resources to be incurred solely for supporting the URA in its implementation of various initiatives.

DEVB keeps in view the work of the URA from time to time and carries out public consultations on urban renewal matters as and when necessary. In the past five years, DEVB did not launch any public consultation on such matters. The arrangement for 2020-21 is subject to review, taking into account the progress of initiatives being undertaken by URA.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4297)

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 Development Bureau's expenditure and number of staff involved/to be involved in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+) over the past five years and in 2020-21; as well as the expected date of completion for the work on the HK2030+ Study?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 263)

Reply:

We are finalising the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK2030+). Specifically, the Planning Department (PlanD) is finalising the technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment. Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant bureaux and departments, we are re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, 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+, and the Long Term Housing Strategy Annual Progress Report 2019. 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 second quarter of 2020.

The Hong Kong 2030+ is mainly conducted by staff of the Development Bureau (DEVB) and PlanD 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 DEVB's manpower resources and expenditure incurred solely for this area of work.

- End -

Reply Serial No.

DEVB(PL)170

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4298)

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 the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of various schemes undertaken by the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department to assist owners of old buildings in building maintenance? What are the estimated number of public consultations to be held by the DEVB on this matter, as well as the expenditure and manpower involved in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 264)

Reply:

The Buildings Unit of Development Bureau (DEVB) oversees the implementation of various schemes undertaken by the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department to enhance building maintenance as part of its overall duties. We are unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for the relevant work.

In the past five years, we consulted Legislative Council Panel on Development on the implementation of Operation Building Bright 2.0 (OBB 2.0) and the concession scheme for "Smart Tender" Building Rehabilitation Facilitating Services in 2017, the Lift Modernisation Subsidy Scheme (LIMSS) in 2018 and the Water Safety Plan Subsidy Scheme in 2019. The Panel was also consulted in 2019 on the proposed funding injection and enhancements to OBB 2.0, LIMSS and the Building Maintenance Grant Scheme for Elderly Owners, which will be rechristened as the Building Maintenance Grant Scheme for Needy Owners.

There is currently no plan to conduct public consultation specifically on the schemes concerned in 2020-21. As the schemes are on-going, the relevant departments and agencies will continue to conduct publicity on the scheme and invite applications from eligible buildings or owners as appropriate.

- End -

Reply Serial No.

DEVB(PL)171

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4299)

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 Developmentw

Question:

In the past five years, what were the expenditure and manpower incurred by the Development Bureau (DEVB) for overseeing the implementation of Operation Building Bright 2.0 jointly launched with the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department? What were the details of public consultations launched by the DEVB on this matter in the past five years? What are the number of public consultations to be held by the DEVB on this matter, as well as the estimated expenditure and manpower involved in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 265)

Reply:

The Buildings Unit of the Development Bureau (DEVB) oversees the implementation of the Operation Building Bright 2.0 (OBB 2.0), which is administered by the Urban Renewal Authority (URA), as part of its overall duties. We are unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for the relevant work.

We consulted Legislative Council Panel on Development on the implementation of OBB 2.0 and the proposed additional funding injection and enhancements for OBB 2.0 in December 2017 and December 2019 respectively. There is currently no plan to conduct public consultation on the matter in 2020-21. As OBB 2.0 is an ongoing scheme, the URA will continue to conduct publicity of the scheme and invite applications from eligible buildings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4300)

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 the details and number of public consultations held by the Development Bureau on planning, land use and urban design in the past five years, as well as the expenditure and manpower involved.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 267)

Reply:

When taking forward various development proposals, rezoning procedures, studies, reviews, etc., the Development Bureau (DEVB), Planning Department (PlanD) and other relevant departments would engage stakeholders including District Councils (DCs) and local community, as and when appropriate. The scope and format of such engagement or consultation would depend on the subject matter. For instance, in taking forward the rezoning of some 210 potential housing sites, the DCs, local community and other stakeholders would be consulted on the rezoning proposal before it is submitted to the Town Planning Board for approval. For major development initiatives such as New Development Area projects, it is also not uncommon that public engagement would be conducted in stages covering varied activities, platforms and target audiences. Since these efforts are part and parcel of the day-to-day work of DEVB, PlanD and other related departments, we are unable to provide details of these consultations or breakdown on the expenditure and manpower involved solely for this area of work.

- End -

Reply Serial No.

DEVB(PL)173

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4301)

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 the details and number of public consultations to be held by the Development Bureau, in collaboration with the Harbourfront Commission, on planning, land use and urban design in 2020-21, as well as the estimated expenditure and manpower involved.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 266)

Reply:

In 2020-21, the Harbour Office (HO) under the Development Bureau will continue to take forward the following harbourfront enhancement projects through the $6.5 billion earmarked funding –

(a) open space at Eastern Street North in Sai Ying Pun;
(b) promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;
(c) Celebration Precinct in Wan Chai North;
(d) Pierside Precinct in Wan Chai North;
(e) Water Sports and Recreation Precinct in Wan Chai North;
(f) Revitalised Typhoon Shelter Precinct in Causeway Bay;
(g) East Coast Park Precinct in Fortress Hill;
(h) Boardwalk underneath the Island Eastern Corridor;
(i) Tsuen Wan waterfront enhancement;
(j) Kai Tak Metro Park;
(k) Cha Kwo Ling Waterfront;
(l) Hung Hom Urban Park; and
(m) 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.

The inception of the above projects have gone through extensive public engagement during the relevant planning/land use/urban design studies and place-making exercises. These include the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas, Hong Kong Island East Harbour-front Study, Hung Hom District Study, and Kai Tak Planning Review. The Harbourfront Commission (HC) has also been closely involved. In the coming year, HO will work with relevant bureaux and departments on the implementation of relevant projects in consultation with stakeholders concerned including the HC and related District Councils. Further public engagement would also be arranged, where appropriate.

The work above will be absorbed by existing staff resources of relevant bureaux and departments.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4302)

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 was the expenditure incurred by the Development Bureau (DEVB) on ex-gratia compensation and rehousing arrangements under the clearance exercises, as well as the staff establishment involved therein over the past five years? What is the estimated expenditure to be incurred by the DEVB on ex-gratia compensation and rehousing arrangements under the clearance exercises, as well as the staff establishment involved therein in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 268)

Reply:

The Development Bureau (DEVB) is responsible for overseeing the Lands Department's implementation of the ex-gratia compensation and re-housing arrangements in clearance exercises. Such work is conducted by DEVB with its existing staff and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for such work.

The expenditure on compensation and ex-gratia allowances payable to eligible persons affected by Government's development clearances is funded by relevant subheads under the Capital Works Reserve Fund, hence outside the purview of Head 138 in the General Revenue Account.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4314)

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 explain in detail why the Government has yet to publish any report on the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("HK 2030+" study) since the commencement of its public engagement (PE) exercise in 2016, and why the Budget this year has made no mention of the study. Has the HK 2030+ study already been aborted, or are there any specific reasons for the Government to be unable to give an account of the views collected during the PE exercise? Please provide all the relevant information.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 280)

Reply:

As mentioned in the Estimates[1] of the 2020-21 Budget, the Government is finalising relevant technical assessments and land demand and supply analysis for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+), with a view to promulgating the updated territorial development strategy in the year of 2020-21. Specifically, the Planning Department is finalising the technical assessments including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment. Besides, under the steer of the Steering Committee on Land Supply and in consultation with relevant bureaux and departments, we are re-assessing the future land requirements of Hong Kong with the concept of land reserve in mind, 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+, and the Long Term Housing Strategy Annual Progress Report 2019. 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 second quarter of 2020.

[1] Head 138 - Government Secretariat: Development Bureau (Planning and Lands Branch) and Head 118 - Planning Department

- End -

Reply Serial No.

DEVB(PL)176

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4337)

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 reassembly of the Queen's Pier, what are the estimated expenditure, staff allocation and timetable of the work for the Bureau in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 303)

Reply:

During the community engagement exercise in 2016 on the design options for reassembly of Queen's Pier (QP) between Central Piers Nos. 9 and 10, divergent views were received on architectural design, cost of reassembly, and reassembly location. The Government is carefully considering the way forward in the light of the views received. In particular, as the Government is taking forward various harbourfront enhancement initiatives in the coming years, we are exploring whether opportunity could be taken to reassemble the QP with a restored pier function at an alternative harbourfront location under one of those enhancement initiatives.

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

(Question Serial No. 4381)

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:

$6.5 billion has been earmarked in the Budget for implementing a number of harbourfront development initiatives, among which the Government will open up another kilometre or so of new promenades this year. How much money has been spent on harbourfront promenades so far? Is there any timetable for fully connecting all the promenades, and how long (in kilometres) will the promenades be by then? How many projects are left outstanding so far and what is the estimated expenditure involved?

Earlier on, a lot owner intended to pursue industrial building development at a section of the Quarry Bay promenade, and the case was ultimately resolved through a land exchange arrangement. Working towards the objective of fully connecting the entire harbourfront on both sides of Victoria Harbour, has the Government considered the possibility of encountering similar obstacles on land ownership again?

Thirdly, there have been concerns over the models of harbourfront development; for example, the Avenue of Stars in Tsim Sha Tsui East is pursued under private development. Will the Government please give an account of all the development models that have been adopted for the various harbourfront projects in the past? Which model(s) will be adopted for the projects mentioned in the Budget, and the remaining sections of the harbourfront in future? What will be the difference in terms of financial arrangement?

A final question on management: the building of pathways to connect the harbourfront promenades, the preservation of views and expansion of public space have also been issues of public concerns. Please advise on the public open space that has been provided by the connected harboufront promenades at present, and the public open space which is to be provided by the time the harboufront promenades are fully connected. The public is also concerned about the usage of such harbourfront space and the party responsible for the management thereof. Is the harbourfront space mainly governed by the regulations of the Leisure and Cultural Services Department? Will the Government relax the restrictions on public usage and the hosting of activities at the harbourfront space?

What is the progress of the establishment of the Harbourfront Authority that have been proposed for years? Does the Government have any specific timetable(s) or plan(s) in this regard to ensure gradual enhancement of the harbourfront through timely improvement and consolidation of management to enhance management efficiency?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 347)

Reply:

There are 73 kilometres (km) long promenade along both sides of the Victoria Harbour. Among them, about 35 km are natural coastline, as well as developed land with port and public facilities, private residential premises, and commercial blocks etc. that are not easily and readily accessible. For the remaining 38 km, they have all been planned for development into harbourfront promenades. Specifically, about 23 km of them, locating at all nine districts on both sides of the Victoria Harbour, have already been open for public enjoyment. Our target is to open up another kilometre or so in Wan Chai and Kai Tak this year, further extending their length to about 24 km. With the dedicated funding of $6.5 billion and other harbourfront initiatives, we plan to further extend their total length to about 34 km in about a decade. The remaining four kilometres will generally be developed when the relevant private projects roll ahead. These targets would be achieved mainly through 13 projects driven by our Harbour Office (HO) using the $6.5 billion harbourfront dedicated funding, with the remaining to be implemented through open space projects by other government departments and private proponents. When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the expenditure position of the various projects under the $6.5 billion dedicated funding. Consultation will then be held with Members as appropriate as most such projects will require funding approval of the Legislative Council.

As regards the Hoi Yu Street case in Quarry Bay, the original intended development of a high rise industrial building was not in contravention of any planning and building regulations or lease conditions since its building plans were approved in 2001, i.e. before the area was rezoned into open space and harbourfront-related uses in 2003. Nevertheless, in view of grave public concern, the Government has liaised with the relevant private land owner to pursue an in-situ land exchange for replacing the original development with a low-density waterfront leisure, tourism and commercial development which is in accordance with the site's prevailing planning intent. We have reviewed other private lots within harbourfront areas and are not aware of any similar cases involving undeveloped sites with building plans approved before the relevant sites were rezoned into uses different from those allowed under the building plans.

On implementation models, we are prepared to try out different models to meet the growing public aspirations for a more enjoyable and user-friendly harbourfront that can cater to the varying needs of different users. For instance, the Central Harbourfront Event Space and Observation Wheel in Central allow us to tap into market ingenuity and flexibility through Short Term Tenancies (STTs) run by private operators to bring vibrancy to the new Central harbourfront; the Vessel in Kwun Tong and K Farm in Kennedy Town are developed and run by non-governmental organisations (NGOs) under STTs seeking to add social dimensions such as community farming to harbourfront enjoyment; and while entrusting the management, repair and maintenance of the Avenue of Stars to the private sector, the Leisure and Cultural Services Department has also set up a Management Committee to oversee its daily operation and management. Looking ahead, we will continue to explore and introduce different models for adding diversity and broadening visitors' experience. To name a few, we will organise design competition for prime harbourfront sites in Wan Chai so as to tap into the innovation and expertise of the professional design community in developing the relevant sites. We would also explore the possibility of engaging outside parties including NGOs in managing water sports and recreation facilities in Wan Chai North and the Boardwalk underneath the Island Eastern Corridor. Such arrangement aims to enhance visitors' experience at and public usage of harbourfront sites filled with variety of activities. The financial implications of adopting different implementation models would be clearer when the respective plans are confirmed.

On the idea of establishing an Harbourfront Authority (HFA), in the two phases of public engagement exercise jointly organised by the Government and Harbourfront Commission (HC) in 2013 and 2014, public opinions were very divided. Notwithstanding the diverse views, 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 in 2018-19 into a multi-disciplinary HO for providing enhanced support to the HC in taking forward harbourfront enhancement initiatives. Our priority in the years to come is to continue 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

(Question Serial No. 4382)

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 Sharing Pilot Scheme (LSPS) will start receiving applications in the first half of this year. Has the Government set any limit on the number of projects and total area to be approved each year? Will the Government take into account the housing supply target of the Long Term Housing Strategy in its decision-making? Will the Government impose any time limit on development upon granting of approval?

It is reported that the first batch of units under the LSPS will be made available in the market in 2028. Have any developers ever approached the Government yet? If yes, please provide the details of the land parcels interested in the LSPS. It is also reported that applicants who fail to pay the land premium within the prescribed period will not be allowed to tender applications again. Please advise on the detailed arrangement in this regard.

For those LSPS sites which fail to be put to development in the end, will the Government conduct resumption of the sites by invoking the relevant ordinance(s) to pursue development on its own? If not, what are the reasons? Lastly, will the Government make public regularly the applications received? If not, what are the reasons?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 348)

Reply:

The Land Sharing Pilot Scheme (LSPS) is aimed at tapping the market force in planning and construction, with a view to releasing as soon as possible the development potential of private lots with consolidated ownership and falling within eligible areas, so as to speed up short- to medium-term housing supply. Essentially, the Government will facilitate infrastructural improvement that will enhance the development intensity of the private lots under application with the condition that LSPS applicants should hand over to the

Government part of the lots they own, in the form of formed land, capable of delivering at least 70% of the additional

gross floor area gained for public housing or Starter Homes (SH). The developer-lot owners will also be responsible for developing the necessary infrastructure and other community facilities to support the whole public and private housing development, and the associated construction costs as well as the cost of forming land for public housing or SH will be deducted from the land premium.

All statutory procedures, including amendments to statutory town plans, land resumption and authorisation for infrastructure works, etc. shall continue to apply to the LSPS projects. The established land administration procedures, involving mainly processing of applications for lease modification and/or land exchange (including assessment of full market premium for the private housing development and ancillary facilities), will also remain applicable. The substantive land administration procedures to be taken forward after the statutory planning process would be subject to a time limit of around 18 months (which may be suitably extended for justified circumstances) for executing the lease modification and/or land exchange based on agreed premium. To focus resources on worthy and viable projects and as an administrative rule, for those LSPS cases which have gone through statutory planning process but with lease modification/land exchange eventually not executed, further application for lease modification for the same private lots will not be processed for a specific period. Depending on the readiness of individual proposals and their approval progress, we expect the land from LSPS projects to come on stream and be ready for housing construction in about four to six years after receipt of the application at the earliest.

To uphold transparency, information on LSPS applications received and progress of each case would be released to the public at different stages. We would publish details of the applications upon receipt, release the gist of opinions made by the Panel of Advisors and the Chief Executive in Council after their deliberation on individual cases and promulgate key details of the lease modification including land premium payable on the website.

Since the announcement in the 2019 Policy Address, the Development Bureau has engaged the public and key stakeholders including the Legislative Council (LegCo) Panel on Development, industry organisations and development-related professional institutes on the proposed framework. The LegCo Panel on Development also convened meeting to receive views from deputations in January 2020. Taking into account comments received, we are finalising details of the LSPS and will shortly launch the scheme for receiving applications for three years, subject to the cap of 150 hectares on the total area of private land to be approved under the LSPS. The scheme is open to applications from any developer-lot owners meeting the specified criteria of eligibility of LSPS.

- End -

Reply Serial No.

DEVB(PL)179

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4460)

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 in relation to the Code on Access to Information, will the Government 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) (DEVB, PLB) from October 2018 to present for which only some of the required information has been provided, please state in table form: (i) the content of the requests for which only some of the required information has been provided; (ii) the reasons for providing some of the information only; (iii) whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2. Concerning the requests for information under the Code on Access to Information received by DEVB, PLB from October 2018 to present for which the required information has not been provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(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) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

3. Any person who believes that a department has failed to comply with any provision of the Code on Access to Information may ask the department to review the situation. Please advise this Committee in each of the past five years, (i) the number of review cases received; (ii) the number of cases, among the review cases received in the year, in which further information was disclosed after review; (iii) whether the decisions on review were made at the directorate (D1 or D2) level.

Year in which review cases were received	(i) Number of review cases received	(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review	(iii) Whether the decisions on review were made at the directorate (D1 or D2) level
2015			
2016			
2017			
2018			
2019			

4. With reference to the target response times set out in paragraphs 1.16.1 to 1.19.1 of Guidelines on Interpretation and Application of the Code on Access to Information, please advise this Committee on the following information by year in table form (with text descriptions).

(a) Within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 10 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

(b) cases in which information could not be provided within 21 days from date of receipt of a request in the past five years:

Date	Subject of information requested	Specific reason

(c) cases in which information could not be provided within 51 days from date of receipt of a request in the past five years:

Date	Subject of information requested	Specific reason

5. Please state in table form the number of those, among the cases in which requests for information were refused under the exemption provisions in Part 2 of the Code on Access to Information, on which the Privacy Commissioner for Personal Data was consulted when they were being handled in the past five years. For cases on which advice had been sought, was it fully accepted in the end? For cases where the advice of the Privacy Commissioner for Personal Data was not accepted or was only partially accepted, what are the reasons?

Date	Subject	Particular exemption provision in Part 2 of the Code on Access to Information under which request for information were refused	Whether the advice of the Privacy Commissioner for Personal Data was fully accepted	Reasons for refusing to accept or only partially accepting the advice of the Privacy Commissioner for Personal Data

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 365)

Reply:

1. & 2. During the period from October 2018 to September 2019, among the requests received by the Development Bureau (Planning and Lands Branch) (DEVB(PLB)), there were neither any requests for which only part of the required information was provided, nor any requests for information which were refused under the Code on Access to Information (the Code).

3. During the period from January 2015 to September 2019, only one review case was received by DEVB(PLB). No further information was disclosed after a review and the decision on the review was made at directorate level.

4. During the period from January 2016 to September 2019, the numbers of written requests for which the information requested was provided within 10 days, 11 to 21 days and 22 to 51 days from the date of receipt of a request were 12, four and two respectively. During the same period, three requests were refused or partly refused under the exemption provisions in Part 2 of the Code. The main reason for being unable to provide the information requested within 21 days from the date of receipt of the requests was that longer time was required to prepare the information requested which was complex and detailed. There was no case where information could not be provided within 51 days from the date of receipt of a request during the period concerned.

5. During the period from January 2016 to September 2019, the DEVB(PLB) had not consulted the Privacy Commissioner for Personal Data on any cases where requests for information were refused.

- End -

Reply Serial No.

DEVB(PL)180

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4836)

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 co-ordinating technical studies for three urban squatter areas for public housing development. How many other urban squatter areas are located close to developed areas and have the potential for housing development? Will the Government please set out in detail, the vacancy situation, building structures condition, number of residents of such squatter areas, and respond to the following questions?

1. Has the Government studied the idea of progressive clearance and redevelopment of such squatter areas according to the established policy objective? Are these squatter areas suitable for housing development after the review? Are there any schedules of clearance and redevelopment for the future? How many residential units are expected to be provided by each squatter area after development?

2. Sam Ka Tsuen at Lei Yue Mun is an urban squatter area and there have been rumours for years that the MTR would be extended to the area. In recent years, repeated onslaughts of typhoons have inflicted heavy damages on the squatter area. Has the Government any plans to clear and redevelop the squatter area and have it developed together with the quarry site? If yes, what are the details? If not, what are the reasons? Has the Government received clearance and rehousing requests from the residents of the squatter area, and how many such requests have been received?

3. Pok Fu Lam Village is another squatter area frequently rumoured to be cleared by the Government. The village boasts a long history and was a selected Chinese cultural heritage by the World Monuments Fund, but the village has been hit by frequent floodings in the past. Does the Government have any clearance plan for the village; or has any studies been conducted in this regard, and what are the details?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 64)

Reply:

The Government announced in the 2019 Policy Address the commissioning of studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over seven hectares of land in these three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

Two Engineering Feasibility Studies were commissioned by the Civil Engineering and Development Department, with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021.

Other than the above studies and those studies on New Development Areas such as Hung Shui Kiu/Ha Tsuen and other development clusters like Yuen Long South etc involving some squatter areas, we do not have any plans to study into development potential of other squatter areas at this stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4837)

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 Government please provide the details of the ten sites zoned for high-density housing development, including the location or lot number, site area, owner, existing use, as well as the number of years they have been left vacant?

2. Please give an account of each of the reasons leading to the lack of development plans on these sites. If private property rights or sale of land are involved, please elaborate in detail.

3. It is noted in the Budget that the Government will examine the suitability of these sites for public housing development. When will the Government come to a decision? What are the considerations of the Government? What are the preliminary estimated number of residential units to be provided by each of these sites? When will the final decision be made? What is the earliest expected time for the first batch of units to be completed if development plans are implemented?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 71)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining which of

these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4860)

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 on the implementation progress of the "West Kowloon Waterfront Pedestrian Walkway Connection between Yau Ma Tei and Tai Kok Tsui " which has been discussed by the Harbourfront Commission, and the estimated expenditure thereof.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 427)

Reply:

We presume that the pedestrian walkway in Hon Chan's question refers to a proposal of creating a new footpath adjoining the landward side of the New Yau Ma Tei Public Cargo Working Area (PCWA) to better connect the West Kowloon Cultural District (WKCD) to Tai Kok Tsui. As revealed by a site visit with relevant departments in early April 2020, a proper pedestrian access can only be provided after taking up some existing operating space of the PCWA that may necessitate relocation of operators' facilities. The Harbour Office of the Development Bureau will continue to explore the proposal with relevant departments to see whether the technical issues identified can be overcome taking into account that the PCWA tenancy will be due for re-tendering in 2021. We will also need to ascertain the extent of impact on the PCWA operation and how such impact can be minimised.

Meanwhile, the Government is implementing progressively a pedestrian walkway network connecting the hinterland of Tai Kok Tsui and the WKCD. The network comprises a new landscaped deck to be constructed under the Central Kowloon Route project, the existing Rooftop Garden at West Kowloon Station Bus Terminus (opened), the existing pedestrian walkway facilities through Elements (opened) and the Artist Square Bridge to be constructed under WKCD Infrastructure Works, phase 1 project. As compared with the proposal in paragraph 1, this pedestrian walkway system will provide a more pleasant and direct access from Tai Kok Tsui to the majority of facilities in WKCD, including M+, Freespace, Art Park (Phases II and III) and Lyric Theatre Complex.

- End -

Reply Serial No.

DEVB(PL)183

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4870)

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 on the implementation progress of the cycle tracks and cycling facilities on Hong Kong Island and in Kowloon in 2020-21, the estimated expenditure involved, and the department(s) responsible for the implementation thereof.

Cycle tracks and cycling facilities	Progress	Estimated expenditure	Responsible Department
Promenade at the new Central Harbourfront			
Promenades in the Wan Chai North and North Point Harbourfront			
Proposed Boardwalk underneath the Island Eastern Corridor			
Kai Tak Development			
Anderson Road Quarry Development Project			

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 438)

Reply:

Details of the relevant cycle tracks and cycling facilities are as follows -

Cycle tracks and cycling facilities	Progress	Estimated expenditure in 2020-21	Responsible Department
Promenades at the new Central Harbourfront and the Wan Chai North and North Point Harbourfront	A feasibility study is being carried out to formulate feasible options of shared-use cycle track design along the northern shore of Hong Kong Island including the promenades concerned.	$1.2 million for feasibility study.	Harbour Office, Development Bureau

Cycle tracks and cycling facilities	Progress	Estimated expenditure in 2020-21	Responsible Department
Proposed Boardwalk underneath the Island Eastern Corridor	The Boardwalk, with proposed cycle tracks, is currently under detailed design.	$5.87 million for consultancy study covering various aspects of the Boardwalk.	Civil Engineering and Development Department
Kai Tak Development	The 13-kilometer (km) long planned shared-use cycle track is being implemented progressively. Construction of the section within the Kai Tak Sports Park, Station Square and Road D3 (Metro Park Section) is in progress	The proposed cycle tracks are part and parcel of different public and private projects. We do not have readily available information on the estimated expenditure specifically for the cycle tracks.	Civil Engineering and Development Department
Anderson Road Quarry Development Project	Construction of a 2.6-km long cycle track is underway.	Up to 2020/21, $1.73 million for construction	Civil Engineering and Development Department

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6409)

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. What is the progress of the works of the Hong Kong-Shenzhen Innovation and Technology Park (the Park) in Lok Ma Chau Loop, which were commenced two years ago? Please set out the details of the works completed, as well as those in progress, and provide the latest development timetables, together with the estimated expenditures for each development stage. The 2018-19 Budget earmarked $20 billion for the costs of works in the first stage. Will the Government give an account of the latest financial arrangements? Is there any additional expenditure?

2. The "Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen" (the MOU) was signed between Hong Kong and Shenzhen in 2017. Please brief this Committee on the follow-up work and the latest progress on both sides, including but not limited to the following aspects:

    a. The exit and entry arrangement for Mainland personnel;
    b. Any further documents to be signed after the MOU;
    c. Establishment of the Joint Task Force;
    d. Composition of the Board of Directors of the Park.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 188)

Reply:

Having consulted the Innovation and Technology Bureau (ITB), our consolidated reply is as follows :

1. The development of the Lok Ma Chau Loop into the Hong Kong-Shenzhen Innovation and Technology Park (the Park) is taken forward in two phases by ITB as the lead policy bureau. The Development Bureau and the Civil Engineering and

Development Department support the development of the Park by undertaking the associated site

formation and infrastructure works. The $20 billion earmarked in the 2018-19 Budget is intended only for the first phase development of the Park, including site formation, provision of infrastructure, construction of superstructure and initial operation. The funding required for the Park as a whole will exceed $20 billion.

In May 2018, the Government obtained the approval of the Finance Committee of the Legislative Council (LegCo) for construction of the Advance Works, as well as the detailed design and site investigation of Main Works Package 1 at the approved project estimates of $517.6 million and $268.3 million respectively in money-of-the-day prices. The construction of the Advance Works commenced in June 2018 with a target to make the first batch of land available for the Park development by 2021. The detailed design and site investigation of Main Works Package 1 also commenced in September 2018 for completion by early 2023. We will seek funding approval from the LegCo for commencing the site formation and infrastructure works under the Main Works Package 1 in due course.

The Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL) has completed the Master Planning Study and the Business Model and Business Planning Study for the development of the Park, and is currently conducting a technical feasibility study and an economic impact analysis study. The HSITPL will make reference to the findings of the studies to estimate the cost required for Batch 1 development of the first phase and the operating expenditure of the Park.

2. Since the signing of the "Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen" (the Memorandum of Understanding) by the Hong Kong Special Administrative Region (HKSAR) Government and the Shenzhen Municipal People's Government in January 2017, Hong Kong and Shenzhen have all along been conducting discussions and consultations on major issues relating to the development of the Park through the Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop (the Joint Task Force) co-chaired by the Secretary for Innovation and Technology and the Vice Mayor of Shenzhen Municipality. The Joint Task Force has held six meetings so far. Hong Kong and Shenzhen do not have plan to sign other documents relating to the development of the Park for the time being.

According to the Memorandum of Understanding, the Hong Kong side has agreed to 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.

Established in October 2017, the HSITPL, which is a wholly-owned subsidiary company of the Hong Kong Science and Technology Parks Corporation (HKSTPC), is responsible for the construction of the superstructure, operation, maintenance and

management of the Park. The HSITPL's Board of Directors has ten directors in total, of which four (including the Chairperson) were nominated by the Hong Kong side, three by the Shenzhen side and three jointly nominated by both sides. The directors are appointed by the HKSTPC in accordance with the relevant legislation of the HKSAR.

- End –

Reply Serial No.

DEVB(PL)185

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5445)

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:

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.: 1356)

Reply:

1. The geographical distribution of all types of private buildings (including residential, composite, commercial and industrial) of different age groups from 20 years to 50 years and above as of end 2019 is set out below –

Districts	Building Age (years)				
	20-29	**30-39**	**40-49**	**50 or above**	**Total**
Central & Western	526	675	967	1 063	3 231
Eastern	249	530	373	483	1 635
Kowloon City	296	543	615	1 513	2 967
Kwai Tsing	177	219	263	27	686
Kwun Tong	170	262	282	211	925
North	466	184	141	240	1 031
Islands	387	661	73	69	1 190
Sai Kung	582	1 134	465	96	2 277
Sham Shui Po	273	363	447	955	2 038
Shatin	425	820	157	38	1 440
Southern	753	792	561	516	2 622
Tai Po	846	1 392	123	43	2 404
Tsuen Wan	192	222	213	193	820
Tuen Mun	390	480	152	15	1 037
Wan Chai	299	444	529	1 009	2 281
Wong Tai Sin	91	80	147	193	511
Yau Tsim Mong	380	399	624	1 559	2 962
Yuen Long	1 947	1 758	286	94	4 085
Total	**8 449**	**10 958**	**6 418**	**8 317**	**34 142**

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. The geographical distribution of private buildings which have participated/are participating in OBB in different age groups as of end 2019 is set out below –

Districts	**Building Age (years)**			
	30-39	**40-49**	**50 or above**	**Total**
Central & Western	4	105	120	229
Eastern	0	70	146	216
Kowloon City	2	111	490	603
Kwai Tsing	4	54	6	64
Kwun Tong	12	71	67	150
North	0	4	12	16
Islands	0	0	0	0
Sai Kung	0	0	0	0
Sham Shui Po	12	72	465	549
Shatin	0	10	0	10
Southern	1	15	22	38
Tai Po	0	23	8	31
Tsuen Wan	0	52	90	142
Tuen Mun	2	16	0	18
Wan Chai	4	50	127	181
Wong Tai Sin	0	22	20	42
Yau Tsim Mong	8	126	493	627
Yuen Long	2	109	4	115
Total	**51**	**910**	**2 070**	**3 031**

The Hong Kong Housing Society (HKHS), Urban Renewal Authority and Buildings Department 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 2019, the total number of household units provided with financial assistance is about 137 500, involving a total amount of $2,754 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 2019, a total of 3 029 target buildings have received financial assistance under OBB and 3 019 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 2015 to 31 December 2019, 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 2015 to 31 December 2019, the respective annual total amounts of subsidy committed to be released were $80 million in 2015, $71 million in 2016, $54 million in 2017, $66 million in 2018 and $57 million in 2019.

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, 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.

Annex

Number of BMGSEO applications with approval in principle granted in different districts in the past five years from 1 January 2015 to 31 December 2019

2015	**Age of the building in which the relevant property unit is located (years)**						
District	**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)**						
District	**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)**						
District	**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)**						
District	**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**

2019	**Age of the building in which the relevant property unit is located (years)**						
District	**Less than 10**	**10-19**	**20-29**	**30-39**	**40-49**	**50 or above**	**Total**
Central and Western	1	0	0	7	11	11	**30**
Eastern	4	0	21	149	52	23	**249**
Kowloon City	6	3	5	39	36	32	**121**
Kwai Tsing	0	0	12	119	8	1	**140**
Kwun Tong	1	0	36	292	28	8	**365**
North	3	2	59	28	0	0	**92**
Islands	0	0	2	0	1	0	**3**
Sai Kung	1	12	42	45	0	0	**100**
Sham Shui Po	1	2	4	30	52	29	**118**
Sha Tin	0	3	22	108	2	1	**136**
Southern	0	0	10	41	41	0	**92**
Tai Po	0	0	38	48	2	0	**88**
Tsuen Wan	0	1	5	15	4	5	**30**
Tuen Mun	0	0	51	61	3	0	**115**
Wan Chai	0	0	0	6	30	13	**49**
Wong Tai Sin	0	1	19	57	6	0	**83**
Yau Tsim Mong	1	0	7	14	18	69	**109**
Yuen Long	0	18	16	59	28	0	**121**
Total	**18**	**42**	**349**	**1 118**	**322**	**192**	**2 041**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5447)

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 all currently vacant residential sites, together with information such as their location, site area, period of vacancy; as well as 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.: 1358)

Reply:

Sites suitable for residential development may fall on private land and government land, and may fall under different landuse zonings accommodating uses not restricted to residential purpose. We do not have readily available statistics capturing such sites, whether they are vacant as at a certain point in time and the period of vacancy.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5449)

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.: 1360)

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 consultancy fee incurred in the Study in the past five years is as follows:

Financial Year	Consultancy Fee Expenditure ($million)
2015-16	0.79
2016-17	0.61
2017-18	0
2018-19	0
2019-20	0

The Study has already been completed and all outstanding payments were settled in 2016-17.

The Study was overseen by relevant teams of staff in PlanD and CEDD as part of their overall duties. We are therefore unable to provide a breakdown indicating the staff costs incurred solely for work related to the Study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5454)

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.: 1365)

Reply:

Following the funding approval from the Finance Committee of the Legislative Council for the site formation and engineering infrastructure works of the first phase development and the detailed design for the remaining phase development of the Kwu Tung North/Fanling North New Development Area (the NDA), the Development Bureau (DEVB) has been co-ordinating with relevant bureaux and departments to take forward the project and offer assistance to the affectees. Major areas of work involved are:

(a) On 26 September 2019, Lands Department (LandsD) posted the resumption notice on the private lands affected by the first phase development of the NDA and the affected private land had reverted to the Government at the end of December 2019. LandsD has issued offers of ex-gratia compensation to all affected agricultural lot owners. As at end of February 2020, over 70% agricultural lot owners accepted the offers. LandsD has also invited affected building lot owners to submit claims, and the received claims are under processing.

(b) LandsD, the Housing Department and the Hong Kong Housing Society (HKHS) have been working at full steam to handle rehousing and compensation applications from affected households, including those affected by the first phase development and those affected by the remaining phase development which have submitted applications for

voluntary early departure from and surrendering of their squatter structures. Eligible households have been allocated with rehousing flat units and have moved in progressively since mid-2019. As at end of February 2020, out of the 577 households affected by the first phase development (including household splitting cases), about 240 were offered with rehousing flat units, about 130 had their rehousing applications under processing or were pending submission of further supporting information, and about 20 opted for cash compensation (not opting for rehousing) whose applications were under processing. About 140 households were ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation. Moreover, as at end of February 2020, LandsD received around 440 applications for early departure from households affected by the remaining phase development of the NDA. Of these applications, about 210 households had been offered with rehousing flat units, about 180 households had their rehousing applications under processing or were pending submission of further supporting information, and about 20 households opted for cash compensation whose applications were under processing. About 30 households were ineligible for rehousing or compensation based on existing information.

(c) LandsD is processing in full steam the applications for ex-gratia allowances from business undertakings affected by the first phase development. As at end of February 2020, of the 148 business undertakings affected by the first phase development, 17 business undertakings have been verified as eligible for ex-gratia allowance and will be disbursed with the allowance when they depart; 108 have their applications under processing or pending submission of further supporting information; and 23 business undertakings are not eligible based on existing information. We have also been providing assistance on planning and land administrative procedures to the affected business undertakings which intend to re-establish their businesses elsewhere. As at end of March 2020, one planning application for such relocation site has been approved by the Town Planning Board and another one is under processing.

(d) The Civil Engineering and Development Department (CEDD) has commenced progressively the works for the first phase development since September 2019, including the works for reprovisioning of North District Temporary Wholesale Market for Agricultural Products near Lung Yeuk Tau, site formation and engineering infrastructure in KTN NDA, Long Valley Nature Park and Fanling Bypass (Eastern Section). The detailed design of the remaining phase development has also commenced progressively since December 2019.

(e) Through an inter-departmental working group comprising the Social Welfare Department (SWD) and other relevant departments as well as other avenues, the Government has been liaising with the elderly home operators at Dills Corner Garden (DCG) for an interim arrangement for the elderly residents affected by the first-stage clearance scheduled for June 2020, as well as the relocation of all eligible elderly residents to the new welfare complex in 2023. SWD has completed registration of the elderly residents in DCG affected by the first-stage clearance to confirm their eligibility for moving to the new complex. To increase operators' capacity in receiving the affected elderly residents within Dills Corner during the interim period, SWD will let out a building block not covered in the first-stage clearance to one of the affected operators selected through restricted bidding after renovation works completed by CEDD. SWD is also making preparations for a bidding exercise to let out part of another building block to affected operators.

(f) For the 12 farmers who have submitted applications under the Special Agricultural Land Rehabilitation Scheme (SALRS), we have invited them to comment on the initial allocations of refarming land proposed with due regard to applicants' existing farm size and locational preference. In parallel, CEDD is undertaking works for the SALRS farmland to provide irrigation, access, lodging and storage, and other basic facilities. Our target is to ready the farmland for leasing to the applicants in the form of short-term tenancy in batches starting from August 2020 to tie in with our clearance timetable.

(g) DEVB and Agriculture, Fisheries and Conservation Department with the assistance from the relevant organisations (including animal welfare organisations ("AWOs")) are rendering assistance to the affected residents in handling their pets, including providing information on the pet-keeping arrangements under the Hong Kong Housing Authority and HKHS, arranging the AWOs to promote pet reception arrangement in the villages and assisting the AWOs to apply for vacant government sites and government funding for establishment of animal adoption centres. Works for the first animal adoption centre set up with government accommodation and financial assistance are expected to be completed in the third quarter of 2020.

The manpower and other operating expenditure for DEVB and other bureaux/departments in taking forward the NDA will be met by provisions included in the respective Heads of Expenditure under the 2020-21 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 the NDA alone.

- End -

Reply Serial No.

DEVB(PL)189

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5604)

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 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

(Item 804 Development of Common Spatial Data Infrastructure portal)

(Item 805 Establishment of Geospatial Lab)

(Item 878 Building Maintenance Grant Scheme for Needy 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:

What are the estimated expenditure and work plan for "878 Building Maintenance Grant Scheme for Needy Owners", "802 Operation Building Bright 2.0", "803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations", "804 Development of Common Spatial Data Infrastructure portal" and "805 Establishment of Geospatial Lab"? Why are these items submitted to the Legislative Council (LegCo) for funding approval in the context of the Appropriation Bill? Why aren't their funding approval separately sought from LegCo Finance Committee even though these items are not new?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 811)

Reply:

The estimated expenditure and work plan of the non-recurrent items in question are as follows:

Non-recurrent items	Estimated expenditure in 2020-21 ($ million)	Work Plan in 2020-21
802 - Operation Building Bright 2.0 (OBB 2.0)	690	The Urban Renewal Authority (URA), which is administering OBB 2.0, will continue to assist Category 1 buildings[1] accepted in the first round of applications to press ahead with the prescribed building inspection and repair works. The Buildings Department will continue to select Category 2 buildings[2] for conducting the prescribed inspection and repair works in default of the owners concerned. We plan to accept the second round of applications in the third quarter of 2020. To help target buildings to gear up for applying in the second round, URA has launched a series of publicity activities from March 2020 onwards. We plan to announce the result of the second round of applications gradually from end 2020 onwards.
803 - Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations (NGOs)	206	We continue to implement the funding scheme to support the use of vacant government sites by NGOs for non-profit-making community purposes, and we also continue to monitor the implementation of the approved projects and provide necessary support to the NGOs.
804 - Development of Common Spatial Data Infrastructure (CSDI) portal	36.726	In 2020-21, we will commence development of the CSDI portal with estimated expenditure in areas including procurement service and hiring staff for design and implementation of the portal, cloud services to host and run this portal, data conversion up to the CSDI standards, development of quick-win projects, promotion of adoption of CSDI and provision of training to government departments.

1 Category 1 buildings are those the owners of which are prepared to take up the organisation of the inspection and repair works for their buildings under the Mandatory Building Inspection Scheme (MBIS).

2 Category 2 buildings cover those which have outstanding MBIS notices but the owners concerned have difficulties in coordinating the inspection and repair works. The Buildings Department proactively selects

Category 2 buildings based on risk assessment and exercises its statutory power to carry out the requisite inspection and repair works in default of owners.

Non-recurrent items	Estimated expenditure in 2020-21 ($ million)	Work Plan in 2020-21
805 - Establishment of Geospatial Lab (GeoLab)	19.549	In 2020-21, we will set up the GeoLab with estimated expenditure in areas including procurement of equipment and services for rental, fitting out, hiring of professional service and staff for managing the laboratory, etc. We will also organise promotional and training activities. Our plan is to commence operation of the GeoLab by end 2020 tentatively.
878 - Building Maintenance Grant Scheme for Needy Owners (BMGSNO)	260	We plan to launch BMGSNO, which is an enhancement to the prevailing Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), in the third quarter of 2020. The Hong Kong Housing Society (HKHS) will continue to accept and process applications for BMGSEO until the launch of BMGSNO, which will be administered by URA. We will work with URA and HKHS to ensure a smooth transition between the two parties.

The reasons for seeking approval in the context of the Appropriation Bill for the non-recurrent items in question are as follows:

Non-recurrent items	Reasons for seeking approval in the context of the Appropriation Bill
Building rehabilitation assistance schemes: (i) 802 - Operation Building Bright 2.0 (OBB 2.0) (ii) 878 - Building Maintenance Grant Scheme for Needy Owners (BMGSNO)	The 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 is in line with the requirements under sections 5 and 6 of the Public Finance Ordinance. The Government explained the relevant arrangements to the Finance Committee in early 2015. In these particular cases, before the proposed funding injection for the two approved commitment items in respect of OBB 2.0 and BMGSNO was included in the draft Estimates, we briefed the LegCo Panel on Development in December 2019. We have included the necessary provisions for increasing the non-recurrent commitments for OBB 2.0 and BMGSNO under the respective heads and sub-heads of expenditure, as well as provided appropriate information in the Controlling Officer's Report to facilitate

	Members' consideration.

Non-recurrent items	Reasons for seeking approval in the context of the Appropriation Bill
804 - Development of Common Spatial Data Infrastructure (CSDI) portal 805 - Establishment of Geospatial Lab (GeoLab)	The 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 LegCo in the context of the Appropriation Bill is in line with the requirements under sections 5 and 6 of the Public Finance Ordinance. The Government explained the relevant arrangements to the Finance Committee in early 2015. In these particular cases, before the funding proposal was included in the draft Estimates, we briefed the LegCo Panel on Development in June 2019, supplemented by further written information in February 2020. We have included the necessary provision for these proposals under the respective heads and sub-heads of expenditure, as well as provided appropriate information in the Controlling Officer's Report to facilitate Members' consideration.

Note: The funding commitment in respect of 803 - "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations" is not sought in the context of the Appropriation Bill 2020.

- End -

Reply Serial No.

DEVB(PL)190

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6831)

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 of the Secretary for Development in the past five years, the monthly pension he will receive on retirement and the total expenditure on his pension.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1311)

Reply:

The monthly salary in respect of the position of Secretary for Development (SDEV) stood at $298,115 from April 2015 to June 2017 and was revised to $333,900, $340,250 and $348,100 with effect from July 2017, July 2018 and July 2019 respectively. SDEV is provided with the free use at his discretion of a car and driver in Hong Kong. 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

(Question Serial No. 6653)

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)	Before development	Upset price by auction ($ million)	Involving combination of site? (Y/N)
					Use (according to building plans)	Number of buildings	Number of residential units

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2046)

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 2020, 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	Before 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	1 340.8 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
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

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before 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/ 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
LDCS 14000/ 2015	Lau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	Earning 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

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before 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 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	1 198.837m^2	R/C	1	135	$1,401	N
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	1 832.514m^2	R/C	5	102	$2,137	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before 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	$386.4	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	1 223.997m^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	410.736m^2	R/C	1	28	$485	N
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	1 105.546m^2	R/C	5	73	$626	N
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	895.771m^2	R/C	4	74	$1,145	N

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before 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 8000/ 2017	Nos. 79-81 Baker Street, Nos. 23-25 and 27-29 Whampoa Street, Kowloon	Fortress Star Limited	not less than 80	1 079.997 m^2	R/C	4	77	$496	N
LDCS 13000/ 2017	Amoycan Industrial Centre, Block 1, No. 7 Ngau Tau Kok Road, Kowloon	Total Select Limited	84.9	1 923.1m^2	I	1	0	$2,075.6	N
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	672.34 m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 4000/ 2018)	R/C	1	15	$249.1	Y

Case number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Site area	Before 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/ 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	672.34m^2 (The site area covers 9-13A Liberty Avenue encompassing the site area in LDCS 3000/ 2018)	R/C	1	24	$451	Y
LDCS 21000/ 2018	Wing Cheong Factory Building, No. 121 King Lam Street, Kowloon	Wealth Plan Development Limited	86.36	#	I	1	0	$395	#

Legend :

#	Information is not available since a redevelopment proposal has yet to be submitted/approved
R	Residential
R/C	Residential/Commercial
I	Industrial
^	Based on information submitted by the applicant to the Lands Tribunal

Annex B

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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
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 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

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 8000/2016	No. 46, 48 and 50 Gillies Avenue South, Kowloon	First Mate Development Limited	83.3	Discontinued
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 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
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 9000/2017	Nos. 35-37 Whampoa Street, Kowloon	Fortress Star Limited	83.3	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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	Withdrawn
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 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, lp 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
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

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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 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
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 Factorty 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

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 10000/2018	Nos. 160 and 162, Queen's Road West, Hong Kong	Full Leader Development Limited	not less than 80	Discontinued
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	Discontinued
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	Discontinued
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	Discontinued
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	Discontinued
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 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	Discontinued
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

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 25000/2018	Stewart Terrace, 81-95 Peak Road, Hong Kong	Wah Ha Property, Development Limited, Carolan, Paul John and Chiu, Yee Ping GiGi, Tendy Limited, Wu Pui Kwan Gwenny, Button Michael Geoffery, Sense Well Investment Limited, Rich Super Investment Limited, Shirley Huang and Hugo, Christopher Barrett, Unicome 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	Withdrawn
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

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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 LimitedCity, 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
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 Invesments Limited	not less than 80	Discontinued

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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
LDCS 37000/2018	Nos. 274 and 276 Hai Tan Street, Kowloon	Promise Fine Investments Limited, Unique Fidelity Investments Limited	not less than 80	Discontinued
LDCS 38000/2018	Nos. 50 and 52 Larch Street, Kowloon	Top Harmony Limited	not less than 90	Discontinued
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 amd 225A, Hai Tan Street, Kowloon	Grand Creation Development Limited	not less than 80	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
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
LDCS 5000/2019	Nos. 163, 165, 167 and 175 Yee Kuk Street, Kowloon	Apex Intelligence Limited	not less than 80	In Progress
LDCS 6000/2019	No. 189 Johnston Road, and No. 110 Thomson Road, Hong Kong	On Harvest Enterprises Limited. Joyful Harvest Enterprises Limited	93.75	Discontinued
LDCS 7000/2019	Yin Yee Mansion, Nos. 63, 65, 65A and 67 Robinson Road, Hong Kong	Greatmax International Limited, Lucky Gain Holdings Limited, Gold Dynamic Development Limited	84.88	In Progress
LDCS 8000/2019	Nos. 16 & 18 Gage Street, Hong Kong	Favour Day Limited	not less than 80	In Progress
LDCS 9000/2019	Nos. 16 & 18 Man On Street, Kowloon	Kinstar Development Limited	92.86	Discontinued
LDCS 10000/2019	Nos. 24, 26, 28 & 30 Man On Street, Kowloon	Kinstar Development Limited	not less than 80	In Progress
LDCS 11000/2019	Nos. 58-70 Lok Shan Road, Nos. 1-9 Mei Wa Street and Nos. 18-20 Ha Heung Road, Kowloon	Asia Bright Enterprises Limited, New Fortress Investment Limited	84.292	In Progress
LDCS 12000/2019	Nos. 20, 20A, 20B, 22, 24, 26, 26A, 26B and 28 Cannon Street, Hong Kong	Sporting Bright Limited, Honourable International Trading Limited, Yield Fine Limited	95.83	In Progress
LDCS 13000/2019	Nos. 2, 4, 6 and 8 Mount Parker Road, Hong Kong	Fuller Holdings Limited, Extra Effort Global Limited	not less than 90	In Progress
LDCS 14000/2019	Nos. 132 and 134 Austin Road, Kowloon	Nice Beauty Limited	83.333	In Progress
LDCS 15000/2019	Hankow Apartments, Nos. 43, 45, 47, 47A, 49 & 49A Hankow Road, Kowloon	Asia Rich Incorporation Limited, Singking Creation Limited, Smartco Hong Kong Group Limited, Whistle Max Limited	88.596	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 16000/2019	Lee Wang Building, Nos. 133-134 of Connaught Road West, Hong Kong	Double Top Development Limited, Hero Perfect Limited, Golden Ivy Holdings Limited	not less than 80	In Progress
LDCS 17000/2019	Nos. 33, 33A, 35, 37, 37A, 39, 41, 43, 45, 47 Elgin Street, Hong Kong	Sun Crystal Limited, Jumbo Honest Limited	not less than 90	In Progress
LDCS 18000/2019	Nos. 1 & 2 Yiu Tung Street, Kowloon	Fairbo Investment Limited	not less than 80	In Progress
LDCS 19000/2019	Nos. 9-14 Yiu Tung Street, Kowloon	Fairbo Investment Limited	not less than 80	In Progress
LDCS 20000/2019	Jade Garden, No. 105 Robinson Road, Hong Kong	Sino Noble Enterprises Limited	83.33	In Progress
LDCS 21000/2019	Nos. 26, 26A, 28, 30, 32, 32A, 34, 36, 38, 40, 42, 44, 46 and 48 Ming Fung Street, Kowloon	Joint Hope Limited	not less than 80	In Progress
LDCS 22000/2019	Good Year Industrial Building, Nos. 119-121 How Ming Street, Kowloon	Able Wide Corporation Limited, Top Smart Industrial (HK) Limited, Able Luck Development Limited, Sky Huge Development Limited Manway Corporation Limited, High Smart Industrial Limited, Joyson International Company Limited, Chander Development Company Limited, Nice Express Development Limited	92.2	Discontinued
LDCS 23000/2019	Haven Court, No. 134 Leighton Road, Hong Kong	Billion Glory Properties Limited, Harvest Fortune Limited, Lead Properties Limited	84.04	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 24000/2019	Nos. 56, 60 & 62 Kai Yuen Street, Hong Kong	Chief Lead Limited, Sparkling Dragon Limited	93.33	In Progress
LDCS 25000/2019	Chung Chai Building, Nos. 67, 69, 69A, 71 Nam On Street, Hong Kong	Earn Benefit Limited	90.625	In Progress
LDCS 26000/2019	Nos. 103-117 Chung On Street, No. 79 Yeung Uk Road and No. 66 Ho Pui Street, Tsuen Wan, New Territories	Concept World Investment Limited, W.M. Consultants (K.C.C.) Limited, Greatcom Limited, Metrorient Investments Limited, Panmart Investments Limited, Beauty Concept Limited	92.59	In Progress
LDCS 27000/2019	Ko Shing Building, 78-80 Queen's Road West, 265-267 Hollywood Road, Hong Kong	Wise Grace Investment Limited, Ready Earn Limited, Ample Rich Corporation Limited, Joyful Zone Limited, Myriad Gain Investments Limited, Wise Sound Limited	81.08	In Progress
LDCS 28000/2019	Lai Yuen, Nos. 7 & 8 Tak Hing Street, Kowloon	Well Will Corporation Limited	81.58	In Progress
LDCS 29000/2019	Fung Wah Factorial Building, Nos. 646, 648 and 648A Castle Peak Road, Kowloon	Daily Leader Limited, Treasure Arts International Group Limited	90.83	In Progress
LDCS 30000/2019	Nos. 1-7 Po Tuck Street, Hong Kong	Famous Concept Development Limited	not less than 80	In Progress
LDCS 31000/2019	Nos. 31-36 Sau Wa Fong, Hong Kong	Great Kinetic Limited	81.25	In Progress
LDCS 32000/2019	Nos. 19-21 Wood Road & Nos. 22-30 Wing Cheung Street, Hong Kong	Oriental Moon Limited	82.75	In Progress
LDCS 33000/2019	Au's Building, 15-19 Hollywood Road, Hong Kong	Lucky Phoenix Limited	86.207	In Progress

Case Number	Address	Applicant	Percentage share of property interests held by the applicant^ (%)	Application Status
LDCS 34000/2019	China Paint Building, No.1163 Canton Road, No.5B Arran Street, Kowloon	Star China Development	not less than 80%	In Progress
LDCS 35000/2019	Nos. 72, 74 and 76 Lok Shan Road and Nos. 72, 72A, 72B, 74, 74A, 74B, 76, 76A and 76B To Kwa Wan Road, Kowloon	Asia Bright Enterprises Limited, New Fortress Investment Limited, Dynamic Hero Limited, Gentway Limited, Ever Planet Limited, Supreme Hero Limited, Glory Star Development Limited, Triple Glory Limited, Group Leader Limited	90.38	In Progress
LDCS 36000/2019	No. 29 Sassoon Road, Hong Kong	Bright Full Limited, Power Wish Limited, Sheen Elite Limited, Prosper Charm Limited	80	In Progress
LDCS 37000/2019	Nos. 300-302 & Nos. 304-306 Castle Peak Road, Kowloon	Max Win Development (HK) Limited	not less than 80	In Progress

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6657)

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 Land Sharing Pilot Scheme (LSPS), an inter-departmental Central Team will be set up to provide one-stop advisory services for applicants. In this connection, will the Government inform this Committee of the following:

a) The staff establishments and roles of the different departments in the Central Team, and

b) All administrative costs to be incurred by the LSPS.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2050)

Reply:

Under the proposed framework of the Land Sharing Pilot Scheme (LSPS), a multi-disciplinary team of about ten government officers (Central Team) will be set up in Development Bureau to provide one-stop advisory and facilitation services to LSPS applicants and coordinate with relevant bureaux/departments (B/Ds) in the vetting of applications received and implementation of approved projects. Relevant B/Ds will continue to offer comments and advice on the merits and viability of individual LSPS applications having regard to the applicable standards, rules and principles. The Central Team will facilitate but not substitute the established statutory and land administration procedures to be led by respective B/Ds, including those on town planning, road and sewerage works, environmental impact assessment, and land exchange/lease modification cum premium assessment, etc.

The task of formulating details and implementation of the LSPS is mainly conducted by staff of the Development Bureau some of whom are involved in LSPS as part of their overall duties, with joint-up efforts of other relevant B/Ds. We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

- End -

Reply Serial No.

DEVB(PL)193

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6660)

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 was stated in the Policy Address last year that $1 billion had been earmarked to support the use of vacant government sites by non-governmental organisations. Please set out the names of the successful applicant organisations/groups for the $1 billion funding so far, and the respective amounts of funding granted.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2053)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6683)

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 adopt a multi-pronged strategy to increase land supply in the short, medium and long term and announced the Government's full acceptance of the recommendations of the Task Force on Land Supply (TFLS)", will the Government inform this Committee of the following:

1. The current progress and timetable of the eight recommendations made by the TFLS;

2. During the public engagement exercise of the TFLS, the suggestion of assigning urban renewal projects for public housing purpose is more talked about. Will the Development Bureau consider adopting this suggestion as a strategy to increase land supply? What are the reasons for the decision?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6008)

Reply:

1. The implementation progress and timetable of the eight priority land supply options recommended by the Task Force on Land Supply as at March 2020 is at **Annex**.

2. Urban Renewal Authority (URA), being the statutory body responsible for carrying out urban renewal, has all along maintained a division of responsibilities with the Hong Kong Housing Authority (HKHA)/Hong Kong Housing Society (HKHS) in terms of roles and functions, with HKHA/HKHS being tasked with the provision of subsidised sale flats (SSF) and public rental housing. That said, the URA has provided SSFs in selected projects such as its Kai Tak Development at 3 Muk Chui Street in 2015 and the Starter Homes (SH) Pilot Project "eResidence" in 2019. In view of the home

ownership aspirations of the public and the encouraging response to "eResidence", as announced in the 2019 Policy Address, URA has been entrusted with a new mission to provide more SH or other types of SSFs in its redevelopment projects. To this end, URA is drawing up proposals.

Furthermore, in the 2018 Policy Address, the Government invited the URA to assist in the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme (CBS). In this connection, the URA has already identified two clusters of sites, involving more than 30 CBS buildings in Kowloon City suitable for redevelopment as a pilot project. The total number of flats upon redevelopment is expected to be about 3 000, which is about five times the existing number of CBS flats on the selected sites. Part of the resumed land under the pilot project will be earmarked for public housing development by the relevant agency.

Annex

Implementation Progress and Timetable of the Eight Priority Land Supply Options (As at March 2020)

Land Supply Option	Progress
Expediting brownfield development	There are a total of 1 579 hectares (ha) of brownfield sites in the New Territories (NT) (among which 1 414 ha have active operations thereon), 653 ha of which are under development or earmarked for development through New Development Areas (NDAs)/Potential Development Areas (PDAs). Specifically, the Government will continue to take forward development of about 410 ha of brownfields through planned NDA projects in Kwu Tung North/Fanling North (KTN/FLN), Hung Shui Kiu/Ha Tsuen (HSK/HT) and Yuen Long South (YLS); for the New Territories North (NTN) involving about 243 ha of brownfields, the Government commenced the study on Phase One Development of NTN covering the San Tin/Lok Ma Chau Development Node (with about 75 ha of brownfields) in September 2019 for completion in early 2021. Some other 150 ha of brownfield sites are covered by known development projects under active planning initiated by either Government or the private sector. Further excluding 76 ha within conservation-related zones, there remains 700 ha of brownfield sites. These 700 ha can be grouped into categories of high (160 ha), medium (290 ha) and low (250 ha) possible development potential. The Planning Department (PlanD) has completed reviewing the 160 ha of brownfields of high possible development potential and from there shortlisted eight priority clusters suitable for high-density public housing in the short to medium term for the Civil Engineering and Development Department (CEDD) to commence engineering feasibility studies. PlanD is reviewing the 290 ha classified as having medium possible development potential and aims to complete the assessment by end-2020.
Unleashing development potential of private agricultural land in the NT	The Government has proposed specific criteria and other implementation details of the Land Sharing Pilot Scheme (LSPS) in October 2019, which seeks to unlock private lots for both public and private housing development. Taking into account views expressed by stakeholders and members of the public over the past few months, the Government is finalising details of LSPS including the basic requirements, work flow in vetting applications including alignment with existing statutory procedures and land administration regime, as well as the relevant advisory set-up for the LSPS and its operational arrangements. We are making final preparation for the launching LSPS shortly, for receiving applications for three years.

Land Supply Option	Progress
Development of the 32 ha of land east of Fan Kam Road of Fanling Golf Course (FGC) for the purpose of housing development	The Government commenced a detailed technical study in September 2019 to ascertain the highest flat yield attainable on the 32 ha of land of FGC within the short-to-medium term; assess the scope of infrastructural works required to support such development; identify environmental, ecological and other constraints and formulate mitigation measures to contain any identified impacts to within acceptable limits; and come up with an implementation plan with timing and costs. The Government aims to complete the detailed technical study by early 2021.
Expediting studies on the 1000-ha artificial islands in the Central Waters	The Government has obtained support from Panel on Development and Public Works Subcommittee (PWSC) of the Legislative Council (LegCo) on the funding application for the studies. We are following the established procedure to seek funding approval from the LegCo Finance Committee (FC). Subject to FC's funding approval, it is planned to complete the studies in 42 months upon commencement.
Expediting studies on near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Road P1 (Tai Ho – Sunny Bay Section)	Regarding the planning and engineering study (P&E study) for Lung Kwu Tan reclamation and the re-planning of Tuen Mun West area, as well as the engineering study on Road P1 (Tai Ho – Sunny Bay Section) involving a small-scale near shore reclamation at Siu Ho Wan, the Government has submitted the funding application to PWSC for consideration after obtaining support from LegCo Panel on Development. Subject to PWSC and FC's funding approval, it is planned to complete the studies in 30 months upon commencement. Regarding the P&E study for Sunny Bay reclamation, we will in due course seek LegCo's approval of the funding application in accordance with the established Panel/PWSC/FC procedure.
Continuing cavern and underground space development and studies	The Government is actively pursuing relocation of the Sha Tin Sewage Treatment Works (STSTW) and the Diamond Hill Fresh Water and Salt Water Service Reservoirs (DHSRs) to caverns as pilot projects - i. STSTW: Investigation and design works are being completed in phases starting from 2017/18. Stage 1 site preparation and main tunnel construction works commenced in February 2019. The Government will commence in due course a P&E study for the existing STSTW site of about 28 ha to be vacated, including public consultation on future land uses of the site. ii. DHSRs: The investigation study, design and associated site investigation works commenced in end-2018. The Government also commenced in August 2019 a feasibility study on the future land uses of the existing DHSRs site of about 4 ha to be vacated and will conduct public consultation in due course.

Land Supply Option	Progress
	Besides, the Government commenced in March 2019 a pilot planning and engineering feasibility study for Strategic Cavern Areas at Lantau, Tsing Yi or other suitable locations to facilitate future cavern developments. Regarding underground space development (USD), the Government is undertaking studies in four selected strategic urbans areas, viz. Tsim Sha Tsui West, Admiralty/Wan Chai, Causeway Bay and Happy Valley. Having regard to the findings of relevant technical assessments and the public views received in the Stage 2 public engagement undertaken between May and August 2019, the Government is formulating conceptual USD schemes for areas with development potential and would recommend suitable ones for priority implementation. The Government's target is to complete the study substantially by early 2021.
Pressing ahead with the NDA projects	The Government will continue to press ahead with the implementation of the KTN/FLN and HSK/HT NDAs, as well as the YLS Development. With LegCo FC's approval for the relevant funding applications in May 2019, the land resumption and infrastructural works for the first phase of KTN/FLN NDA commenced in the second half of 2019, enabling first population intake for private housing in 2023 and public housing in 2027. The NDA upon full development will provide 71 800 housing units. The Government has submitted funding applications to PWSC for works of the first phase development as well as detailed design of the second phase development of the HSK/HT NDA. Subject to PWSC and FC's funding approval, land resumption and works for the first phase development are scheduled to commence in the latter half of 2020, with first population intake in 2024. The NDA upon full development will provide 61 000 housing units. Besides, statutory planning process for YLS Development has commenced. Upon recently completed development intensity review based on existing and planned infrastructure, the project upon full development can provide 32 850 housing units (an increase of 4 350 units over the original 28 500 units estimated in the recommended outline development plan). First population intake is expected to occur in 2028 as originally targeted. As mentioned above, the Government is also proactively studying the early implementation of the development in NTN. The Government

Land Supply Option	Progress
	commenced the study on Phase One Development of NTN covering San Tin/ Lok Ma Chau Development Node in September 2019 for completion around early 2021.
Commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun	As mentioned above, subject to PWSC and FC's funding approval, the Government will carry out P&E study on Lung Kwu Tan reclamation and re-planning of the entire coastal area of Tuen Mun West, including the River Trade Terminal site and adjoining areas.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6684)

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 "overseeing efforts in finalising relevant technical assessments and land demand and supply analysis for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+" study)", please inform this Committee of the following:

Under Building Block 1: Planning for a Liveable High-density City, it is suggested that rejuvenating the urban fabric should be taken as the key strategy direction. The key actions include "seeking urban improvements while respecting the neighbourhood characteristics and bonding neighbourhoods through planning, urban design and other means". Please set out the details of the specific measures of "respecting the neighbourhood characteristics and bonding neighbourhoods" in taking forward such actions.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6009)

Reply:

"Planning for a Liveable High-density City" is one of the three Building Blocks proposed under the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (Hong Kong 2030+), which is being finalised by the Development Bureau and Planning Department. This Building Block recognises the need to rejuvenate parts of the dense urban core to address our aging building blocks as one of our upcoming challenges and recommends that in doing so we should achieve a balance between enabling urban improvement to support a growing population while protecting neighbourhood characters. Consideration may also be given to promoting neighbourhood interaction through design measures such as making

open space more accessible and community-friendly for people to linger, mingle and interact. Further elaboration will be covered in the final strategy of the Hong Kong 2030+ targeted for promulgation in the second quarter of 2020.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6685)

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 the Urban Renewal Strategy (URS) promulgated in 2011", please inform this Committee of the following:

In 2001, the Government set up the Urban Renewal Authority (URA), and released the URS in the same year. The latest review and public consultation on the URS by the Development Bureau (DEVB) was conducted from 2008 to 2010, with the report published on 24 February 2011. Will the DEVB review the URS within the coming five years? If yes, please set out the timelines. If no, please give the reasons.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6010)

Reply:

The Urban Renewal Strategy (URS) is a government strategy the implementation of which is being undertaken by the Urban Renewal Authority (URA) and other stakeholders/participants. A revised URS was published in 2011 after an extensive public engagement as required under the Urban Renewal Authority Ordinance. The URS guides the URA in its preparation of draft corporate plans.

To explore ways of enhancing the efficiency of existing land use and the redevelopment potential in Yau Ma Tei and Mong Kok, the URA commenced a study in May 2017 (Yau Mong District Study). The findings of the Study 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 URS would also be examined in the context of the Study which is expected to be completed within 2020.

- End -

Reply Serial No.

DEVB(PL)197

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6686)

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 the Urban Renewal Authority in its identification of suitable Civil Servants' Co-operative Building Society Scheme (CBS) sites for high-density development and in its preparatory work for redeveloping such sites with a view to increasing housing supply", please inform this Committee of the following:

1. Please set out the number and distribution of the identified CBS sites:

District of identified CBS sites	Number
Central and Western	
Wan Chai	
Eastern	
Southern	
Yau Tsim Mong	
Sham Shui Po	
Kowloon City	
Wong Tai Sin	
Kwun Tong	
Tsuen Wan	
Tuen Mun	
Yuen Long	
North	
Tai Po	
Sai Kung	
Sha Tin	
Kwai Tsing	
Islands	

2. Please provide the public/private housing split after redevelopment of the CBS sites.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6012)

Reply:

In 2018 Policy Address, the Government invited the Urban Renewal Authority (URA) to identify one or two clusters of Civil Servants' Co-operative Building Society Scheme (CBS) sites suitable for high-density development as pilot projects. After considering various factors, the URA has identified two clusters of sites, involving more than 30 CBS sites in Kowloon City. The two pilot projects will affect about 600 units. The actual figure will only be available after the conduct of the freezing survey upon URA's announcement of commencement of the projects this year. Upon completion of the two pilot projects, the number of residential units will increase from the current some 600 to about 3 000, and about one third of them will be public housing units.

- End -

Reply Serial No.

DEVB(PL)198

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6691)

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" stated in "Matters Requiring Special Attention in 2020–21", will the Government inform this Committee of the following:

(1) The progress of the study at this stage, and the estimated date for its completion, in year and quarter of the year;

(2) The membership composition of the steering committee for the study and the expenditure for engagement of the parties involved;

(3) The respective estimated expenditures for the four aspects of redevelopment, rehabilitation, revitalisation and conservation for the two areas.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6019)

Reply:

(1) In May 2017, the Urban Renewal Authority (URA) commenced a 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.

The Study is divided into three parts. The first part is a baseline review and data analysis; the second part comprises strategic studies on specific topics including the relevant policy framework, implementation mechanisms and development measures; and the third part is the formulation of various options for the Master Urban Renewal Concept Plans (MRCPs). The URA completed the first and second parts of the Study and reported the findings to the Legislative Council Joint Subcommittee to Follow Up Issues Relating to the Redevelopment, Maintenance and Management of Aged Buildings in November 2019. URA is now formulating various options for the MRCPs and will identify potential areas for urban renewal under the MRCPs. The Study is expected to be completed within 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. 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 -

Reply Serial No.

DEVB(PL)199

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6694)

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 land resumption and development for the Kwu Tung North and Fanling North New Development Areas, please inform this Committee of the following:

1. The number of households, population, operation (if any), housing type, location and compensation expenditure in respect of the evacuated households, operators and farmers within the area, with illustrations on a map;

2. The number of households, population, operation (if any), housing type, location and estimated compensation expenditure in respect of the households, operators and farmers undergoing land resumption, with illustrations on a map;

3. The number of households, population, operation (if any), housing type, location and estimated compensation expenditure in respect of the households, operators and farmers remaining in the area and facing clearance of which land resumption has yet to be initiated, with illustrations on a map;

4. The latest overall land resumption plan, i.e. when and where the land resumption will take place, with illustrations on a map;

5. The area, location and progress of the site planning relating to commercial activities, with illustrations on a map;

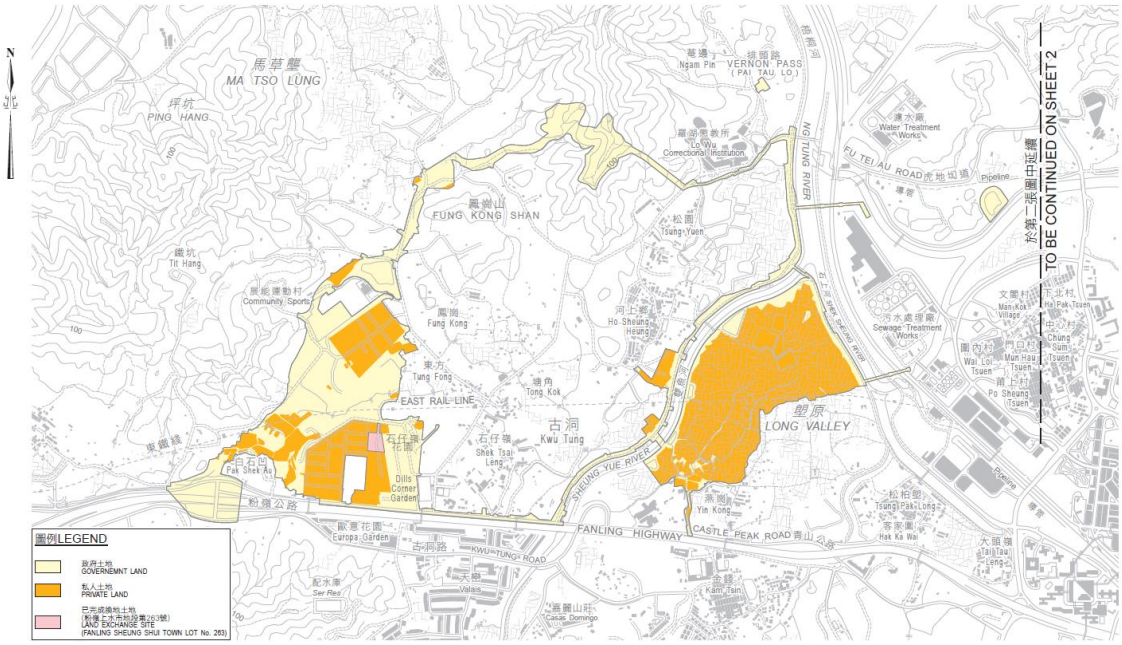
6. A brief account of the efforts in land exchange with land owners holding vast areas of land, including the work completed and the work in progress, with illustrations on a map.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6022)

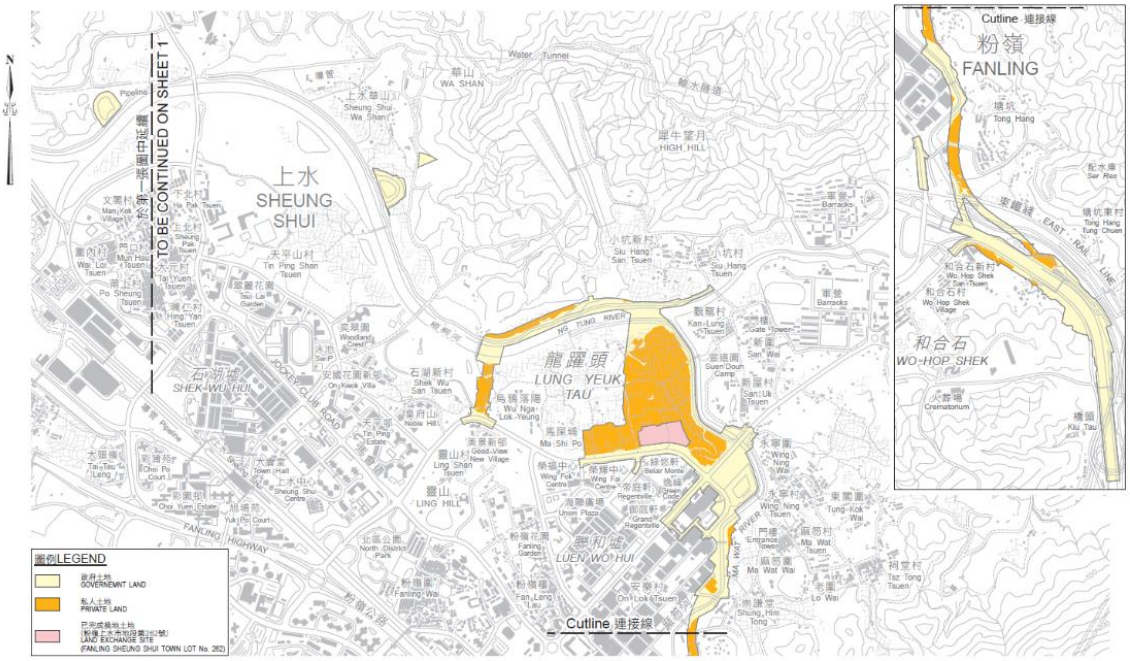
Reply:

1. to 4.
The Kwu Tung North (KTN) / Fanling North (FLN) new development area (NDA) is being implemented in two phases: first phase and remaining phase. With Finance Committee's funding approval in May 2019, the land resumption and clearance as well as site formation and infrastructure works for the first phase development have commenced progressively since September 2019. The land resumption and clearance programme for the remaining phase development will be ascertained in the detailed design study being undertaken by the Civil Engineering and Development Department (CEDD). On current estimate, the remaining phase development will take place progressively from 2024 onwards at the earliest.

The development area of the first phase development covering the private and government land that need to be resumed and/or cleared, as well as the approved land exchange sites, are shown in the plans below. The private and government land to be resumed and/or cleared for the remaining phase development will be ascertained upon completion of detailed design.



Kwu Tung North New Development Area – First Phase Development



Fanling North New Development Area – First Phase Development

The land resumption exercise for the first phase development commenced last year and the ownership of all the 68 hectares of private land was reverted to the Government in December 2019. Occupiers on the land within the development boundary of the first phase development will depart by phases with regard to the project requirements of the NDA. The Government has identified (as at end Februrary 2020) the following households, business undertakings and active farms to be affected by the first phase development:

	Total Number	Departure Deadline (with progressive departure during the period indicated)
Household# :	577	First half of 2020 – Latter half of 2022
Business Undertaking :	148	First half of 2020 – First half of 2023
Active farms :	about 86*	Latter half of 2020 – Latter half of 2021

Including household splitting cases

* Including about 50 farms in Long Valley

The Government has advised the affected parties of their respective departure deadline in writing.

According to the Pre-clearance Survey (PCS) (commonly known as "freezing survey") conducted by the LandsD, the number of households and business undertakings affected by the remaining phase development are 1 062 and 302 respectively. The number of active farms affected will be confirmed at a later stage.

In respect of land resumption and clearance for the proposed works for the first phase development, the Government has estimated the costs of payment of compensation and ex-gratia allowances to eligible land owners, business undertakings, domestic occupiers of squatters and farmers to be about $13,334.5 million. The cost estimate was drawn up having regard to the number of affected private lots, households, business undertakings and grave/urns, and the funding requirements for compensation and ex-gratia allowances in accordance with the relevant statutory provisions or formulae as approved by the LegCo Finance Committee. The actual amount of disbursements will be subject to detailed assessment of the affected persons' eligibility and his/her entitled amount of compensation or ex-gratia allowances. The expenditure will be charged to Head 701 – Land Acquisition under the Capital Works Reserve Fund.

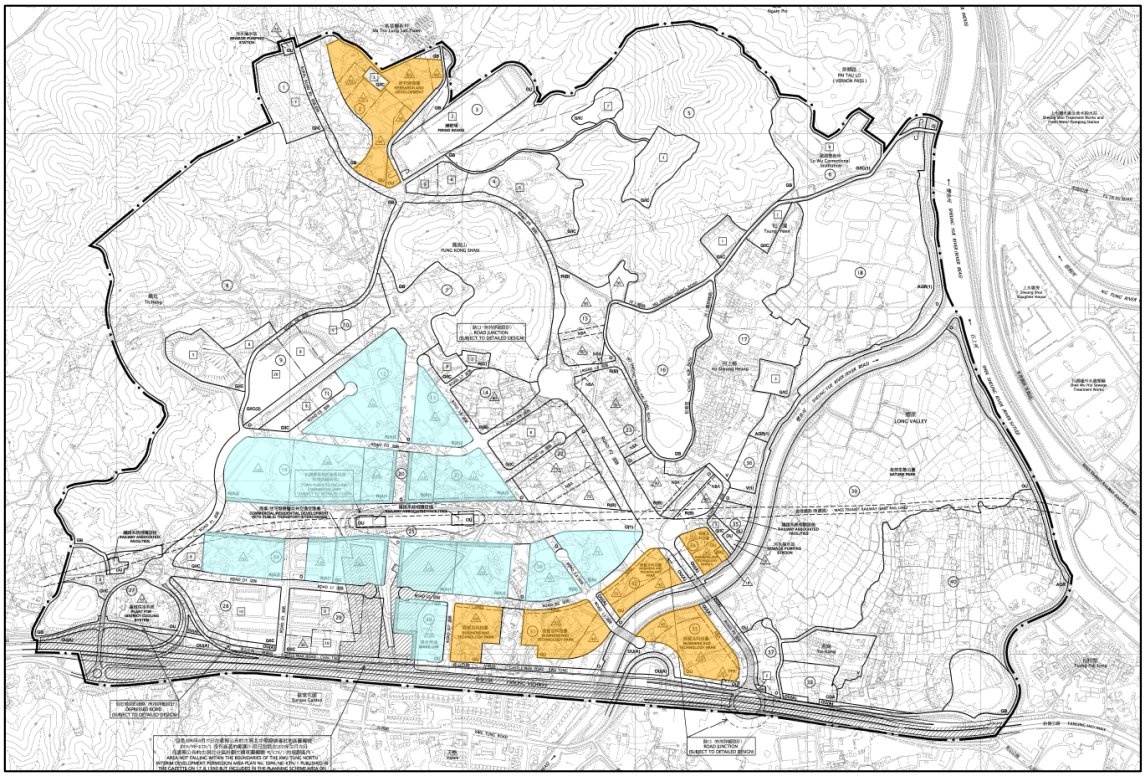
Since late 2018, The LandsD has started to approach households concerned for conducting eligibility assessment for compensation and rehousing. As at end of February 2020, out of the 577 households (including household splitting cases) identified within the project boundary of the first phase development, about 240 have been offered with rehousing flat units, about 130 households have their rehousing applications under processing or are pending submission of further supporting information, and about 20 households opt for cash compensation (not opting for rehousing) whose claims are under processing. About 140 households are ineligible for rehousing or compensation based on existing information due to their failure to meet the eligibility criteria including: (i) the household owns domestic property in Hong Kong; (ii) the structure currently occupied by the household is unauthorised (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the household is an existing tenant of public housing. The remainder of about 50 households have yet to contact LandsD and provide information for eligibility assessment notwithstanding the department's repeated approaches and invitations. All households registered in the freezing survey will be offered domestic removal allowance irrespective of their eligibility for rehousing or compensation. Moreover, as at end of February 2020, LandsD has received 440 applications for early departure from households affected by the remaining phase development of the NDA. Of these applications, about 210 households have been offered with rehousing flat units, about 180 households have their rehousing applications under processing or are pending submission of further supporting information, and about 20 households opt for cash compensation (not opting for rehousing) whose claims are under processing. About 30 households are ineligible for rehousing or compensation based on existing information.

Of the 148 business undertakings affected by the first phase development, as at end of February 2020, 17 are eligible for ex-gratia allowance, and 108 have their applications under processing or pending submission of further supporting information. The remaining 23 are ineligible for ex-gratia allowance based on existing information due to their failure to meet the eligibility criteria mainly including: (i) the business operations on government land is not permitted under short term instrument; or (ii) the business operations on government land is on unauthorized structures (i.e. not registered in the 1982 squatter structure survey and not covered by any licences); or (iii) the business undertakings on private land have not been

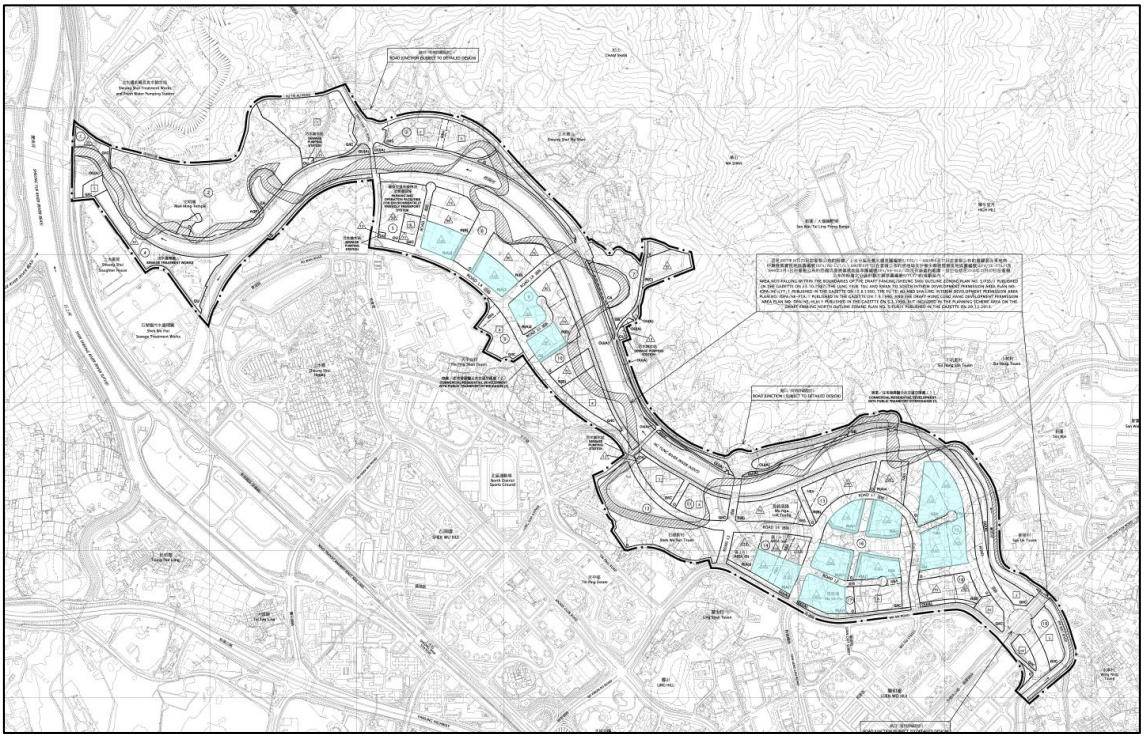
operating for at least seven years immediately preceding 10 May 2018 (the announcement date of the enhanced ex-gratia compensation and rehousing package).

As at end of February 2020, LandsD has received 196 claims for crops compensation from the farmers and cultivators affected by the first phase development of the NDA. All the applications are under processing.

5.
The total 868 000 square metres of commercial floor space will be generated from sites reserved for business and technology park as well as research and development activities in the KTN area (shaded orange in the plan below), and residential sites planned with commercial, retail and service uses (shaded blue in the plans below) in the KTN and FLN areas.



Kwu Tung North Outline Zoning Plan



Fanling North Outline Zoning Plan

6.
For areas covered by the first phase development of the NDA, two land exchange applications located respectively in KTN (i.e. FSSTL 263) and FLN (i.e. FSTL 262) were approved and executed. The two approved applications involve total site area of about two ha, as compared to the 68 ha of private lots resumed by Government under the first phase development. Locations of the two sites could be found in the following links:

https://www.landsd.gov.hk/en/exc_mod/nentnda_app1.htm
https://www.landsd.gov.hk/en/exc_mod/nentnda_app3.htm

Meanwhile, the Government has received other land exchange applications for sites within the remaining phase development. Under the promulgated arrangement, information on these applications will be published as and when they have been accepted for further processing.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4716)

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 Speech mentioned about "some ten sites, which have been zoned for high-density housing development but without any development plans due to various reasons". In this connection, please inform this Committee of the respective locations, site areas, land owners/owner departments of the above-mentioned ten sites, as well as the expected completion dates (in month/year) of the related studies.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 317)

Reply:

The Government is reviewing around ten land parcels that have been zoned for high-density housing development in statutory outline zoning plans but without any concrete development plan due to various reasons, such as fragmented ownership and infrastructure constraints. Specifically, these land parcels are zoned as Comprehensive Development Area or Residential (Group A) with a higher plot ratio (generally speaking at 7.5 or above in the urban area and at 5 or above in the New Territories) but with relatively low-rise existing structures of, say, only a few storeys. The relevant government departments are examining which of these land parcels are suitable for public housing developments. We expect to form and promulgate preliminary views by the middle of this year, which will be followed by detailed studies as necessary to ascertain the scale and schedule of development as well as supporting facilities required for the shortlisted sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4718)

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 Speech that "the Development Bureau is co-ordinating technical studies for the three urban squatter areas in Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen for 6 300 public housing units." In this connection, will the Government inform this Committee of the following:

1. The number of sites involved, and the respective locations and site areas thereof;

2. The progress of land resumption of the three squatter areas, the respective numbers of households and residents involved, as well as the respective average compensation amounts per household thereof;

3. The estimated completion dates (in month/year) for the respective technical studies;

4. The respective numbers of units to be produced and completion dates of the three areas.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 319)

Reply:

The Government announced in the 2019 Policy Address the commissioning of the studies on the land use and supporting infrastructure of the three urban squatter areas in Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village. It is estimated that over seven hectares of land in these three areas would be cleared for integrated planning and development of a new community comprising mainly public housing.

Two Engineering Feasibility Studies were commissioned by the Civil Engineering and Development Department, with the one covering Cha Kwo Ling Village commenced in mid-2019 and the one for Ngau Chi Wan Village and Chuk Yuen United Village started in early 2020. These studies, covering formulation of the development options, detailed land use proposals (including the distribution of housing, Government, Institution or Community (GIC) facilities, open space and supporting infrastructure), implementation arrangements as well as technical assessments, etc. are aimed for completion in 2021. Subject to outcomes of the studies, we preliminarily estimate that these three squatter areas can altogether provide about 6 300 public housing units. In the course of the studies, we will engage the local community and stakeholders on the planning concept and preliminary development proposals.

Details of the structures, households and business undertakings to be affected by the proposed developments of the squatter areas will only be ascertained later, through pre-clearance surveys (commonly known as “freezing surveys”) to be conducted in due course. Accordingly the Government is not in a position to come up with an estimate on the amount of compensation payable at this early stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4720)

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 Speech that "rezoning for another 12 sites are in progress to provide some 11 000 housing units, over 90 per cent of which will be public housing. We will gradually commence the rezoning procedures for another 25 sites in the coming year involving nearly 85 000 units, over 90 per cent of which will be public housing." In this connection, will the Government inform this Committee of the following:

1. For the 12 sites for which rezoning are in progress, please advise on the respective locations, areas, numbers of units to be produced, types of housing (public/private), estimated dates (in month/year) of rezoning completion;

2. For the 25 sites for which rezoning procedures will commence in the coming year, please advise on the respective locations, areas, number of units to be produced, types of housing (public/private), estimated dates (in month/year) of rezoning completion.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 321)

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 early March 2020, 135 sites have been rezoned or allocated for housing development, while another 12 sites are undergoing rezoning procedures. The information of the 12 sites is set out at the **Annex**.

Rezoning proposals are subject to the statutory process under the Town Planning Ordinance (Cap. 131) and agreement of the Town Planning Board (TPB) to the proposed amendments to the Outline Zoning Plan (OZP). The rezoning process would involve public inspection of the OZP for two months; hearings and deliberations on the public representations and comments received during the public exhibition period; and submission of the amended OZP to the Chief Executive in Council (CE-in-C) for approval within nine months after the expiry of the plan exhibition period, subject to an extension of up to six months depending on individual circumstances. Thus, the exact time taken to complete the statutory planning process varies from case to case. For most of the rezoned sites mentioned above, the time taken for the statutory planning process 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 judicial review(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 would be subject to the ongoing legal proceedings.

As for the 25 sites to be rezoned in the coming financial year, upon 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, etc. in accordance with the established procedures and prior to submitting the proposals for consideration by the TPB.

Annex

Information on 12 potential housing sites with statutory rezoning procedures initiated/in progress (as at early March 2020)

District	Location	Housing Type (Note 1)	Site Area (ha) (Note 2)	Estimated Flat Number (Note 2)
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		
		Subtotal (Note 3): 2 sites	***2.88***	***2 340 (Public: 2 340)***
Wan Chai	Lui Kee Education Services Centre and Wan Chai Polyclinic	Private	0.25	302
		Subtotal (Note 3): 1 site	***0.25***	***300 (Private: 300)***
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	1 110
	Wang Chiu Road, Kowloon Bay (previously known as Opposite to Richland Gardens)	Public	2.68	4 100
		Subtotal (Note 3): 3 sites	***4.58***	***6 570 (Public: 6 570)***
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
	Lai Kong Street, Kwai Chung	Private	0.38	410
		Subtotal (Note 3): 4 sites	***1.56***	***1 860 (Public: 1 450 Private: 410)***
Sai Kung	Near Ho Chung New Village, Ho Chung	Private	0.35	100
	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	Private	0.70	130
		Subtotal (Note 3): 2 sites	***1.05***	***230 (Private: 230)***
		Total (Note 3): 12 sites	**10.32**	**11 300 (Public: 10 400 Private: 900)**

Notes:

1: The housing type is for reference only, as the relevant zoning on the statutory Outline Zoning Plan permitting residential use does not normally pinpoint the exact type of housing.

2: The 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.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4721)

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 Speech that the Government has "rezoned 135 sites for providing over 147 000 public housing units and approximately 44 000 private housing units over the past six years." In this connection, will the Government inform this Committee of the following:

1. The list of the 135 sites rezoned over the past six years, the respective areas and original land uses thereof, and the expenditure involved;

2. The progress of making available the above-mentioned number of public housing units;

3. The progress of making available the above-mentioned number of private housing units in the market.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 322)

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 early March 2020, 135 sites have been rezoned or allocated for housing development. The information of these 135 sites is set out at the **Annex**. As the relevant work is undertaken by staff of the Planning Department, with joint-up efforts of other relevant departments, as part of their overall duties, we are unable to provide a breakdown on the expenditure incurred solely for this work.

The estimated completion dates for individual sites are subject to a host of factors such as progress of feasibility studies, rezoning, consultation, 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 building works as soon as practicable.

Annex

Information on 135 Potential Housing Sites completed with rezoning/ allocated for residential use (as at early March 2020)

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	O	Public	0.33	800
	Java Road, North Point	G/IC	Public	0.12	240
			Subtotal (Note 4): 2 sites	***0.45***	***1 040 (Public: 1 040)***
Southern	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill	G/IC	Private	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley	GB	Private	2.55	210
	Lee Nam Road, Ap Lei Chau	OU, G/IC, I	Private	1.18	1 416
	Wah Fu North, Pok Fu Lam	O	Public	2	1 890
	Wah King Street, Pok Fu Lam	O, Road	Public	0.68	1 360
	Wah Lok Path, Pok Fu Lam	G/IC	Public	0.36	360
	Kai Lung Wan, Pok Fu Lam	GB	Public	5.54	5 310
			Subtotal (Note 4): 7 sites	***13.58***	***10 580 (Public: 8 920 Private: 1 660)***
Kowloon City	Sheung Shing Street, Ho Man Tin	O	Private	0.91	910
	Mok Cheong Street, Ma Tau Kok	CDA	Public	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong	GB	Private	1.13	680
	Ko Shan Road, To Kwa Wan	G/IC	Public	0.3	450
			Subtotal (Note 4): 4 sites	***2.75***	***2 640 (Public: 1 050 Private: 1 590)***
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	G/IC	Public	0.72	860
	Lei Yue Mun Path, Lei Yue Mun	G/IC	Private	0.32	375
	Sau Ming Road, Kwun Tong	G/IC	Public	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong	CDA	Private	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong	O, GB	Public	1.13	1 080
	Ko Chiu Road, Yau Tong	G/IC	Private	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	GB	Public	1.11	2 000

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Ex-Cha Kwo Ling Kaoline Mine Site (private housing)	R(A)4, G/IC, O	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaoline Mine Site (public housing)	R(A)4	Public	1.41	1 125
	Public Transport Interchange near Kwong Tin Estate, Lam Tin	R(A)	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin	R(A)	To be confirmed	To be confirmed	To be confirmed
	Ting On Street, Ngau Tau Kok	G/IC	Public	0.22	378
			Subtotal (Note4): 12 sites	***8.45***	***8 600 (Public: 5 770 Private: 2 830)***
Sham Shui Po	Junction of Fuk Wa Street/Fuk Wing Street (East of Camp Street), Sham Shui Po	G/IC, R(A)7	Private	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po	G/IC, O	Public	0.62	800
	North of Yin Ping Road, Tai Wo Ping	GB	Private	2.04	980
			Subtotal (Note 4): 3 sites	***2.97***	***2 260 (Public: 800 Private: 1 460)***
Kwai Tsing	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens)	GB	Private	0.62	740
	Near Cheung Wang Estate, Tsing Yi	GB, R(A)	Private	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi	O	Public	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung	R(A)	To be confirmed	To be confirmed	To be confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi cum Ching Hong Road North project Phase 3	R(A)	Public	1.17	1 680
			Subtotal (Note4): 5 sites	***4.22***	***5 370 (Public: 4 480 Private: 890)***

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Tsuen Wan	Tsing Lung Tau, Sham Tseng, Tsuen Wan	U	Private	0.49	175
	Sha Tsui Road, Tsuen Wan	I	Public	1.02	970
	Four "CDA" sites between Sha Tsui Road and Yeung Uk Road, Tsuen Wan	I	Private	3.61	3 550
			Subtotal (Note 4): 6 sites	***5.12***	***4 700 (Public: 970 Private: 3 730)***
Yau Tsim Mong	Junction of Soy Street and Shanghai Street, Mong Kok	G/IC	Private	0.06	93
	322-324 Reclamation Street/ 445-447 Shanghai Street, Mong Kok	G/IC	Private	0.03	37
	Junction of Anchor Street and Elm Street, Tai Kok Tsui	OU(B)	Private	0.23	180
			Subtotal (Note 4): 3 sites	***0.32***	***310 (Private: 310)***
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	G/IC	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	G/IC	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	G/IC	Public	0.92	1 200
			Subtotal (Note 4): 3 sites	***1.85***	***1 720 (Public: 1 700 Private: 20)***
Sai Kung	Junction of Pik Sha Road & Clear Water Bay Road	GB	Private	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung	G/IC	Private	0.35	61
	Hong Tsuen Road, Sai Kung Tuk	G/IC(4)	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)	OU (Mining & Quarrying)	Public	9.51	8 610
	Anderson Road Quarry (Site 2)(including Sites R2-1, R2-9 and R2-10)	OU (Mining & Quarrying)	Private and Starter Homes	2.55	2 121
	South of Chiu Shun Road, Tseung Kwan O	GB, G/IC	Public	0.46	600

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	East of Movie City, Tseung Kwan O (also known as Pak Shing Kok Road)	GB	Public	2.26	3 140
	Northwest of Ying Yip Road, Tseung Kwan O	GB	Public	1.59	1 730
	West of Yau Yue Wan Village, Tseung Kwan O	GB	Public	2.95	2 700
			Subtotal (Note 4): 9 sites	***20.67***	***19 280 (Public: 16 780 Private: 2 500)***
Sha Tin	Pik Tin Street, Area 4D, Shatin	R(B)	Public	0.29	270
	Mei Tin Estate, Area 4C, Shatin	R(A)	Public	0.24	220
	Whitehead, Ma On Shan	CDA	Private	6.12	1 050
	Shui Chuen O, Shatin	R(B), R(A), G/IC, O, GB, Road	Public	12.45	11 123
	Hang Kwong Street, Ma On Shan	G/IC	Private	0.35	178
	Ma Kam Street, Ma On Shan	G/IC	Private	0.31	310
	Kwei Tei Street, Fo Tan	I, GB, River Channel	Public	4.09	4 850
	Wo Sheung Tun Street, Fo Tan	I, GB	Public	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan	O	Private	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan	I	Public	0.7	810
	North of Tai Po Road near Garden Villa, Tai Wai	GB	Private	0.33	140
	North of To Shek Service Reservoir, Sha Tin	GB	Private	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan	O	Public	0.59	735
	Ma On Shan Road (Northern Portion)	GB	Public	1.93	2 100
	Ma On Shan Road (Southern Portion)	GB	Public		
	North of Lai Ping Road near Yung Ping Path, Kau To	GB	Private	0.67	400
	Whitehead, Ma On Shan	G/IC	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	G/IC, Road	Public	1.9	1 900
	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1)	O	Public	0.43	560
			Subtotal (Note 4): 19 sites	***33.68***	***26 730 (Public: 23 370 Private: 3 360)***

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
Tai Po	Pak Shek Kok, Tai Po	REC	Private	3.8	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po	OU (Science Park)	Private	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po	OU (Science Park)	Private		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po	OU (Science Park)	Private		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po	OU (Science Park)	Private		
	Lo Fai Road (Eastern Portion)	GB	Private	4.13	660
	Lo Fai Road (Western Portion)	GB			
	Shan Tong Road, Lai Chi Shan, Tai Po	GB	Private	4.25	1 785
	Chung Nga Road East, Tai Po	G/IC	Public	7.77	6 850
	Area 9, Tai Po	G/IC, GB			
	Chung Nga Road West, Tai Po	GB, G/IC	Public	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau	GB	Private	1.08	150
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	R(C)	Private	2.09	280
	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po	G/IC	Private	3.81	1 150
	Ma Wo Road near Classical Garden I & Chung Woo Ching Sai, Tai Po	GB	Private	2.28	1 210
			Subtotal (Note 4): 15 sites	***38.99***	***18 000 (Public: 7 800 Private: 10 200)***
North	Ex-Kin Tak Public School, Kwu Tung South	G/IC, AGR	Private	0.64	43
	Choi Yuen Road, Fanling Area 27	G/IC, O	Public	1.24	1 160
	South of Yung Shing Court, Fanling Area 49	G/IC, GB	Public	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau	G/IC(2)	Public	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau	G/IC(2)	Public	3.97	2 200
	Pak Wo Road, Fanling	G/IC	Public	1.14	1 467
	Area 48, Fanling/Sheung Shui	I, GB	Public	4	4 000

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Former Fanling Magistracy, Fanling	G/IC	Public	0.55	640
	Fanling/ Sheung Shui Areas 4 and 30 near Po Shek Wu Road	I, OU (Bus Depot)	Public	2.57	3 520
	Po Shek Wu Road, Fanling	O	Public	1.38	1 800
			Subtotal (Note 4): 10 sites	***30.08***	***27 610 (Public: 27 570 Private: 40)***
Tuen Mun	Tseung Choi Street, Area 4, Tuen Mun	R(A)	Private	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun	G/IC, O	Private	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun	G/IC	Private	0.75	390
	Tsun Wen Road, Tuen Mun	I	Private	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun	G/IC, O	Private	1.1	190
	Tsing Ha Lane, Area 20, Tuen Mun	R(B)8	Private	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion)	G/IC	Private	2.4	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	G/IC	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)	G/IC, GB	Public	0.67	950
	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)	G/IC, GB	Public		
	Area 29 West, Tuen Mun	G/IC, R(A)	Public	1.32	830
	Area 2, Tuen Mun	G/IC	Public	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion)	G/IC	Private	2.78	1 586

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	North of Jade Cove, So Kwun Wat, Tuen Mun	GB	Private	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun	GB	Private		
	North of Fiona Garden, So Kwun Wat, Tuen Mun	GB	Private		
	Area 54 Site 5, Tuen Mun	G/IC, GB, Road	Public	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun	G/IC	Public	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun	GB, R(B)	Private	1.22	720
	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun	O	Public	2.56	3 550
	Hang Fu Street, Area 16, Tuen Mun	G/IC	Public	0.67	520
	Tseng Tau Sheung Tsuen South, Tuen Mun (previously known as East of Tuen Hing Road, Area 23, Tuen Mun)	GB, R(B)10	Public	4.24	2 700
	Wu Shan Recreational Park at Wu Shan Road and Lung Mun Road, Tuen Mun	GB	Public	2.33	2 940
	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun	GB	Private	2.46	940
			Subtotal (Note4): 24 sites	***36.5***	***24 700 (Public: 13 480 Private: 11 220)***
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	G/IC, GB	Public	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long	OU	Private	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long	OU(B)1	Public		230
	Two "R(E)1" sites at Wang Yip Street West, Yuen Long	OU, OU(B)1	Private		2 820
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North)	U	Private	3.22	551
	Wang Chau Phase 1, Yuen Long	GB	Public	5.67	4 000
	Long Bin Interim Housing Phase 1, Yuen Long	O	Public	10	2 800
	Long Bin Interim Housing Phase 2, Yuen Long	O, R(B)1			8 900

District	Location	Original Zoning (Note 1)	Housing Type (Note 2)	Site Area (ha) (Note 3)	Estimated Flat Number (Note 3)
	Near Tan Kwai Tsuen (Southern Portion), Yuen Long	GB	Public	10.6	7 400
	Kam Sheung Road Site 1, Kam Tin South	AGR	Public	6.21	3 700
	Kam Sheung Road Site 4a, Kam Tin South	OU (Rural Use)	Public	7.06	3 750
	Kam Sheung Road Site 6, Kam Tin South	AGR	Public	2.76	1 550
	Subtotal (Note 4): 13 sites			***53.1***	***37 370 (Public: 33 570 Private: 3 800)***
Total (Note 4): 135 sites				**252.73**	**190 900 (Public: 147 300 Private: 43 600)**

Abbreviation:

AGR	Agriculture
CDA	Comprehensive Development Area
GB	Green Belt
G/IC	Government, Institution or Community
I	Industrial
O	Open Space
OU	Other Specified Uses
OU (B)	Other Specified Uses annotated Business
OU (Bus Depot)	Other Specified Uses annotated Bus Depot
OU (Mining & Quarrying)	Other Specified Uses annotated Mining & Quarrying
OU (Rural Use)	Other Specified Uses annotated Rural Use
OU (Science Park)	Other Specified Uses annotated Science Park
R(A)/ R(B)/ R(C)	Residential (Group A)/ Residential (Group B)/ Residential (Group C)
REC	Recreation
Road	Area shown as 'Road' on the OZP
U	Undetermined

Notes:

1: The information regarding the original zonings is extracted from the Annex of reply to Legislative Council Question of 8.11.2017 regarding "Information on Residential Sites" (https://www.info.gov.hk/gia/general/201711/08/P2017110800376.htm).

2: The housing type is for reference only, and may be subject to changes taking into account factors such as technical studies and public consultation.

3: 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.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4722)

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 "Yuen Long South Development" is mentioned in the Budget Speech. In this connection, will the Government inform this Committee of –

1. The area of the site;

2. The estimated number of first batch units to be launched;

3. The number of phases by which the remaining units will be launched, and the number of units to be provided in total.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 323)

Reply:

With total development area of about 185 hectares, the Yuen Long South (YLS) Development will be developed in three phases. According to a recently completed development intensity review for the YLS Development based on existing and planned infrastructure, the total number of housing units will be increased to 32 850 from the originally estimated 28 500. Subject to smooth completion of the rezoning and other statutory processes as well as funding approval of the Legislative Council Finance Committee, the 32 850 units with 68% being public housing are currently expected to be delivered in three phases, with first population intake commencing in 2028.

The statutory planning process for the first and second phases has commenced in April 2020.

- End -

Reply Serial No.

DEVB(PL)205

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4723)

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 first phase of the works for Hung Shui Kiu/Ha Tsuen new development area" is mentioned in the Budget Speech. In this connection, will the Government inform this Committee of –

1. The area of the site;

2. The estimated number of units to be provided.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 324)

Reply:

The first phase of the works for Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) covers a total development area of about 17 hectares. The first phase will enable completion, inter alia, of 1 300 public housing units in phases starting from 2024 onward, all being units in a dedicated rehousing estate to provide rehousing for eligible households affected by the NDA development. More details of the first phase development are set out in the funding application for works and special ex-gratia cash allowance for the first phase development and detailed design for the second phase development and related studies for the HSK/HT NDA (Paper No. PWSC(2019-20)24).

- End -

Reply Serial No.

DEVB(PL)206

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4724)

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 Speech that "the land resumption exercise for Kwu Tung North/Fanling North new development areas commenced last year, with a view to enabling the first population intake of the public housing development in 2027." In this connection, will the Government inform this Committee of –

1. The respective areas of the two sites;

2. The estimated number of public housing units available for the first population intake in 2027; the number of phases by which the units will be launched; the respective and total numbers of units to be made available.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 325)

Reply:

1. For the land resumption exercise commenced last year, about 68 hectares (ha) of private lots were resumed. These 68 ha of private lots together with another 100 ha of government land to be cleared collectively form the development area for the first phase development of Kwu Tung North/Fanling North new development area (KTN/FLN NDA).

2. Under the first phase development of the KTN/FLN NDA, about 18 000 public housing units will be provided with population intake commencing progressively from 2027 onwards. For the remaining phase of the NDA, it is planned to provide 30 500 public housing units, and the phasing of these units is being reviewed under the detailed design.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4725)

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 Speech that "in particular, the first parcel of housing land under the Tung Chung East reclamation works is ready for handover next month, and is expected to provide 10 000 public housing units in the first quarter of 2024." In this connection, will the Government inform this Committee of –

1. The area of the site;

2. The estimated construction cost for the "10 000 public housing units expected to be provided in the first quarter of 2024";

3. The details of the community facilities to be provided for the above-mentioned sites.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 326)

Reply:

The reclamation works at Tung Chung East (TCE) under the Tung Chung New Town Extension (TCNTE) commenced in end-2017 to provide some 130 hectares (ha) of new land for housing, commercial and community uses, etc. The first parcel of housing land in TCE was handed over to Housing Department in end-March 2020 for public housing production with target completion and first population intake in the first quarter of 2024. The sites involve about 6.9 ha of reclaimed land to provide some 10 000 public housing units upon completion, to be supported by a range of community, welfare and ancillary facilities such as kindergartens, social welfare facilities (including integrated children and youth services centre, integrated community centre for mental wellness, day care centre for the elderly, and neighbourhood elderly centre), local open space and recreational facilities (including badminton courts, 7-a-side soccer pitch, basketball courts, volleyball court, tennis court, table

tennis tables, and children's play areas). In addition, public transport interchange and parking facilities will be provided at the housing developments.

The Housing Authority is responsible for the construction cost of the above-mentioned public housing development, which is still ongoing. The Government is therefore not in a position to provide the cost estimate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4733)

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 Speech that "$22 billion was set aside to take forward the projects under the 'single site, multiple use' initiative". In this connection, will the Government inform this Committee of the information on the six projects involving (1) Tuen Mun Clinic, (2) the ambulance depot near Sheung Wan Fire Station, (3) consolidation of several government sites in Tsuen Wan town centre, (4) the former Anderson Road Quarry site, (5) Tseung Kwan O town centre, and (6) Shan Mei Street in Shatin:

1. The exact address, site area, existing condition and advance works required for the related sites;
2. The details of the "single site, multiple use" initiative; the facilities to be included in the projects; the anticipated number of visitors entering and leaving the building per day after its completion; whether traffic impact assessments or pedestrian assessments have been made; whether the road and traffic carrying capacities in the surrounding area are able to cope with the situation, and the expected time for the projects to be submitted to the District Council(s), and
3. the estimated expenditure of each project.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 335)

Reply:

The Government has been pressing ahead with the implementation of six projects identified in the first batch. The latest progress and site information of these projects is set out below:

Project	Current use	Site Area# (square metres) (about)	Latest Progress
Joint-user complex at Anderson Road Quarry	Vacant government land with site formation works in progress	8 000	At the meeting of the Sai Kung District Council (DC) in March 2020, members generally supported the proposal of constructing a seven-storey joint user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a multi-purpose sports centre, a library, a community hall and a range of welfare services including residential care home for elderly. We have submitted the same proposal to the Kwun Tong DC for discussion in April/May 2020. Thereafter we plan to complete within two years several tasks, including seeking Town Planning Board's approval for minor relaxation of building height restriction to optimise the site potential; completing the detailed design of the complex; and seeking Legislative Council's (LegCo) funding approval for construction. Our target is to start construction in 2022 to dovetail with the completion of site formation works in 2021.
Joint-user complex at Tseung Kwan O town centre	Government temporary works area	6 000	We plan to consult the Sai Kung DC in the second quarter of 2020 on the proposal of constructing a 12-storey joint-user complex on top of underground public carparking facilities. Facilities proposed to be housed in the complex include a public market, kindergarten, welfare services, district health centre and child assessment centre. Subject to finalisation of the mix of public services, we will take forward the project through a range of tasks including completing the detailed design of the complex; and seeking LegCo's funding approval for construction.

Project	Current use	Site Area# (square metres) (about)	Latest Progress
Redevelopment of Tuen Mun Clinic (TMC)	Student Health Service Centre, General Out-patient Clinic, etc.	4 000	We consulted the Tuen Mun DC on the proposed TMC redevelopment with underground public carparking facilities in September 2019. Facilities proposed to be included in the 24-storey development are mainly district-based healthcare services including child assessment centre, general out-patient clinics and elderly health centre, supplemented by welfare facilities including residential care home for elderly. Taking into account DC's views, we are finalising the user mix based on an enlarged site incorporating the Tuen Mun Rural Committee (TMRC) into the site boundary. We aim to consult the DC and TMRC again on the revised user mix in the second half of 2020 and will commence thereafter the technical assessment for rezoning to start in 2021.
Development of a proposed ambulance depot near Sheung Wan Fire Station	Bus dock	3 000	We are finalising the user mix for the seven-storey development including the proposed ambulance depot having regard to the views of the Central & Western DC collated in March 2019. Other facilities proposed to be included in the development include district health centre, welfare facilities, reading room as well as public carparking facilities. We plan to consult the DC on the user mix in the latter half of 2020.
Joint-user complex at Shan Mei Street in Shatin	Shan Mei Street Playground, open car park, etc.^	5 600	We attended the meeting of the Shatin DC in September 2019 to exchange views with members on the proposed development. Members suggested providing a sports centre, library and community hall and reprovisioning cooked food centres in the proposed complex. Taking into account members' views, we are working with relevant bureaux and departments to formulate a user mix. We aim to revert to the DC on the user mix in the latter half of 2020.

Project	Current use	Site Area# (square metres) (about)	Latest Progress
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan Town Hall and Ex-Tsuen Wan Law Courts Building (mainly used for government temporary storage)	14 000	The Tsuen Wan DC has commissioned a study on the future development of the government sites including Former Tsuen Wan Magistrates' Courts and the adjoining Tsuen Wan Town Hall. We will take into account the study results in considering the way forward for optimising the use of the area.
	Ex-Luen Yan Street Cooked Food Hawker Bazaar (partly vacant and partly for temporary amenity area)	2 000	
	Lady Trench Polyclinic	3 000	
	Princess Alexandra Community Centre	3 000	

The actual site areas will be determined in accordance with the information and surveys of the relevant policy bureaux/departments.

^ We are assessing the site boundary of the project, taking into consideration whether the relatively old or low rise facilities in the vicinity should be included.

The $22 billion dedicated funding is to meet mainly the construction costs of the above six pilot projects, which will be worked out upon completion of detailed design. We will consult the relevant Panel of the Legislative Council on the funding applications in due course. Technical assessments including traffic impact, pedestrian flow, etc. will be conducted as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4734)

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:

Harboufront development initiatives are mentioned in the Budget Speech. In this connetion, will the Government inform this Committee of the following:

(1) The Government has earmarked $6.5 billion for implementing a number of harbourfront development initiatives; please set out in tabular form the respective locations, site area involved, original site conditions/uses, details and contents of the development initiatives, as well as estimated expenditures of the harbourfront sites;

(2) As for "the highly popular harbourfront promenades", how did the Development Bureau come up with the conclusion that the harbourfront promenades are highly popular? Has the Bureau compiled statistics on the usage of the harbourfront promenades? If yes, please provide the details and content;

(3) As for "our target this year is to open up another kilometre or so of new promenades, further extending the total length of the promenades along both sides of the Victoria Harbour to 24 kilometres", please inform this Committee of the details of such work, the location(s) of the one kilometer of harbourfront promenades, the expenditure(s) involved and their estimated opening date(s) (in month/year).

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 336)

Reply:

(1)

With the support of the Harbourfront Commission (HC), the Government has been actively taking forward various projects with total funding amounting to $6.5 billion earmarked for harbourfront enhancement. Details of the relevant projects are as follows –

(a) Open Space at Eastern Street North in Sai Ying Pun (area: 1.25 hectare (ha)): technical feasibility study is completed. Design work is underway with construction expected to commence in 2021-22;

(b) Promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre (area: 1.4 ha; new promenade: 560 metres (m)): the waterfront section of the promenade was open in October 2019. Its opening helps to link up the longest promenade along the Victoria Harbour by far, which amounts to about 4.5 kilometres in length in total. The remaining works at the hinterland section of the site is expected to complete within 2020;

(c) Celebration Precinct in Wan Chai North (area: 1.85 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 2024;

(d) Pierside Precinct in Wan Chai North (area: 4.04 ha; new promenade: 412 m): construction of the promenade section from Expo Drive East to Marsh Road is underway. Its western portion is targeted for opening within 2020 and the remaining parts next year. In addition, a design competition and construction programme for the entire site similar to (c) above are being planned;

(e) Water Sports and Recreation Precinct in Wan Chai North (area: 1.39 ha; new promenade: 770 m): the western part of the waterfront section would be open within this year, with the rest to follow by end 2021. The HC and Wan Chai District Council (DC) would be consulted on the design shortly. The water sports sector has been engaged from end 2019 onwards and ad-hoc water sports events are being planned for the near future to optimise the site usage pending long-term development;

(f) Revitalised Typhoon Shelter Precinct in Causeway Bay (area: 2.53 ha; new promenade: 317 m): the promenade near Victoria Park Road would be enhanced and new Harbour Steps would be introduced for bringing people closer to the water. To collect stakeholders' comments, a site visit involving relevant representatives of the HC and Wan Chai DC, amongst others, was conducted in September 2019. We have been engaging stakeholders on the detailed design. Construction works is expected to commence in 2020-21;

(g) East Coast Park Precinct in Fortress Hill (area: 4.7 ha; new promenade: 772 m): although the site is still serving as the works area for the remaining works of the Central and Wan Chai Bypass project, efforts are being made to release the waterfront section for earlier beautification and opening for public use. As regards the long-term development, feasibility study has been completed and detailed design is being arranged;

(h) Boardwalk underneath the Island Eastern Corridor (new promenade: 1 700 m): following the completion of the Stage 3 community engagement exercise in April 2019, a consultant was engaged in December the same year for carrying out detailed study and design. The target is to commence works in 2021 for completion in 2025. The Government would explore room for further compressing this timetable in consultation with the consultant;

(i) Tsuen Wan Waterfront Enhancement (area: 2.05 ha): the promenade along Hoi On Road fronting Serenade Cove was enhanced and open to the public in September 2019. Uplifting for the section between Bayview Garden to Belvedere Garden Phase 3 is expected to complete within 2020. As regards the portion from Hoi On Road to Hoi Hing Road, a place-making exercise and a brainstorming session with professionals were conducted in May 2019. These have provided insightful ideas for carrying out a technical feasibility study in 2020-21 and commencing works in 2022-23. Separately, the University of Hong Kong has been engaged to study suitable means for enhancing the bio-diversity along the seawall there;

(j) Kai Tak Metro Park (area: 12.8 ha; new promenade: 583 m): although majority of the site still needs to serve as works area until 2024-25, efforts have been made to minimise the works area and shorten the occupation period so that individual land parcels could be released for beautification and subsequent opening to the public as soon as possible. With such efforts, it is expected that certain parts of the project area designated as Dining Cove and promenade-cum-open space near the Kai Tak Approach Channel could complete construction and be opened to the public in 2023-24;

(k) Cha Kwo Ling Waterfront (area: 4.65 ha; new promenade: 1 043 m): preparation is being made to formulate a design for the area, with a view to commencing the first phase of construction in 2024;

(l) Hung Hom Urban Park (area: 2.2 ha): a market sounding exercise (MSE) was conducted last year. In the meantime, the site has been open for public use after the relocation of the public transport interchange thereon in January 2019. The Administration is considering the long-term development and mode of operation of the site, taking into account the comments received during the MSE and the experience gained from the open use during the past year. The HC and DC would be consulted again before the final arrangement is confirmed; and

(m) 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: consultants were appointed in July 2019. Following several exchange sessions, the two inception reports have been completed. Remaining researches are expected to be completed in 2021.

When the detailed project scopes of the various phases of works are confirmed, we would be in a better position to ascertain the funding requirements for each project.

(2)

The Victoria Harbour is a valuable natural asset of Hong Kong which has been highly valued by the community. With a view to incorporating pubic aspirations into our work in developing the harbourfront, we have been closely monitoring their use. From our on-site observations, the 23-kilometre-long developed promenades have become popular destinations for different walks of life. User feedbacks, including those relayed to the Government as well as those published on different public platforms, are generally positive.

(3)

Amongst various projects, we target to open up another kilometre or so new promenades in the latter half of 2020, further extending the total length of promenades along both sides of the Victoria Harbour to about 24 kilometres. Locations of the new promenades to be opened in 2020 are as follows –

(a) from Expo Drive East to Wan Chai Ferry Pier;
(b) at the Water Sports and Recreation Precinct in Wan Chai North; and
(c) adjacent to the Hong Kong Children's Hospital.

The estimated construction cost for the above new promenades is about $114 million in total, including $82.2 million approved by Finance Committee of Legislative Council for the promenade and adjoining open space adjacent to the Hong Kong Children's Hospital.

For the promenade near the Wan Chai Ferry Pier site, efforts are being made to implant elements of "old Hong Kong". Further place-making activities are also being planned to gauge more public views for enhancing the implementation. For the Water Sports and Recreation Precinct, we are working closely with the water sports sector for better utilising the water edge and enclosed water basin for organising water sports and events. Our plan is to open up the promenade for public use as soon as possible and facilitate organisation of some ad-hoc water sports events in the near future under an incremental approach. Such arrangement will provide important references for the long-term planning of the site especially for supporting enjoyment of water sports in Hong Kong. Regarding the promenade adjacent to the Hong Kong Children's Hospital, the intention is to focus on its main source of visitors (i.e. children and their families using the hospital) and the neighbourhood (its proximity to the Kai Tak Runway). Accordingly, a theme of "Children and Aviation" will be adopted to bring a playful and energetic ambience to the waterfront area.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4990)

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 the Budget speech, the Government stated the three-year Land Sharing Pilot Scheme will start receiving applications, will the Government inform this Council:

(a) The estimated costs of the scheme;
(b) The amount of public and private housing the Government plans to provide via the Scheme;
(c) The estimated completion date of housing from this scheme;

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 813)

Reply:

Under the proposed framework of the Land Sharing Pilot Scheme (LSPS), the applicants should hand over part of the lots they own to the Government for public housing or Starter Homes (SH) development, whichever is intended by the Government for the site concerned, in the form of formed land which is capable of delivering at least 70% of the additional gross floor area gained by virtue of infrastructural upgrading to be facilitated by the Government under the LSPS. The developer-lot owners will also be responsible for developing the necessary infrastructure and other community facilities to support the whole public and private housing development, and the associated construction costs as well as the cost of forming land for public housing or SH will be deducted from the land premium. The quantum and estimated completion time of the flat yield from the approved projects of LSPS would depend on the details of individual applications received, approval by the Town Planning Board on the increased development intensity of the application site, progress of all applicable statutory and land administration procedures, etc. With facilitating measures and compressed workflow under the proposed LSPS, we expect the land from LSPS projects to come on stream and be ready for housing construction in about four to six years after receipt of the application at the earliest.

The Government is finalising details of the proposed LSPS in light of the comments received in the past few months and aiming to launch the scheme in April 2020 for three years, subject to the cap of 150 hectares on the total area of private land to be approved under the LSPS.

The task of formulating details and implementation 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. We are unable to provide separate breakdown of the manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5113)

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 the Budget speech, the Government stated that the Land Sale Programme will include six commercial sites and is estimated to provide about 830 000 square metres of floor area, will the Government inform this Council:

(a) The location of each site and the area of each site presented in a table;
(b) The criteria used to determine that the chosen sites and the area of land will meet the needs of economic development.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 1153)

Reply:

(a) The 2020-21 Land Sale Programme includes six commercial sites, capable of providing about 833 700 square metres 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 2)	Site area (hectares) (Note 3)	Estimated total maximum GFA (square metres) (about) (Note 4)
1.	Caroline Hill Road, Causeway Bay, Hong Kong (IL 8945)	Commercial	1.4800	100 000
2.	Man Yiu Street, New Central Harbourfront, Hong Kong (IL 9088)	Commercial	4.7967	171 200

Item	Location (Lot number)	User (Note 1 and Note 2)	Site area (hectares) (Note 3)	Estimated total maximum GFA (square metres) (about) (Note 4)
3.	Kai Tak Area 4D Site 2, Kowloon (NKIL 6578)	Commercial	5.9400	229 400
4.	Kai Tak Area 2A Site 1, Kowloon (NKIL 6589)	Commercial	1.9800	130 680
5.	Kai Tak Area 2A Site 2 and Area 2A Site 3, Kowloon (NKIL 6590)	Commercial	1.2300	85 520
6.	Area 57, Tung Chung, Lantau Island (TCTL 45)	Commercial	1.2300	116 900

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: 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.

Note 3: Actual site area is subject to survey.

Note 4: Estimated total maximum GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the respective Conditions of Sale.

(b) In selecting commercial sites for inclusion in the 2020-21 Land Sale Programme, the Government has taken into account considerations such as the readiness of individual sites for disposal and market conditions, with the overall aim to provide a steady and sustained land supply to cater for the community's demand for commercial land.

- End –

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4434)

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 November 2018, the media uncovered that the Guangdong Border Defence Corps (the Corps) had, since 2012, occupied and cultivated a land parcel with an area of about 20 000 square feet in the Sha Tau Kok Frontier Closed Area (FCA) and built, without permission, a pedestrian bridge straddling the Shenzhen River. Moreover, members of the Corps from time to time commuted, via that bridge, to and from the land parcel which was located within the territory of the Hong Kong Special Administrative Region. In the reply to my oral question in December 2018, the Government confirmed that the land in question was within Hong Kong's territory, while Hong Kong and Shenzhen had different understandings regarding the boundary between both sides. The two sides had no consensus at the time, and were "engaged in active dialogue with a view to reaching an accurate understanding on the boundary issue and following up on other related matters as soon as practicable." In this connection, will the Government inform this Committee of:

1. What is the progress so far since the Government started engaging the other side on the issue? When will it help the owner(s) of the private land in question to recover the trespassed land parcel?

2. Notwithstanding that the Corps has stopped using the occupied land parcel for the time being, has the Government ever requested the Mainland authorities to return the land parcel in question to the landowner(s) concerned, hold the relevant persons responsible and apologise to Hong Kong people; if yes, what are the details; if not, what are the reasons?

Asked by: Hon MO Claudia (LegCo internal reference no.: 106)

Reply:

In respect of the incident involving occupation of land near Sha Tau Kok River by Mainland personnel earlier on, the position of the Hong Kong Special Administrative Region (HKSAR) Government has been that the relevant section of the boundary of HKSAR at the location in question has not changed since 1997, and the land in question falls within HKSAR territory. After discussion, the relevant Mainland authorities have no disagreement towards the view of the HKSAR Government. The Mainland personnel has stopped using the land in question. Nor has the incident led to any change in ownership for the said piece of land. The HKSAR Government is continuing the discussion with the relevant Mainland authorities on relevant matters, including the demarcation of boundary on the ground in future to facilitate identification.

- End -

Reply Serial No.

DEVB(PL)213

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6050)

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 the quantity, value and stock of surgical masks produced by the Correctional Services Department (CSI masks) that the Development Bureau (DEVB) obtained from the Government Logistics Department (GLD) each month in the past three years in the following table:

Month/Year	No. of CSI masks obtained	Value of CSI masks obtained	Stock of CSI masks

b. Please set out the quantity, value, stock and consumption of surgical masks that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of surgical masks obtained from GLD (value)	No. of surgical masks procured (value)	Stock	Consumption

c. Please set out the quantity, value, stock and consumption of N95 masks that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of N95 masks obtained from GLD (value)	No. of N95 masks procured (value)	Stock	Consumption

d. Please set out the quantity, value, stock and consumption of gowns that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of gowns obtained from	No. of gowns procured (value)	Stock	Consumption

	GLD (value)			

e. Please set out the quantity, value, stock and consumption of protective coverall suits that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of protective coverall suits obtained from GLD (value)	No. of protective coverall suits procured (value)	Stock	Consumption

f. Please set out the quantity, value, stock and consumption of face shields that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of face shields procured	Value of face shields procured	Stock of face shields	Consumption

g. Please set out the quantity, value, stock and consumption of goggles that DEVB obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of goggles procured	Value of goggles procured	Stock of goggles	Consumption

h. Did DEVB supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations in the past three years? If yes, please provide the relevant information, including the quantity, consumption and stock, in the following table:

Month/Year	Name of organisations	Manner of provision (e.g. sold or supplied for free)	Surgical masks	N95 masks	Face shields	Goggles	Gowns	Protective coverall suits

i. If DEVB is to supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations, what are the departments and the ranks of the officers responsible for making such decisions? Please provide the ranks of the officers involved in each decision, the date they made the decision and other relevant information.

Asked by: Hon MO Claudia (LegCo internal reference no.: 139)

Reply:

a. to g. Given the latest development of the novel coronavirus infection, the world is facing a persistently tight supply of surgical masks. To increase the overall supply of surgical masks in Hong Kong, the Government will continue to adopt a multi-pronged approach, which includes stepping up global sourcing efforts, increasing the monthly production of the Correctional Services Department, subsidising local production lines, developing reusable surgical masks, etc.

Meanwhile, the Government has endeavoured to suppress non-pressing and non-essential demands for surgical masks from various bureaux and departments so that most of these masks are used for fighting against the infection and the provision of essential and emergency services by other departments.

In the light of the rapid escalation of the novel coronavirus infection, the demand for personal protective equipment (PPE) (including surgical masks) from government departments will change in line with our battle with the coronavirus. The Government Logistics Department (GLD) and other government departments are now making their best endeavours to procure PPE by various means, and keep in view their stock and demand.

Since the global demand for PPE is rising sharply, the Government is currently facing stiff competition in its procurement. At this stage, it is deemed not appropriate to disclose further details about the PPE used by individual departments recently and in the past few years, in particular about the stock, place of origin, supplier's details, quantity and price, delivery schedule and consumption rate, so as not to undermine the bargaining power of GLD and other departments in their procurement mission.

The Development Bureau (Planning and Lands Branch) (DEVB(PLB)) has obtained masks produced by the Correctional Services Department from GLD and has also purchased masks from the market for use by staff. DEVB(PLB) has not compiled information about the different sources of masks distributed to individual staff.

h. and i. DEVB(PLB) did not supply any surgical masks, N95 masks, face shields, goggles, gowns or protective coverall suits to other organisations in the past three years.

- End -

Reply Serial No.

DEVB(PL)214

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3628)

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

Subhead (No. & title): (700) General non-recurrent

(Item 804 Development of Common Spatial Data Infrastructure portal)

(Item 805 Establishment of Geospatial Lab)

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 earmarking $60 million for the establishment of the first Geospatial Lab to promote the use of spatial data, please inform this Committee of the following:

1. What is the current progress of the Common Spatial Data Infrastructure? 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. The Lands Department commissioned a separate consultancy study to establish the data exchange standards for the framework spatial data in mid-2018, the work of which was targeted to complete in 2020. Please advise on the progress of the work on this front.

3. Please provide a breakdown of expenditure on the $60 million for the establishment of the Geospatial Lab; the location of the Lab and how it will operate and promote the use of spatial data, whether any established partnership is already in place, the manpower and resources required and the time for it to be commissioned for use.

Asked by: Hon MOK Charles Peter (LegCo internal reference no.: 34)

Reply:

1. The development of the Common Spatial Data Infrastructure (CSDI) with $300 million dedicated funding earmarked in the 2019-20 Budget has been progressing satisfactorily. It remains our target to have the CSDI portal in full operation for public use by end 2022,

with no less than 240 spatial datasets mainly from departments under the regime of the Development Bureau. We are in the course of designing the architecture of the CSDI portal and formulating the CSDI data standards including open and machine-readable format, metadata and data specifications.

In 2020-21, we will implement four quick win projects including Map Application Programming Interface, Geo-tagging Tool, District-based Spatial Information Dashboard and Address Data Infrastructure to facilitate users from the public and private sectors realising early the benefits of using spatial data for various innovative applications and secure their buy-in and participation in the CSDI portal.

Lands Department (LandsD) will publish the three-dimensional (3D) pedestrian network data covering the whole territory before end 2020. LandsD will roll out in phases from this year onward the high quality 3D digital map showing topographical and exterior features of terrain, buildings and infrastructures, eventually covering the whole territory by end 2023. The department will also publish 3D digital map showing the interior layout for 1 250 buildings by end 2023.

2. The consultancy study engaged by LandsD is to draw up data exchange standards and prepare data specifications for seven major framework spatial data themes under the CSDI portal, viz. coordinates reference system, geographic name, administrative area, land parcel, building, transportation, and address. To ensure data interoperability, Government departments will have to follow such data and technical standards in converting, releasing and updating their spatial data sets through the CSDI portal. The study will be completed in Q2 2020.

3. The establishment of the first Geospatial Lab (GeoLab) aims to help the wider community better appreciate the value and importance of spatial data. The GeoLab will also provide a platform for the Government to reach out to the wider community in particular the younger generation and start-ups including application developers through engagement activities to explore together the value and applications of spatial data and develop innovative and smart mobile applications for improving quality of life.

We plan to rent a commercial venue at a convenient location to accommodate the GeoLab. There will be properly fitted-out working space and training/meeting rooms, with access to high end computers with Geographic Information System (GIS) software and cloud hosting services. Experts specialising in geospatial technology will be stationed in the GeoLab providing mentorship or coaching services to support proof-of-concept projects, conducting training courses on basic geospatial skillsets including GIS techniques and programming language, organising seminars/workshops on use of spatial data and business case of web applications, etc. We will also organise different engagement activities to reach out to various stakeholders. For example, to promote the use of spatial data as part of the Science, Technology, Engineering and Mathematics (STEM) education advocated by the Government, the GeoLab will regularly arrange

talks and/or workshops for primary and secondary schools so as to help students master with geospatial technology and knowledge needed in the 21st century such as GIS, drones, etc.

We aim to commence the operation of the GeoLab by end 2020 tentatively. The total non-recurrent expenditure in establishing and running the GeoLab for five years is $60 million starting from 2020-21, covering expenses for rental, fitting out, hiring of professional service and staff for managing the laboratory, procurement of equipment, convening promotional and training activities, etc.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3466)

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 the respective numbers of residential units produced from projects in each of the years from 2010 to 2019 on sites involving (i) Government Auction and Tender (ii) MTRC and KCRC (iii) URA (iv) Major Land Exchange/Lease Modification (With Premium), and (v) Other Private Projects (No Exchange/Lease Modification Required) in tabulated form as follows?

Year	Number of Residential Units Produced				
	Government Auction & Tender	MTRC/ KCRC	URA	Major Land Exchange/Lease Modification (with Premium)	Other Private Projects (No Exchange/Lease Modification Required)
2010					
2011					
2012					
2013					
2014					
2015					
2016					
2017					
2018					
2019					

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 59)

Reply:

The estimated flat number generated from different sources of private housing land supply from 2010-11 to 2019-20 is set out in the table below:

Financial Year	Estimated flat number				
	Government Auction & Tender (Note 1)	Railway property development projects (Note 1)	Projects of Urban Renewal Authority (Note 1)	Private development projects subject to land exchange/lease modification (Note 2)	Private development projects not subject to land exchange/lease modification (Note 3)
2010-11	5 920	0	470	4 250	1 610
2011-12	7 870	4 260	1 090	4 070	2 170
2012-13	8 210	4 110	870	690	2 730
2013-14	12 980	2 920	250	90	1 810
2014-15	6 320	8 400	2 710	100	3 660
2015-16	8 940	7 510	1 060	560	1 800
2016-17	14 510	1 800	310	1 000	2 520
2017-18	5 840	2 600	280	15 240	1 540
2018-19	6 460	4 550	680	1 030	2 150
2019-20	6 280 (Note 4)	2 800	180	1 260	1 680

Note 1: Based on the estimate on the tender invitation date of the sites sold. The actual flat number is subject to actual design by the developers.

Note 2: Based on the estimate on the date of execution of land document. The actual flat number is subject to actual design by the developers.

Note 3: Based on the building plans approved by Buildings Department as of the date of commencement of building works.

Note 4: Including two government land sale sites (with an estimated flat number of 1 810 units) with tenders invited but yet to be awarded as at 27 April 2020.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4082)

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 long-term land use planning, will the Government inform this Committee of the following:

1. The total area of "Green Belt" (GB) sites on statutory plans as at present.

2. Whether the total area of GB sites has increased or decreased over the past five years. Please provide the respective figures.

3. The area of GB sites which will be used for housing development.

4. Given the tight supply of housing land, will the Government identify more GB sites for rezoning of which for housing development? If yes, please provide the details; if not, please give the reasons; and

5. Will the Government consider amending the planning brief to rezone certain sites on the periphery of country parks for public housing development? If yes, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 58)

Reply:

1. & 2.
The total area of land zoned "Green Belt" ("GB") on statutory plans has slightly increased from 15 858 hectares (ha) as at end-2015 to about 16 413 ha as at end-2019. The yearly figures are provided in the table below -

Year	2015	2016	2017	2018	2019
Land area zoned "GB" (ha)	15 858	16 293	16 342	16 414	16 413

Note: area as at end of the year

3. & 4.
The Planning Department (PlanD) has been carrying out land use reviews to identify sites suitable for housing and other uses, among the existing land and reserved sites that have no development plan or of which the original purpose is no longer pursued. These potential housing sites include those zoned "GB". When proposing rezoning of "GB" sites for residential purpose, apart from generic considerations applicable to rezoning sites including transport and infrastructure capacity, provision of community facilities, development constraints, visual and air ventilation impacts, etc, the Government will also take into account the conservation and ecological value of the "GB" sites, potential impacts on the local environment, and availability of mitigation measures to contain environmental impact if any.

As part of the ongoing efforts of land use review and through two stages of review on "GB" sites, PlanD had identified 77 "GB" sites with estimated total area of about 227 ha for potential housing development. These sites are either formed, abandoned and not covered by vegetation, or if covered by vegetation, with relatively low buffer and conservation value at the fringe of built-up area that are in proximity with existing urban area and new town. Upon timely completion of relevant assessments, statutory planning and other relevant procedures, these "GB" sites altogether are capable of providing over 114 000 housing units (over 80% for public housing). Over the past five years, some 86 ha out of the above 227 ha originally zoned "GB" have been rezoned for such residential use. We will keep up with our efforts to identify and rezone suitable sites for housing development.

5.
As pointed out by the Task Force on Land Supply (TFLS) in its report submitted to the Government in December 2018, the option of developing areas on the periphery of country parks had failed to garner clear majority support from the general public, thus the TFLS had not recommended development of country park periphery as one of the eight land supply options for priority studies and implementation. In light of the strong reservation in the community and TFLS's recommendations, the Government in February 2019 announced that it would not at this stage consider pursuing alternative land use of country park periphery as a land supply option. The Government will continue to focus on implementing the eight priority land supply options as recommended by the TFLS.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4087)

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:

At present, many industrial buildings are aged, lack maintenance and under multiple ownership, with their uses deviated from the original ones. In this connection, will the Government inform this Committee of the following:

1. whether there are any statistics on the numbers and sizes of industrial buildings aged 40 years or above and in multiple ownership. If yes, what are the details? If no, what are the reasons?

2. whether the Government will resume land on which such old industrial buildings are located with reference to the land resumption approach adopted for urban redevelopment, with a view to releasing land resources for redevelopment. If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 65)

Reply:

1. Development Bureau does not have readily available statistics on the information required. We do not keep track of the ownership status of industrial buildings (IBs) or individual units in the territory, as this is subject to changes over time.

2. We are leveraging the market force to optimise utilisation of the existing industrial stock to better meet our changing social and economic needs, and to address more effectively the issues of fire safety and non-compliant uses. Our special time-limited arrangement to incentivise private owners to redevelop pre-1987 IBs by relaxation of the maximum permissible non-domestic plot ratio under the current revitalisation scheme is to give further impetus to facilitate private lot owners to pursue redevelopment projects. Since the Town Planning Board started to accept applications for relaxation of the maximum

permissible non-domestic plot ratio by up to 20% for redevelopment of pre-1987 IBs on 10 October 2018, the Board has already received 41 applications (including three withdrawn) and approved 16 of them as at 29 February 2020. The market response to this current measure is positive, as compared with the previous round of the revitalisation scheme with 14 applications for redevelopment approved during the six-year period from 2010 to 2016. Government will continue to monitor the market response and the effectiveness of this measure. Currently the Government has no plan to resume private land occupied by IBs outside New Development Areas for redevelopment.

- End -

Reply Serial No.

DEVB(PL)218

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6251)

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 respect of the efforts to continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu New Development Areas (NDAs) and Tung Chung New Town Extension, will the Government inform this Committee of the following:

1. What are the details in respect of the progress and funding of the planning of Hung Shui Kiu and Ha Tsuen NDAs? Was such work carried out as scheduled over the past year? What are the expenditure details? Which development phase will it be in the coming stage? What are the details of the plan?

2. Regarding the work progress in the planning of Hung Shui Kiu and Ha Tsuen NDAs by the Bureau, and concerning some of the affected brownfield operations, what is the funding earmarked by the Bureau for the compensation, removal, rehabilitation and conversion? How many brownfield operators are involved? What is the progress for the resettlement of the affected brownfield operations?

Asked by: Hon SHIU Ka-chu (LegCo internal reference no.: 130)

Reply:

1. We will take forward the Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) in three phases. The First Phase development covers the enabling works for the remaining phases, which includes site formation and engineering infrastructure works for construction of the first batch of dedicated rehousing units, village resite areas and first batch of multi-storey buildings (MSBs) for brownfield undertakings. We are now seeking funding approval from the LegCo for the construction works for the First Phase development (estimated total costs of about $1,630.2 million in money-of-the-day ("MOD") prices), and for detailed design and site

investigation for the Second Phase development as well as the related studies (estimated total costs of about $612.5 million in MOD prices). Subject to funding approval in the first half of 2020, the construction works and detailed design will commence in latter half of the year.

2. The whole NDA project will affect about 223 hectares (ha) of brownfield operations. We will smoothen the clearance of brownfields within the development area of the NDA through more coordinated construction phasing by spreading out the displacement over an extended period of more than ten years. We will incorporate in earlier phases the site formation and engineering infrastructure works for majority of the 61 ha of land reserved for MSBs and modern logistics so that the MSBs can be developed in a timely manner to accommodate displaced brownfield operations in subsequent phases. The first batch of MSB sites (about eight ha) to be formed under the First Phase development is expected to be ready in 2023 for building completion targeted in 2027, in time for the larger scale clearance of brownfield operations from 2028 onward. Prior to the availability of the MSBs, as part of our multi-pronged approach in assisting affected brownfield operations, we will provide advisory and facilitation services from the planning and lands perspective to operators in search of suitable relocation sites and make available suitable temporary sites on government land for use by certain operators of business undertakings affected by NDAs or other government's development clearance exercises in the form of short-term tenancy through restricted tendering.

Eligible business undertakings will be offered compensation and ex-gratia allowances in accordance with the relevant statutory provisions or formulae as approved by the LegCo Finance Committee. The actual amount of disbursements will be subject to detailed assessment of the affected operators' eligibility and their entitled amount of compensation or ex-gratia allowances. The expenditure will be charged to Head 701 – Land Acquisition under the Capital Works Reserve Fund.

- End -

Reply Serial No.

DEVB(PL)219

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6252)

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:

Pertinent to drawing 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:

a) Please set out, in tabular form, the total number of projects approved since the commencement of the funding scheme, the fund size, as well as the site area granted to each project, and the total area thereof.

Project title	Project details	Subsidy amount granted	Site area granted

b) What is the total number of applications received since the implementation of the funding scheme, and how many projects have been approved? What is the average processing time for a project? What are the longest and shortest time required to process a project? What is the total amount granted to all these projects?

c) What is the total number of applications rejected by the Bureau/unsuccessful applications since the implementation of the funding scheme?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 131)

Reply:

We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed are included in the information note.

- End -

Reply Serial No.

DEVB(PL)220

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6309)

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

Subhead (No. & title): (700) General non-recurrent

(Item 803 Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations)

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:

Pertinent to drawing up proposal to set up a funding scheme to subsidise the use of vacant government sites (VGSs) and school premises, utilising $1 billion earmarked for the purpose, will the Government inform this Committee of the following:

1. Please set out, by District Council district, the addresses of the vacant school premises (VSPs) concerned, as well as the areas involved, over the past five financial years;

2. Please set out, in tabular form, the information relating to the leasing of VGSs or VSPs by non-governmental organisations (NGOs) under short-term tenancies over the past five years, including (i) name of the NGOs, (ii) location of the leased site or school premises, (iii) purpose of lease of the NGOs, (iv) tenancy term;

3. The government departments involved and the membership list of the inter-departmental Assessment Committee responsible for processing the applications under the funding scheme to subsidise the use of VGSs or VSPs;

4. The number of applications received for the use of VGSs or VSPs for non-profit-making community purposes since the launch of the funding scheme to subsidise the use of VGSs or VSPs;

5. Whether the Government has carried out any promotional work in respect of the funding scheme to subsidise the use of VGSs or VSPs, and the expenditure involved.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 189)

Reply:

1. A list of vacant government sites (VGSs) (including vacant school premises (VSPs) on government land) under the management of Lands Department (LandsD) 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). The website provides the details of those vacant sites, including their individual location, site area and application status.

2. In respect of the VGSs (including VSPs) managed by LandsD, a total of 24 short-term tenancies (STTs) were approved by LandsD for use by NGOs or local community bodies in the past five financial years (i.e. 2015-16, 2016-17, 2017-18, 2018-19 and 2019-20 up to the end of December 2019) for various purposes. Details of these 24 cases are as follows:

Year of Approval	Location	Name of Tenant	Tenancy Term	Permitted User (Note)
2015	1. Ex-Kowloon Textile Family Dormitory in D.D. 390, Sham Tseng, Tsuen Wan (VGS)	Light Be (Sham Tseng Social Housing) Company Limited	6 years and 6 months	Residential institution
2015	2. Area 73, Tai Shui Hang, Sha Tin (VGS)	Sha Tin Sports Association Limited	3 years certain and thereafter quarterly	Cycle recreation ground and such other ancillary uses
2015	3. Ah Kung Kok Fishermen Village, Sha Tin (VGS)	Shatin Women's Association Limited	3 years certain and thereafter quarterly	Organic farm
2016	4. Sin Fat Road, Kwun Tong (VGS)	Chelsea Foundation (Hong Kong) Ltd	3 years certain and thereafter quarterly	Soccer training activities centre
2016	5. J/O Jordan Road and Canton Road (VGS)	Yaumati Kai Fong Welfare Advancement Association	1 year certain and thereafter quarterly	Facility for a neighbourhood welfare organisation
2016	6. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	The Industrial Evangelistic Fellowship Limited	Quarterly	Social service centre

Year of Approval	Location	Name of Tenant	Tenancy Term	Permitted User (Note)
2016	7. Former Tsing Boor School, Sai Kung (VSP)	The Salt & Light Preservation Centre Limited	5 years certain and thereafter quarterly	Cultural resource centre
2016	8. Former Tai Lam Chung Public School, Tuen Mun (VSP)	Tai Lam Chung Culture and Recreation Association Limited	1 year certain and thereafter quarterly	Community centre
2017	9. 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 and thereafter monthly	Cultural training venue
2017	10. Wong Yin Street, Tuen Mun (VGS)	Hong Kong Society of Rehabilitation	1 year certain and thereafter quarterly	Parking place for rehabilitation buses
2017	11. Underneath the elevated road at Yen Chow Street West, Sham Shui Po (VGS)	The Conservancy Association	4 years certain	Arboriculture and community green centre
2017	12. Former Wan Kwong School, Sai Kung (VSP)	The Village Representative of Tai Wan Tau Village	1 year certain and thereafter annually	Village office
2017	13. Former Kat O School, Kat O (VSP)	City University of Hong Kong	78 months certain and thereafter quarterly	Education and research centre
2017	14. Former Sheung Che Public School, Pat Heung, Yuen Long (VSP)	The Village Representatives of Sheung Che Tsuen	1 year certain and thereafter quarterly	Village office
2018	15. Shing Sai Road, Kennedy Town, Hong Kong (VGS)	Rough C Limited	3 years certain and thereafter quarterly	Community garden
2018	16. Greening Site in Shui Chong Street (VGS)	The Hong Kong Polytechnic University	3 years certain and thereafter quarterly	Road research laboratory and such other ancillary purposes

Year of Approval	Location	Name of Tenant	Tenancy Term	Permitted User (Note)
2018	17. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O (VGS)	Direction Association For The Handicapped	1 year certain and thereafter quarterly	Wheelchair maintenance and seminar venue for persons with disability or such other ancillary uses
2019	18. Government Land at San Wan Road, Wong Kong Shan, Fanling (VGS)	ChariGreen	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)
2019	19. Government Land near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin (VGS)	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment
2019	20. Former Small Traders New Village Public School, Yuen Long (VSP)	Yuen Long Kam Kwong Church Limited	3 years certain and thereafter quarterly	Integrated community service centre
2019	21. Former Sam Wo Public School, Ta Kwu Ling (VSP)	Hong Kong Seeing Eye Dog Services Limited	5 years certain and thereafter quarterly	Guide dog training school
2019	22. Former Ying Yin Catholic Primary School, Yuen Long (VSP)	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
2019	23. Former Wing On School (Part), Yuen Long (VSP)	The Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
2019	24. Former Chuk Hing Public School, Yuen Long (VSP)	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the STTs in question.

3. to 5.
We issued an information note entitled "Progress Report on Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations for the Financial Year 2019-20" (LC Paper No. CB(1)500/19-20(01)) to the Panel on Development on 2 April 2020 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-500-1-e.pdf). Details about the applications processed and the operation of the scheme are included in the information note.

- End –

Reply Serial No.

DEVB(PL)221

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3853)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

According to the indicators under the Programme, the number of reports from members of the public attended to in relation to dangerous retaining walls/slopes in 2019 has increased substantially by 30 times when compared with that in 2018. The Department stated that it was due to high number of repeated reports in connection with particular locations. Would the Department inform this Committee of the locations involving repeated reports, and the number of substantiated complaints among the repeated reports? What is the latest progress in following up the above repeated reports?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 150)

Reply:

The Buildings Department (BD) received 314 and 10 912 reports in relation to dangerous retaining walls/slopes in 2018 and 2019 respectively. Amongst the 10 912 reports in 2019, 10 659 were repeated reports received by BD in late November to early December 2019 from members of the public in relation to suspected dangerous slopes in private lots in the New Territories. Joint site inspection by BD and the Geotechnical Engineering Office of the Civil Engineering and Development Department revealed that the slopes concerned had no obvious danger. However, minor slope maintenance works were required at some locations, including clearing of debris and repair of damaged slope cover and surface channels. The required works were completed by the owners concerned in December 2019.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4112)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With reference to the written reply (Reply Serial No. FSTB(Tsy)055) from the Rating and Valuation Department (RVD) to Hon TO Kun-sun, James last year, it is stated that RVD has set up a bring-up system to keep track of the information on unauthorised building works (UBWs) provided by the Buildings Department (BD). In this connection, please provide the numbers of UBWs associated with sub-divided flats in residential properties identified by BD during inspection, as well as their geographical distribution, statistics on irregularities, enforcement actions taken and status of the rectification works undertaken in the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 74)

Reply:

The geographical distribution of sub-divided flats (SDFs) in domestic and composite buildings with building irregularities identified (including unauthorised building works (UBWs)), removal orders issued in relation to building irregularities associated with these SDFs, prosecutions instigated against non-compliance with such removal orders and removal orders complied with in the past five years are tabulated below –

	Number of SDFs with building irregularities identified	**Number of removal orders issued (1)**	**Number of prosecutions instigated against non-compliance with removal orders (1)**	**Number of removal orders complied with (1)**
Central and Western	51	47	10	28
Wan Chai	103	112	12	64
Eastern	88	103	29	73
Southern	9	11	10	8
Kowloon City	306	320	144	213
Wong Tai Sin	37	33	0	14
Kwun Tong	59	47	10	23
Yau Tsim Mong	370	374	176	302
Sham Shui Po	422	475	170	322
Tsuen Wan	48	53	6	23
Kwai Tsing	33	25	2	14
Sai Kung	0	0	0	0
Sha Tin	15	9	6	2
Tai Po	37	38	0	5
North	32	29	6	20
Tuen Mun	1	1	0	1
Yuen Long	110	97	0	42
Islands	0	0	0	0
Total	**1 721**	**1 774**	**581**	**1 154**

Note (1): The figures do not necessarily correspond to the SDFs with building irregularities identified in the same period.

The Buildings Department does not compile statistics on the number of UBWs associated with the building irregularities in SDFs identified during inspection.

- End -

Reply Serial No.

DEVB(PL)223

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4157)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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".

Would the Government inform this Committee of the following:

What are the respective numbers of Notices of Commencement (i.e. specified forms MW01 or MW03), prescribed plans and details and other documents, as well as Certificates of Completion (i.e. specified forms MW02 or MW04), record plans and other documents received by BD? Please tabulate the respective numbers of works in the past five years.

Year	Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plans and details and other documents	Certificate of Completion (i.e. specified forms MW02 or MW04), record plans and other documents
	Number of works	Number of works

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 122)

Reply:

The number of minor works submissions involving minor works item 1.41 received by the Buildings Department in the past five years is tabulated as follows –

Year	**Notice of Commencement (i.e. specified form MW01 [(1)], prescribed plans and details and other documents)**	**Certificate of Completion (i.e. specified forms MW02 [(1)], record plans and other documents)**
	Number of submissions [(2)]	**Number of submissions [(2) & (3)]**
2015	221	257
2016	83	91
2017	126	99
2018	118	59
2019	93	96
Total	**641**	**602**

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 notices of commencement received in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4167)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Bureau provide the following:

(a) the number of buildings governed by the Buildings Ordinance (BO);

(b) the total number of buildings exempt from the BO under section 41 of the BO and the following breakdown:

(i) the number of buildings under the Housing Ordinance;

(ii) the number of railway structures in Hong Kong;

(iii) the number of buildings under the Buildings Ordinance (Application to the New Territories) Ordinance;

(iv) the number of buildings of the Architectural Services Department (ArchSD) and those, the construction works of which were managed by ArchSD;

(v) the number of buildings of the Highways Department (HyD);

(vi) the number of buildings of the Garrison; and

(vii) the number of other buildings.

(c) The Buildings Department (BD) is unable to collaborate with other departments on the "Building Records Access and Viewing On-line" system, while the Housing Authority, the MTR Corporation Limited, HyD and ArchSD, unlike BD, are unable to produce the plans of the buildings exempt from the BO. As a result, the public cannot monitor whether such buildings are involved in the erection of unauthorised building works. What is the view of the Bureau on such matters?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 132)

Reply:

Buildings Department (BD) is responsible for the enforcement of the safety and health standards for the planning, design and construction of buildings and associated works on private land, and keeps a repository of records of private buildings regulated under the Buildings Ordinance (Cap. 123) (BO). According to the records of BD, some 44 000 private buildings were regulated under the BO as at end of 2019.

For buildings which are exempt from the provisions of the BO, BD does not possess records of such buildings and statistics on the number of such buildings. In general, subsequent alteration and addition works to these buildings are also exempt from the BO. Members of the public may approach the relevant bureaux/departments for any enquiries on the buildings exempted from the BO under their respective purview. Generally speaking, administrative arrangements have been put in place to ensure that such buildings are built to standards not inferior to those required under the BO and are properly maintained.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4172)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

With reference to the written reply (Reply Serial No. FSTB(Tsy)055) from the Rating and Valuation Department (RVD) to Hon TO Kun-sun, James last year, it is stated that since August 2016, the Buildings Department (BD) would provide RVD on a quarterly basis with information on unauthorised building works (UBWs) in village houses identified in the course of BD's enforcement work. RVD will follow up on whether the village houses are eligible for rates exemption within designated village areas. What are the details of the quarterly report? Please also provide the numbers of UBWs in village houses identified, as well as their geographical distribution, statistics on irregularities, enforcement actions taken and status of the rectification works undertaken in each of the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 137)

Reply:

Since August 2016, the Buildings Department (BD) has been providing the Rating and Valuation Department on a quarterly basis with information on unauthorised buildings works (UBWs) in New Territories Exempted Houses (NTEHs) identified in the course of BD's enforcement work. The information in the quarterly reports comprise premises address, removal order number, date of issuance of order and date of irregularities rectified.

For UBWs identified in NTEHs, BD's enforcement actions include the issuance of removal orders and instigation of prosecution. The numbers of removal orders issued, cases with irregularities rectified and prosecutions instigated in the past five years by districts are tabulated below –

Year	2015			2016			2017			2018			2019		
	A	**B (1)**	**C (1)**	**A**	**B (1)**	**C (1)**	**A**	**B (1)**	**C (1)**	**A**	**B (1)**	**C (1)**	**A**	**B (1)**	**C (1)**
Islands	16	8	0	28	12	15	20	10	18	21	16	2	9	12	10
Kwai Tsing	1	2	0	2	1	0	1	0	0	0	1	0	0	0	0
North	41	16	0	51	43	13	73	47	48	72	70	22	111	40	28
Sai Kung	43	53	34	76	43	20	78	34	10	65	38	14	63	44	31
Sha Tin	21	24	11	26	19	9	28	25	2	39	17	16	37	23	12
Tai Po	75	43	15	115	64	39	191	83	67	124	112	51	169	100	23
Tsuen Wan	25	13	7	18	16	22	8	18	13	17	3	9	20	13	8
Tuen Mun	74	34	12	49	42	26	46	31	26	48	16	15	46	31	18
Yuen Long	119	43	18	164	75	57	127	83	46	187	48	24	347	113	31
Total	**415**	**236**	**97**	**529**	**315**	**201**	**572**	**331**	**230**	**573**	**321**	**153**	**802**	**376**	**161**

A : Number of removal orders issued (one order may involve more than one UBW)

B : Number of cases with irregularities rectified

C : Number of prosecutions instigated

Note (1): The figures do not necessarily correspond to the number of removal orders issued in the same year.

BD does not compile statistics on the numbers of UBWs identified in NTEHs.

- End -

Reply Serial No.

DEVB(PL)226

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4846)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

1) Regarding the requests for information under the Code on Access to Information received by the Buildings Department (BD) from October 2018 to present for which only some of the required information has been provided, please state in table form: (i) the content of the requests for which only some of the required information has been provided; (ii) the reasons for providing some of the information only; (iii) whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details.

From October to December 2018

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2) Regarding the requests for information under the Code on Access to Information received by BD from October 2018 to present for which the required information has not been provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details.

From October to December 2018

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

3) Any person who believes that a department has failed to comply with any provision of the Code on Access to Information may ask the department to review the situation. Please advise this Committee in each of the past 5 years, (i) the number of review cases received; (ii) the number of cases, among the review cases received in the year, in which further information was disclosed after review; (iii) whether the decisions on review were made at the directorate (D1 or D2) level.

Year in which review cases were received	(i) Number of review cases received	(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review	(iii) Whether the decisions on review were made at the directorate (D1 or D2) level
2015			
2016			
2017			
2018			
2019			

4) With reference to the target response times set out in paragraphs 1.16.1 to 1.19.1 of Guidelines on Interpretation and Application of the Code on Access to Information, please advise this Committee on the following information by year in table form (with text descriptions).

(a)

Within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 10 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge
2020					
2019					
2018					
2017					
2016					

(b) cases in which information could not be provided within 21 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

(c) cases in which information could not be provided within 51 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

5) Please state in table form the number of those, among the cases in which requests for information were refused under the exemption provisions in Part 2 of the Code on Access to Information, on which the Privacy Commissioner for Personal Data was consulted when they were being handled in the past 5 years. For cases on which advice had been sought, was it fully accepted in the end? For cases where the advice of the Privacy Commissioner for Personal Data was not accepted or was only partially accepted, what are the reasons?

Date	Subject	Particular exemption provision in Part 2 of the Code on Access to Information under which requests for information were refused	Whether the advice of the Privacy Commissioner for Personal Data was fully accepted	Reasons for refusing to accept or only partially accepting the advice of the Privacy Commissioner for Personal Data

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 411)

Reply:

1) Regarding 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, the requisite information is tabulated as follows –

From October to December 2018

(i) Content of the requests for which only some of the required information was provided (1)	**(ii) Reasons for providing some of the information only (2)**	**(iii) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application on the Code (Guidelines)) (3)**	**(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines). If yes, please provide the details. (4)**
Personal data shown in specified forms, documentary records and letters issued by BD (Nine requests)	Paragraph 2.15 of the Code	No	Yes
Third party information and personal data shown in inspection report (One request)	Paragraphs 2.14 and 2.15 of the Code	No	Yes
Particulars of an informant (One request)	Paragraph 2.14 of the Code	Yes	Yes

Statistics on notices issued and compliance status under Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 2012 and 2012 to 2013 (One request)	Paragraph 2.13 of the Code	No	Yes
Internal instructions on BD's enforcement action against unauthorised building works (UBWs) (One request)	Paragraph 2.9 of the Code	Yes	Yes
Third party information and internal discussion marked in inspection report (One request)	Paragraphs 2.10 & 2.14 of the Code	Yes	Yes

From January to September 2019 (5)

Personal data shown in specified forms, documentary records and letter issued by BD (34 requests)	Paragraph 2.15 of the Code	No	Yes
Third party information and personal data shown in specified forms and letter issued by BD (One request)	Paragraphs 2.14 and 2.15 of the Code	No	Yes

Personal data and internal file records of an investigation on building defect (One request)	Paragraphs 2.10 and 2.15 of the Code	Yes	Yes
Internal file records of an investigation concerning UBWs (One request)	Paragraph 2.10 of the Code	Yes	Yes
Monthly water seepage reports in 19 districts (One request)	Paragraph 2.9 of the Code	No	Yes
Third party information contained in the water seepage investigation report (One request)	Paragraph 2.14 of the Code	Yes	Yes
Warning letters issued by BD regarding a target building under MWIS (One request)	Paragraph 2.9 of the Code	Yes	Yes

Note (1): The content of these requests was extensive, and hence only the required information that was refused is given 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 2.10 Internal discussion and advice
Paragraph 2.13 Research, statistics and analysis
Paragraph 2.14 Third party information
Paragraph 2.15 Privacy of an individual

Note (3): According to paragraph 1.8.2 of the Guidelines, decisions were made at the directorate (D1 or D2) level for complex cases. For simple and straightforward cases such as the release of information about personal data, third party information, or information which was not available, decisions were made by non-directorate officers.

Note [4]: BD has followed the Guidelines and reviewed the information requested under the Code. No public interest was identified for the disclosure of the required information in these cases.

Note [5]: The statistics from October 2019 onwards is still under preparation.

2) For the requests for information under the Code received by BD for which the required information was not provided, the requisite information is tabulated as follows –

From October to December 2018

(i) Content of the requests refused	**(ii) Reasons for refusal [1]**	**(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines) [2]**	**(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines). If yes, please provide the details. [3]**
Forms and letters issued by BD with personal data (Two requests)	Paragraph 2.15 of the Code	Yes	Yes
Plan submission records for a development under construction (One request)	Paragraph 2.14 of the Code	Yes	Yes
Specified form and supervision plan for a development under construction (Two requests)	Paragraph 2.14 of the Code	No	Yes

Internal discussion of Building Committee (One request)	Paragraph 2.10 of the Code	Yes	Yes

From January to September 2019 (4)

MWIS inspection record by third party (One request)	Paragraph 2.14 of the Code	No	Yes
BD's record of legal proceedings about a private premises (One request)	Paragraph 2.14 of the Code	No	Yes
Contractor's investigation report with third party information (One request)	Paragraph 2.14 of the Code	Yes	Yes
MBIS investigation report by third party (One request)	Paragraph 2.14 of the Code	Yes	Yes
Defect investigation records with personal data (One request)	Paragraph 2.15 of the Code	Yes	Yes
Names of target buildings under MWIS (One request)	Paragraph 2.9 of the Code	Yes	Yes
All records of reports received by BD about a private building (One request)	Paragraph 2.9 of the Code	No	Yes
All UBWs records of a private estate (One request)	Paragraphs 2.9 and 2.13 of the Code	Yes	Yes

All reports and enquiries on a village house received by BD (One request)	Paragraphs 2.9 and 2.14 of the Code	Yes	Yes
All investigation records and staff particulars of the consultant appointed by BD for defect investigation (One request)	Paragraphs 2.6, 2.14, 2.15 and 2.16 of the Code	Yes	Yes
Breakdown of fees for BD's consultant for water seepage investigation (One request)	Paragraphs 2.9, 2.14 and 2.16 of the Code	No	Yes

Note (1): 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 2.13	Research, statistics and analysis
Paragraph 2.14	Third party information
Paragraph 2.15	Privacy of an individual
Paragraph 2.16	Business affairs

Note (2): According to 1.8.2 of the Guidelines, decisions were made at the directorate (D1 or D2) level for complex cases. For simple and straightforward cases such as the release of information about personal data, third party information, or information which was not available, decisions were made by non-directorate officers.

Note (3): BD has followed the Guidelines and reviewed the information requested under the Code. No public interest was identified for the disclosure of the required information in these cases.

Note (4): The statistics from October 2019 onwards is under preparation.

3) For the requests for information under the Code received by BD for which cases have been reviewed in the past five years up to end of September 2019, the requisite information is tabulated as follows –

Year in which review cases were received	**(i) Number of review cases received**	**(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review**	**(iii) Whether the decisions on review were made at the directorate (D1 or D2) level**
2015	2	0	Yes
2016	0	0	Not applicable
2017	0	0	Not applicable
2018	0	0	Not applicable
2019	1	1	Yes

4) The number of requests for information under the Code processed within the target response time frames set out in paragraphs 1.16.1 to 1.19.1 of the Guidelines in the past four years up to end of September 2019 are tabulated as follows –

Within 10 days from date of receipt of a written request

Year	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge (1)
2016	120	1	2	1	0
2017	176	2	6	3	0
2018	275	4	12	12	0
2019 (2)	252	2	1	8	0

Within 11 to 21 days from date of receipt of a written request:

Year	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge (1)
2016	301	1	0	3	0
2017	366	4	0	11	0
2018	480	3	0	25	0
2019 (2)	346	3	0	20	0

Within 22 to 51 days from date of receipt of a written request:

Year	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided as the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew the application as they did not accept the charge (1)
2016	256	1	0	2	0
2017	289	2	0	3	0
2018	137	3	0	12	0
2019 (2)	70	4	0	19	0

Note (1): BD does not compile statistics on the number of applications withdrawn because the applicants did not accept the charge.

Note (2): The statistics from October 2019 onwards is under preparation.

BD does not compile statistics on cases in which the required information could not be provided within 21 and 51 days from date of receipt of a request.

5) BD does not compile statistics on the number of cases in which requests for information were refused under the exemption provisions in Part 2 of the Code on which the Privacy Commissioner for Personal Data was consulted.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5453)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 1364)

Reply:

According to the records of Buildings Department (BD), the geographical distribution of industrial buildings (IBs) [(1)] in Hong Kong from 2015 to 2019 is as follows –

District	2015	2016	2017	2018	2019
Central and Western	11	11	10	10	10
Eastern	93	92	91	90	90
Kowloon City	70	69	69	69	68
Kwai Tsing	280	277	279	279	283
Kwun Tong	328	329	329	328	327
North	84	85	86	86	86
Islands	19	17	17	17	17
Sai Kung	55	60	61	61	61
Sham Shui Po	124	123	121	122	120
Sha Tin	77	78	78	78	78
Southern	59	57	56	57	55
Tai Po	105	104	105	104	105
Tsuen Wan	157	153	148	148	147

District	2015	2016	2017	2018	2019
Tuen Mun	110	112	117	117	115
Wan Chai	1	1	1	1	1
Wong Tai Sin	58	59	59	59	59
Yau Tsim Mong	75	72	72	72	69
Yuen Long	135	135	138	139	140
Total	**1 841**	**1 834**	**1 837**	**1 837**	**1 831**

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 -

Reply Serial No.

DEVB(PL)228

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5554)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 1065)

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 unauthorised building works (UBWs) 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 (1)**	**Number of convictions (1) &(2)**
Eastern	39	0	0
Southern	29	0	0
Wong Tai Sin	144	0	0
Kwun Tong	702	4	3
Yau Tsim Mong	186	0	0
Sham Shui Po	159	0	0
Kowloon City	146	0	4
Sha Tin	66	1	1
Tai Po	1	0	0
Sai Kung	1	0	0
Tsuen Wan	483	5	9
Tuen Mun	357	4	4
Yuen Long	14	0	0
Kwai Tsing	432	0	0
Total	**2 759**	**14**	**21**

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.

Note [2]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

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 [1]**	**Number of convictions [1] &[2]**
Central and Western	492	10	9
Wan Chai	503	12	5
Eastern	629	29	27
Southern	360	10	4
Kowloon City	1 560	144	108
Wong Tai Sin	291	0	0
Kwun Tong	1 169	11	5
Yau Tsim Mong	2 209	178	123
Sham Shui Po	1 647	170	145
Tsuen Wan	1 069	11	12
Kwai Tsing	642	2	1
Sai Kung	2	0	0
Sha Tin	124	6	5
Tai Po	324	1	1
North	97	6	5

District	Number of SDFs inspected	Number of prosecutions instigated (1)	Number of convictions (1) &(2)
Tuen Mun	383	4	4
Yuen Long	649	0	0
Islands	1	0	0
Total	**12 151**	**594**	**454**

Note (1): The figures do not necessarily correspond to the SDFs inspected in the same period.

Note (2): The figures do not necessarily correspond to the prosecutions instigated 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	Number of convictions (1)
Central and Western	119	83
Wan Chai	140	78
Eastern	226	147
Southern	24	17
Kowloon City	270	226
Wong Tai Sin	108	89
Kwun Tong	224	181
Yau Tsim Mong	380	291
Sham Shui Po	219	143
Tsuen Wan	175	123
Kwai Tsing	135	99
Sai Kung	132	98
Sha Tin	84	58

District	Number of prosecutions instigated	Number of convictions [1]
Tai Po	181	140
North	160	94
Tuen Mun	116	90
Yuen Long	275	206
Islands	41	21
Total	**3 009**	**2 184**

Note [1]: 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 UBWs. 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 are provided in parts 3 and 4 of the reply above.

- End -

Reply Serial No.

DEVB(PL)229

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5555)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of complaints received and prosecutions instigated due to unauthorised alterations and obstructions of barrier-free facilities in buildings in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1066)

Reply:

Upon receiving reports on unauthorised alteration of barrier-free facilities in private buildings, the Buildings Department (BD) would verify, and if needed, issue statutory orders to direct the subject owners to carry out rectification works. BD would also take enforcement actions against unauthorised alterations of barrier-free facilities of target commercial buildings through large scale operations every year. 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 –

	2015	**2016**	**2017**	**2018**	**2019**
Number of reports on unauthorised alteration of barrier-free facilities received	19	44	49	60	95
Number of statutory orders issued by BD against unauthorised alteration of barrier-free facilities (1)	13	14	6	30	36
Number of prosecutions instigated against failure to comply with statutory orders in connection with rectification of barrier-free facilities (1)	0	1	0	0	4

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 -

Reply Serial No.

DEVB(PL)230

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5619)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 857)

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. Disclosure of the list of target buildings may affect the enforcement actions 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)
2015	3 466	288	207
2016	3 045	262	254
2017	2 230	266	253
2018	1 798	604	249
2019	1 612	420	275

Note (1): The figures do not necessarily correspond to the SDFs inspected in the same year.

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 -

Reply Serial No.

DEVB(PL)231

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5785)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the following information for the past five years:

1. The numbers of inspections of any buildings to identify obstructions and alterations to barrier-free access, and the numbers of warnings given, rectification works carried out subsequently and prosecutions instigated.

2. Unauthorised alterations and obstructions to barrier-free facilities which were designed in accordance with law are commonly found in buildings (for example, shops), affecting the persons with disabilities to access the facilities. Does the Government have any planned large scale operations on inspection or follow-up action? If so, what are the details? If no, what are the reasons?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 193)

Reply:

Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against unauthorised alterations of barrier-free facilities through large scale operations since 1997. BD will inspect the approved barrier-free facilities of target commercial buildings every year to ascertain whether such facilities have been illegally removed or altered. If unauthorised alterations of barrier-free facilities in buildings are found, BD will issue statutory orders under the Buildings Ordinance to require the owners to rectify the irregularities.

Regarding enforcement actions against unauthorised alterations of barrier-free facilities, the numbers of statutory orders issued, statutory orders complied with and prosecutions instigated against non-compliance with such statutory orders in private buildings in the past five years are tabulated below –

	2015	2016	2017	2018	2019
Number of statutory orders issued	13	14	6	30	36
Number of statutory orders complied with (1)	11	8	14	23	22
Number of prosecution instigated against non-compliance with such statutory orders (1)	0	1	0	0	4

Note (1): The figures do not necessarily correspond to the statutory orders issued in the same year.

BD does not compile statistics on the numbers of inspections conducted and warnings given in connection with unauthorised alterations of barrier-free facilities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6639)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Among the minor works applications received by the Buildings Department in the last five years, please list the numbers of applications for converting units in domestic/composite buildings into sub-divided domestic units, as well as the numbers of applications approved and the numbers of converted units and sub-divided domestic units involved, broken down by the 18 districts.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2025)

Reply:

Under the Minor Works Control System, 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 Buildings Department (BD) in the past five years is tabulated as follows –

Year	**Number of Notices of Commencement** (1)	**Number of Certificates of Completion** (1) & (2)
2015	221	257
2016	83	91
2017	126	99
2018	118	59
2019	93	96
Total	**641**	**602**

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 notices 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

(Question Serial No. 6641)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Please list the relevant information 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.: 2027)

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 –

	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**
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**
2019	16	13	6	7	8	0	5	7	8	3	3	1	4	2	2	3	0	8	**96**

BD does not compile statistics on the other information requested in the question.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6649)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 2042)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of private domestic buildings [(1)] in Hong Kong with occupation permits (OP) issued in different year groups as of end of 2019 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	73	197	547	676
Eastern	22	133	267	312
Kowloon City	154	566	614	529
Kwai Tsing	4	0	13	95
Kwun Tong	0	2	137	133
North	43	0	158	122
Islands	0	0	23	60
Sai Kung	0	0	68	440
Sham Shui Po	56	265	529	379
Sha Tin	0	0	29	97
Southern	86	99	209	498
Tai Po	8	0	23	107
Tsuen Wan	5	2	144	146
Tuen Mun	1	0	6	94
Wan Chai	69	264	571	451
Wong Tai Sin	1	2	112	111
Yau Tsim Mong	91	330	1 003	475
Yuen Long	54	0	16	257
Total	**667**	**1 860**	**4 469**	**4 982**

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 -

Reply Serial No.

DEVB(PL)235

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6654)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the records on demolition of old buildings in the past five years by building age distribution:

Year	Buildings completed before 1950	Buildings completed between 1950 and 1959	Buildings completed between 1960 and 1969	Buildings completed between 1970 and 1979
2014-15				
2015-16				
2016-17				
2017-18				
2018-19				

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2047)

Reply:

According to the records of the Buildings Department, statistics on the demolition of private buildings completed before 1980 in the past five calendar years in different age groups is as follows –

Year	Buildings completed before 1950	Buildings completed between 1950 and 1959	Buildings completed between 1960 and 1969	Buildings completed between 1970 and 1979
2015	14	69	28	24
2016	12	27	30	17
2017	5	31	25	21
2018	3	27	29	10
2019	12	38	22	8

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3584)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the environmental hygiene nuisances caused by water seepage in buildings, would the Department provide the following information:

(a) since June 2018, the Joint Office has launched the pilot application of technologies such as infrared thermography (IT) and microwave concrete sub-layer moisture content test (MT) to water seepage investigation. Please list the financial provision and staff establishment required since the pilot application, and the financial provision for these technologies and the staff establishment involved for the coming year;

(b) the number of cases in which sources of water seepage were identified by using IT and MT since the pilot application; and

(c) the pilot districts in which these technologies including IT and MT have currently been applied, and the timetable for extending their application to more districts.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 19)

Reply:

Investigation of reports on water seepage in buildings is carried out by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD). Generally speaking, JO staff would carry out initial investigation of the source of seepage, including colour water test for drainage pipes. In cases where the source of seepage cannot be identified by the initial investigation, professional investigation will be carried out with the assistance of outsourced consultants.

Since the second half of June 2018, JO has applied new testing technologies such as infrared thermography (IT) and microwave tomography (MT) in professional investigation in three pilot districts (i.e. Central and Western, Kowloon City and Wanchai) where applicable. With the experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and the North District). 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 and blockage of pipes and other facilities, the outsourced consultants have to continue to employ the conventional tests. JO is refining the technical guidelines and procedures relating to the use of the new testing technologies and is planning to gradually extend such technologies to other districts.

As at 31 December 2019, JO applied IT and MT in the professional investigation of 1 131 cases in eight pilot districts, amongst which 590 cases were concluded and the sources of seepage of 460 cases were successfully identified.

The staff establishment and the expenditure of JO's operation in 2018-19, 2019-20 and the coming year are tabulated below –

BD	**2018-19**	**2019-20**	**2020-21**
Number of professional and technical staff	76	82	82
Staff cost and departmental expenses ($ million)	42.6	53.7 (estimated)	63.5 (estimated)
Expenditure for engaging outsourced consultants ($ million)	36.7	26.0 (estimated)	42.5 (estimated)

FEHD	**2018-19**	**2019-20**	**2020-21**
Number of investigation and co-ordinating staff	227	236	241
Staff cost and departmental expenses ($ million)	109.2	134.8 (estimated)	146.2 (estimated)

Outsourced consultants engaged by JO make use of different methods in investigating sources of water seepage. Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to adopt IT and MT in carrying out professional investigation of a water seepage report is estimated to be around $8,000 under the current contracts. The estimate does not include the overall staffing and operating expenditure of the JO. BD is not able to provide a breakdown of the manpower and expenditure solely for the use of the new testing technologies.

- End -

Reply Serial No.

DEVB(PL)237

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5009)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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	2015		2016		2017		2018		2019	
	No. of removal orders issued	No. of 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	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.: 857)

Reply:

The geographical distribution of removal orders issued and removal orders complied with in the past five years is tabulated below –

District	2015		2016		2017		2018		2019	
	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	1 136	1 131	707	1 215	867	857	717	916	577	754
Eastern	806	1 542	1 081	1 244	1 871	1 353	1 563	1 135	1 473	1 117
Southern	634	292	291	528	262	576	274	381	156	327
Wan Chai	681	972	882	723	841	870	1 182	816	792	1 136
Kowloon City	1 615	1 661	1 892	1 321	1 725	2 032	1 528	1 768	1 419	1 448
Kwun Tong	464	1 740	1 206	1 159	626	1 242	632	998	1 261	1 058
Sham Shui Po	1 013	1 016	828	1 408	1 307	1 831	1 655	1 439	1 325	1 373
Wong Tai Sin	301	408	278	282	204	536	353	416	194	292
Yau Tsim Mong	2 621	2 140	2 325	2 248	2 050	1 883	1 941	1 745	1 713	1 822
Islands	23	13	47	22	36	29	43	38	17	25
Kwai Tsing	569	536	474	1 062	661	916	369	535	451	656
North	183	88	324	239	316	259	199	271	246	199
Sai Kung	87	127	112	86	129	69	92	59	89	71
Sha Tin	1 479	403	545	810	192	723	178	375	189	480
Tai Po	176	176	335	233	708	290	391	345	569	383
Tsuen Wan	150	609	420	817	485	753	474	636	600	573
Tuen Mun	665	517	530	496	247	670	317	433	230	565
Yuen Long	315	291	624	545	655	562	911	439	885	669
Total	**12 918**	**13 662**	**12 901**	**14 438**	**13 182**	**15 451**	**12 819**	**12 745**	**12 186**	**12 948**

Note (1): The figures do not necessarily correspond to the removal orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3511)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The Government stated that they would continue the large scale operations on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes in target buildings. In this connection, would the Government inform this Committee of the following:

- the number of outstanding removal orders and the categories into which they fall;
- whether there is any target for removal in order to reduce the backlog cases; if not, what are the reasons?
- 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, the increase in the number of staff and the expenditure involved; if not, the reasons?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 126)

Reply:

As at end 2019, there were about 49 000 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 at https://www.bd.gov.hk/doc/en/about-us/e_AddPTable24.pdf.

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 693, 695 and 748 professional and technical staff members in 2018-19, 2019-20 and 2020-21 (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

(Question Serial No. 3512)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 Government inform this Committee of the following:

- the number of reports received in the past three years and the number of such reports with irregularities found during inspection;
- the number of sub-divided flats inspected with irregularities of building works found, the most common irregularities found, and the number of sub-divided flats with irregularities that have not yet been rectified in 2019-20; and
- whether increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats has been considered; if so, the details; if not, the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 127)

Reply:

a) The Buildings Department (BD) received 9 337 reports on sub-divided flats (SDFs) from 2017 to 2019 from members of the public or other government departments, among which BD identified SDFs in 3 602 reports. Among these 3 602 reports, 161 SDFs were found to be associated with building irregularities that had to be followed up by the issue of statutory orders.

b) Apart from responding to reports, BD also takes enforcement action against building irregularities associated with SDFs through large scale operations (LSOs).

In 2019-20 (as at end December 2019), BD inspected 1 111 SDFs in total in response to reports from members of the public or other government departments and through LSOs. 44 SDFs were so far found to be associated with building irregularities which had to be followed up by the issue of statutory orders while further assessment or detailed investigations were still being conducted for some cases. As at end December 2019, the building irregularities associated with 42 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. Four new professional and technical posts will be created in 2020-21 to assist in the implementation of the above-mentioned programmes. 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

(Question Serial No. 3513)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation of Operation Building Bright 2.0 (OBB 2.0) in collaboration with the Urban Renewal Authority (URA), would the Government inform this Committee of the following:

- the units, manpower and resources involved in OBB 2.0 for the coming two years; and
- the division of work between the Bureau and URA.

Asked by: Hon LEE Kok-long, Joseph (LegCo internal reference no.: 128)

Reply:

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) at a commitment of $3 billion to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). The Urban Renewal Authority (URA) administers the scheme.

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. The Buildings Department (BD) proactively selects Category 2 buildings based on risk assessment 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.

Having regard to the positive responses for OBB 2.0, the Government announced in October 2019 the proposed injection of an additional $3 billion into OBB 2.0. Together with the original funding of $3 billion, it is expected that the number of buildings that could benefit from OBB 2.0 would double from some 2 500 buildings to some 5 000 buildings.

The estimated number of eligible buildings under OBB 2.0 to commence the prescribed inspection and repair works in the coming two years are 1 200. Information on the number of units involved in such buildings will only be available when the relevant works are completed and subsidies are ready to be disbursed. The estimated cashflow requirement for OBB 2.0 in the coming two years are $1.32 billion.

As the Government's partner in implementing OBB 2.0, URA is responsible for administering the scheme and facilitating owners to undertake the rehabilitation works for Category 1 buildings. 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 194 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 duties. DEVB is unable to provide a breakdown of the manpower and resources deployed solely for this initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3666)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

The application for Category 1 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 buildings and building age group), 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 so far, as well as the estimated expenditure and manpower for the coming year.

Asked by: Hon LEUNG Mei-fun, Priscilla (LegCo internal reference no.: 21)

Reply:

To safeguard public safety from hazards caused by building neglect, the Government announced in October 2017 the launching of Operation Building Bright 2.0 (OBB 2.0) at a commitment of $3 billion to provide technical and financial assistance to eligible building owners for carrying out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). The Urban Renewal Authority (URA) administers the scheme.

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. The Buildings Department (BD) proactively selects Category 2 buildings based on risk assessment 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. 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 29 February 2020, BD had selected 342 Category 2 buildings for carrying out the requisite works in default of owners. The age distribution of buildings concerned is tabulated below –

Building Age (years)	**Number of eligible buildings applied to join as Category 1 buildings**	**Number of Category 2 buildings selected by BD**
50 – 59	426	112
60 or above	53	23
Total	**479**	**342**

No subsidy has yet been granted under OBB 2.0 as it would take time to organise and carry out the requisite inspection and repair works. The estimated cash flow requirement in 2020-21 is $690 million.

As the Government's partner in implementing OBB 2.0, URA is responsible for administering the scheme and facilitating owners to undertake the rehabilitation works for Category 1 buildings. 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 194 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 duties. DEVB is unable to provide a breakdown of the manpower and expenditure incurred by the DEVB solely for this initiative.

- End -

Reply Serial No.

DEVB(PL)242

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3722)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

1. Please provide the staff establishment and expenditure of the Food and Environmental Hygiene Department and the Buildings Department in connection with the operation of the Joint Office for Investigation of Water Seepage Complaints (JO) in 2019-20.

2. Please provide a breakdown of the numbers of water seepage cases received and handled by JO (including the number of cases in which the sources of seepage were identified by conventional tests), the number of cases in which professional investigation was carried out by JO staff and the number of cases handled by consultants commissioned by JO in 2019.

3. Please provide the number of water seepage cases in which JO staff have visited the flats concerned and conducted investigation using new testing technologies such as infrared thermography and microwave tomography in the three pilot districts (i.e. Kowloon City, Wan Chai and Central and Western); the investigation time (including the shortest, average and longest time); the number of cases successfully resolved; the number of successful prosecutions against occupants who were the sources of seepage; and the relevant costs (including the lowest, average and highest costs with the areas of the flats where tests were conducted) since the second half of June 2018.

4. Are there any plans to enhance the effectiveness of carrying out water seepage tests? If yes, what is the cost involved?

Asked by: Hon MA Fung-kwok (LegCo internal reference no.: 16)

Reply:

1. The staff establishment and expenditure of the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in handling water seepage reports in buildings in 2019-20 are tabulated below –

FEHD	**2019-20**
Number of investigation and co-ordinating staff	236
Staff cost and departmental expenses ($ million)	134.8 (estimated)

BD	**2019-20**
Number of professional and technical staff	82
Staff cost and departmental expenses ($ million)	53.7 (estimated)
Expenditure for engaging outsourced consultants ($ million)	26.0 (estimated)

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 cases where the source of seepage cannot be identified by the initial investigation, JO staff will carry out a professional investigation with the assistance of outsourced consultants. Statistics on handling of water seepage reports by JO in 2019 are tabulated below –

Number of Cases	**2019**
Reports received	34 169
Reports handled (1)	28 096
(a) Cases screened out (2)	13 867
(b) Cases with investigation concluded (3)	14 229
- Cases with source of water seepage identified	5 663
- Cases with source of water seepage not identified and investigation terminated	2 891
- Cases with seepage ceased during investigation	5 675
(c) Among the cases in (b) above, cases required professional investigation (4)	10 078

Note (1): The number of reports handled does not necessarily correspond to the number of reports received in the same year.

Note (2): These include unjustified cases not meeting the 35% moisture content criterion and withdrawn cases, etc. where no investigation was conducted by JO.

Note (3): These include cases adopting conventional testing methods and/or new testing methods.

Note (4): Cases requiring professional investigation were carried out with the assistance of outsourced consultants.

3. Statistics on professional investigation of water seepage reports by adopting new testing methods such as infrared thermography (IT) and microwave tomography (MT) in the three pilot districts (i.e. Central and Western, Wanchai, and Kowloon City) since June 2018 till end of 2019 are tabulated below –

	Central and Western	**Wanchai**	**Kowloon City**
(a) Cases adopting new testing methods in professional investigation	255	249	394
(b) Among the cases in (a), number of cases concluded	131	152	279
(c) Among the cases in (b) above, number of cases with source of water seepage identified	119	141	180
(d) Among the cases in (c) above, number of nuisance notices (NN) issued (1)	93	134	185
(e) Among the cases in (d) above, number of convictions in respect of prosecutions against non-compliance with NN	0	3	2

Note (1): Some cases in (c) did not trigger the issue of NN, e.g. seepage caused by rainwater. In some cases, more than one NN issued for cases that involved co-owners or co-tenants.

The time spent on investigating a water seepage case depends on a number of factors, including the nature and complexity of the case and whether the relevant owners or occupants are co-operative as JO staff and outsourced consultants have to enter the premises concerned for carrying out non-destructive tests to identify the source of seepage. Generally speaking, JO could normally complete the investigation and inform the informant of the result 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.

Taking an ordinary domestic flat with one kitchen and one toilet as an example, the cost for engaging an outsourced consultant to adopt IT and MT in carrying out professional investigation of a water seepage report is estimated to be around $8,000 under the current contracts. The estimate does not include the overall staffing and operating expenditure of the JO.

4. With experience gained and data obtained through pilot application of the new testing technologies, JO has since September 2019 extended the new testing technologies to another five pilot districts (i.e. Sham Shui Po, Kwai Tsing, Tuen Mun, Tai Po and North District). JO is now refining the technical guidelines and procedures relating to the use of the new testing technologies and making use of the additional expenditure of $26.3 million for employing contract staff and engaging outsourced consultants for gradual extension of new technologies to other districts with a view to enhancing the efficiency and effectiveness of JO for investigation of water seepages.

- End -

Reply Serial No.

DEVB(PL)243

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6032)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

a. Please set out the quantity, value and stock of surgical masks produced by the Correctional Services Department (CSI masks) that the Buildings Department (BD) obtained from the Government Logistics Department (GLD) each month in the past 3 years in the following table:

Month/Year	Number of CSI masks obtained	Value of CSI masks obtained	Stock of CSI masks

b. Please set out the quantity, value, stock and consumption of surgical masks that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of surgical masks obtained from GLD (value)	Number of surgical masks procured (value)	Stock	Consumption

c. Please set out the quantity, value, stock and consumption of N95 masks that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of N95 masks obtained from GLD (value)	Number of N95 masks procured (value)	Stock	Consumption

d. Please set out the quantity, value, stock and consumption of gowns that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of gowns obtained from GLD (value)	Number of gowns procured (value)	Stock	Consumption

e. Please set out the quantity, value, stock and consumption of protective coverall suits that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of protective coverall suits obtained from GLD (value)	Number of protective coverall suits procured (value)	Stock	Consumption

f. Please set out the quantity, value, stock and consumption of face shields that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of face shields procured	Value of face shields procured	Stock of face shields	Consumption

g. Please set out the quantity, value, stock and consumption of goggles that BD obtained from GLD or procured each month in the past 3 years in the following table:

Month/Year	Number of goggles procured	Value of goggles procured	Stock of goggles	Consumption

h. Did BD supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations in the past 3 years? If yes, please provide the relevant information, including the quantity, consumption and stock, in the following table:

Month/ Year	Name of Organisation	Manner of provision (e.g. sold or supplied for free)	Surgical masks	N95 masks	Face shields	Goggles	Gowns	Protective coverall suits

i. If BD is to supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations, what are the divisions and the ranks of the officers responsible for making such decisions? Please provide the ranks of the officers involved in each decision, the date they made the decision and other relevant information.

Asked by: Hon MO Claudia (LegCo internal reference no.: 121)

Reply:

a. – g. Given the latest development of the novel coronavirus infection, the world is facing a persistently tight supply of surgical masks. To increase the overall supply of surgical masks in Hong Kong, the Government will continue to adopt a multi-pronged approach, which includes stepping up global sourcing efforts, increasing the monthly production of the Correctional Services Department (CSD), subsidising local production lines, developing reusable surgical masks, etc.

Meanwhile, the Government has endeavoured to suppress non-pressing and non-essential demands for surgical masks from various bureaux and departments so that most of these masks are used for fighting against the infection and the provision of essential and emergency services by other departments.

In the light of the rapid escalation of the novel coronavirus infection, the demand for personal protective equipment (PPE) (including surgical masks) from government departments will change in line with our battle with the coronavirus. The Government Logistics Department (GLD) and other government departments are now making their best endeavours to procure PPE by various means, and keep in view their stock and demand.

Since the global demand for PPE is rising sharply, the Government (including the Buildings Department (BD)) is currently facing stiff competition in its procurement. At this stage, it is deemed not appropriate to disclose further details about the PPE used by individual departments recently and in the past few years, in particular about the stock, place of origin, supplier's details, quantity and price, delivery schedule and consumption rate, so as not to undermine the bargaining power of GLD and other departments (including BD) in their procurement mission.

BD has obtained masks produced by the CSD from GLD and has also purchased masks from the market for use by staff. BD has not compiled information about the different sources of masks distributed to individual staff.

h. & i. BD did not supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations in the past three years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4086)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-cheung)

Director of Bureau: Secretary for Development

Question:

According to Report No. 72 of the Director of Audit, there is a serious shortage of parking spaces in Hong Kong. As the overall ratio of parking spaces to vehicles will continue to decrease, the shortage will become even more severe. In this connection, would the Government inform this Committee:

Whether the Government will lift the restriction that all parking spaces in buildings have to be built underground, and whether gross floor area concessions will be granted to encourage developers to provide above-ground parking spaces; if so, of the details; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 64)

Reply:

In light of the recommendations of the Council for Sustainable Development after extensive public engagement, the Government introduced a package of measures in April 2011 to enhance the design standard of new buildings to foster a quality and sustainable built environment. One of the measures is that, instead of the previous practice whereby all car parks may be disregarded from gross floor area (GFA) calculation (100% GFA concessions), only underground car parks provided with electric vehicles (EV) charging-enabling facilities at each parking space may be granted 100% GFA concessions. For car parks provided with EV charging-enabling facilities but are above-ground, 50% GFA concessions may be granted. Nevertheless, exceptions would be considered for granting 100% GFA concession for above-ground carparks where it is proven with sufficient evidence that it is technically infeasible to construct the carpark underground or where the above-ground carpark poses no adverse environmental or visual impact. In other words, the Government's policy is to

encourage the provision of carparks underground through the offer of GFA concession; the policy does not mandate that carparks must be provided underground.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6358)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 unauthorised building works) in the territory in the past three years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 282)

Reply:

The Buildings Department does not compile statistics on the number of sub-divided units (SDUs) in industrial buildings, squatters, rooftop structures and unauthorised building works.

Separately, the Census and Statistics Department has collated information on the population and number of households residing in SDUs, as well as their socio-economic characteristics, etc., in the 2016 Population By-census (2016 BC). According to the results of the 2016 BC, there were some 92 700 SDUs involving 91 800 households in Hong Kong.

In addition, according to the Long Term Housing Strategy (LTHS) promulgated in 2014, the Government updates the long term housing demand projection annually, with a view to formulating the rolling ten-year housing supply target. One of the major demand components in the housing demand projection is the housing demand arising from inadequately housed households. Please refer to the latest LTHS Progress Report 2019 via the link (https://www.thb.gov.hk/eng/policy/housing/policy/lths/LTHS_Annual_Progress_Report_2019.pdf) for details of the report.

- End -

Reply Serial No.

DEVB(PL)246

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6361)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 type) and residents involved in the past five years by district.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 285)

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

(Question Serial No. 6362)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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 2019-20, broken down by district.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 286)

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 will issue discontinuation orders to the owners concerned requiring the cessation of illegal domestic use. Where actionable unauthorised building works are identified, BD will also issue removal orders to 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 and 2019-20 (as at end December 2019) is set out below –

District	Number of IB premises inspected		Number of prosecutions instigated [1]		Number of convictions [1]&[2]	
	2015 to 2019	2019-20 (April to Dec 2019)	2015 to 2019	2019-20 (April to Dec 2019)	2015 to 2019	2019-20 (April to Dec 2019)
Eastern	39	20	0	0	0	0
Southern	29	0	0	0	0	0
Wong Tai Sin	144	16	0	0	0	0
Kwun Tong	702	88	4	3	3	3
Yau Tsim Mong	186	48	0	0	0	0
Sham Shui Po	159	18	0	0	0	0
Kowloon City	146	56	0	0	4	0
Sha Tin	66	6	1	1	1	1
Tai Po	1	0	0	0	0	0
Sai Kung	1	0	0	0	0	0
Tsuen Wan	483	2	5	0	9	0
Tuen Mun	357	52	4	4	4	4
Yuen Long	14	0	0	0	0	0
Kwai Tsing	432	60	0	0	0	0
Total	**2 759**	**366**	**14**	**8**	**21**	**8**

Note [1]: The figures do not necessarily correspond to the IB premises inspected in the same period.

Note [2]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

- End -

Reply Serial No.

DEVB(PL)248

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6364)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 288)

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 -

Reply Serial No.

DEVB(PL)249

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6365)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (YU Tak-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.: 289)

Reply:

The Buildings 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 2015 to 2019 is as follows –

District	Number of prosecutions	Number of convictions (1)
Central and Western	119	83
Wan Chai	140	78
Eastern	226	147
Southern	24	17
Islands	41	21
Wong Tai Sin	108	89
Kwun Tong	224	181
Yau Tsim Mong	380	291

District	Number of prosecutions	Number of convictions [1]
Sham Shui Po	219	143
Kowloon City	270	226
North	160	94
Sha Tin	84	58
Tai Po	181	140
Sai Kung	132	98
Tsuen Wan	175	123
Tuen Mun	116	90
Yuen Long	275	206
Kwai Tsing	135	99
Total	**3 009**	**2 184**

Note [1]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3827)

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) What were the respective numbers of complaints about the unreasonable use of government land received between June and December in 2019 as well as between June and December in 2018? Among the complaints received between June and December in 2019, what were the complaint figure and the district of the case involving the same location and registering the highest number of complaints? Was the case substantiated and handled?

(2) Among the complaints about the unreasonable use of government land received between June and December in 2019, what were the respective numbers of cases involving Yuen Long district and Tuen Mun district? How many complaints of the same nature were related to Yuen Long district and Tuen Mun district respectively between June and December in 2018?

(3) Among the complaints involving Yuen Long district and Tuen Mun district received between June and December in 2019, what was the number of cases substantiated and handled?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 134)

Reply:

The Lands Department (LandsD) keeps statistics on complaints against unlawful occupation of government land which is enforceable under the Land (Miscellaneous Provisions) Ordinance, but not on complaints about "unreasonable use of government land" which has

no common definition. For reference purpose, the relevant statistics regarding the numbers of complaints received involving unlawful occupation of government land and the numbers of sites successfully cleared from unlawful occupation by LandsD in 2018 and 2019 are as follows:

Calendar Year	**2018**	**2019**
Number of complaints received involving unlawful occupation of government land	10 939	10 557
Number of sites successfully cleared from unlawful occupation	10 724	9 606

Note: As the processing of a case may straddle different years, the sites successfully cleared from unlawful occupation may not necessarily correspond to the complaints received in the same year.

- End -

Reply Serial No.

DEVB(PL)251

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3828)

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) What were the respective numbers of complaints about unauthorised structures received between June and December in 2019 as well as between June and December in 2018? Among the complaints received between June and December in 2019, what were the complaint figure and the district of the case involving the same location and registering the highest number of complaints? Was the case substantiated and handled?

(2) Among the complaints about unauthorised structures received between June and December in 2019, what were the respective numbers of cases involving Yuen Long district and Tuen Mun district? How many complaints of the same nature were related to Yuen Long district and Tuen Mun district respectively between June and December in 2018?

(3) Among the complaints involving Yuen Long district and Tuen Mun district received between June and December in 2019, what was the number of cases substantiated and handled?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 135)

Reply:

(1) The numbers of complaints about unauthorised structures received by the Lands Department (LandsD) for the period from June to December in 2018 and for the period from June to December 2019 are 2 742 and 3 296 respectively. LandsD does not keep statistics on the number of complaints involving the same location.

(2) The numbers of complaints about unauthorised structures received by District Lands Office/Yuen Long and District Lands Office/Tuen Mun for the period from June to December in 2018 and for the period from June to December 2019 are tabulated as follows –

District	**District Lands Office/ Yuen Long**		**District Lands Office/ Tuen Mun**	
For the period from June to December	**2018**	**2019**	**2018**	**2019**
Number of complaints about unauthorised structures received	1 012	1 256	112	76

(3) Between June and December 2019, the numbers of complaints about unauthorised structures in Yuen Long district and Tuen Mun district substantiated and handled are 698 and 97 respectively. As the processing of a case may straddle different periods, the complaints substantiated and handled may not necessarily correspond to the complaints received in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3641)

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 enforcement work, will the Government please inform this Committee of the following:

The numbers of cases involving unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings, the area of land involved, the average handling time and the numbers of cases successfully handled in the past three years till now.

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 166)

Reply:

The relevant statistics regarding land enforcement actions taken against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings by the Lands Department (LandsD) in the past three calendar years (2017 to 2019) are set out in the following table. LandsD does not have readily available information on the area of land involved and the average processing time taken for handling each case.

	Calendar Year	**2017**	**2018**	**2019**
(a)	(i) Number of complaints received involving unlawful occupation of government land	11 484	10 939	10 557
	(ii) Number of sites successfully cleared from unlawful occupation [Note 1]	11 615	10 724	9 606

		Calendar Year	2017	2018	2019
(b)	(i)	Number of complaints received involving unauthorised structures on private agricultural land	1 270	1 504	1 840
	(ii)	Number of cases with unauthorised structures demolished Note 1 & 2	359	353	361
(c)	(i)	Number of confirmed lease breach cases in industrial buildings with warning letters issued.	592	536	515
	(ii)	Number of confirmed lease breach cases in industrial buildings purged Note 3	288	279	340
	(iii)	Number of confirmed lease breach cases in industrial buildings with warning letters registered in the Land Registry Note 3	377	164	158

Note 1: As the processing of a case may straddle different years, these cases may not necessarily correspond to the complaints received in the same year.

Note 2: A case may involve more than one private lot and/or structure.

Note 3: As the processing of a case may straddle different years, the cases with lease breaches purged and the cases with warning letters registered in the Land Registry in a calendar year may not necessarily correspond to the cases with warning letters issued in the same year.

- End -

Reply Serial No.

DEVB(PL)253

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4128)

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:

Would the Government please provide the number of small house applications from villages of the following rural committees, which were pending processing in the past five years (2015-2019)?

Given that the above information is compiled on a village basis, it should be readily available from the Lands Department and its District Lands Offices. If not, does it suggest that no such information has been maintained, or are there any other reasons (please specify)?

Rural Committee (RC)/ Recognised Village	Number of small house applications pending processing (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Pat Heung RC - Tsat Sing Kong - Cheung Kong Tsuen - Ng Ka Tsuen (and so on)					
Shap Pat Heung RC - Chuk Hang (Tai Wai Wo Liu) - Lung Tin Tsuen - Nga Yiu Tau (and so on)					
Ping Shan RC - Fung Chi Tsuen - Fung Ka Wai - Wing Ning Tsuen (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications pending processing (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Ha Tsuen RC - Fung Kong Tsuen - Ha Tsuen San Wai - Ha Tsuen Shi (and so on)					
San Tin RC - San Tin Ha San Wai - San Tin Sheung San Wai - Sheung Chuk Yuen (and so on)					
Kam Tin RC - Fung Kat Heung - Chi Tong Tsuen - Kam Hing Wai (and so on)					
Tuen Mun RC - Fu Tei - Chung Uk Tsuen - Kei Lun Wai (and so on)					
Tai Po RC - Cheung Shue Tan - Cheung Uk Tei - Chuen Shui Tseng (and so on)					
Sai Kung North RC - Che Ha - Chek Keng - Cheung Muk Tau (and so on)					
Sheung Shui District RC - Wa Shan - Ying Pun - Cheung Lek (and so on)					
Ta Kwu Ling District RC - Nga Yiu - Chuk Yuen - Fung Wong Wu (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications pending processing (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Sha Tau Kok District RC - Ap Chau - Shek Chung Au - A Ma Wat (and so on)					
Fanling District RC - Shung Him Tong - Tong Hang - Fan Leng Lau (and so on)					
Sai Kung RC - Che Keng Tuk - Chuk Yuen - Heung Chung (and so on)					
Hang Hau RC - Fat Tau Chau - Ha Yeung (including Mau Po, Siu Hang Hau) - Ma Yau Tong (and so on)					
Sha Tin RC - Au Pui Wan - Chap Wai Kon - Chek Nai Ping (and so on)					
Tsuen Wan RC - Chuen Lung - Ha Tong Lek - Hoi Pa (and so on)					
Ma Wan RC - Fa Ping - Luk Keng - Ma Wan Main Street (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications pending processing (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
South Lantao RC - Cheung Sha Lower Village - Cheung Sha Upper Village - Ham Tin (and so on)					
Tung Chung RC - Chek Lap Kok San Tsuen - Ha Ling Pei - Lam Che (and so on)					
Lamma Island (North) RC - Ko Long - Lo Tik Wan - Pak Kok Kau Tsuen (and so on)					
Lamma Island (South) RC - Lo So Shing - Luk Chau - Mo Tat (and so on)					
Mui Wo RC - Chung Hau - Luk Tei Tong - Man Kok Tsui (and so on)					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 91)

Reply:

The Lands Department does not have readily available statistics on small house applications pending processing with a breakdown by village or Rural Committee.

The number of small house applications pending processing by New Territories District Lands Offices (DLOs) as at the end of each of the past five years (2015 to 2019) is set out below.

DLO	2015	2016	2017	2018	2019 (Note)
Islands	261	275	289	297	253
North	1 547	1 216	1 129	1 021	1 241
Sai Kung	318	203	158	61	108
Sha Tin	133	92	62	62	86
Tai Po	396	461	435	461	57
Tsuen Wan & Kwai Tsing	207	207	202	170	124
Tuen Mun	213	105	119	83	70
Yuen Long	859	429	430	419	517
Total	3 934	2 988	2 824	2 574	2 456

Note: The processing of applications for Private Treaty Grant and Land Exchange involving Government land has been suspended since the judgment of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

- End -

Reply Serial No.

DEVB(PL)254

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4129)

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:

Would the Government please provide the number of small house applications received from villages of the following rural committees in the past five years (2015-2019)?

Given that the above information is compiled on a village basis, it should be readily available from the Lands Department and its District Lands Offices. If not, does it suggest that no such information has been maintained, or are there any other reasons (please specify)?

Rural Committee (RC)/ Recognised Village	Number of small house applications received (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Pat Heung RC - Tsat Sing Kong - Cheung Kong Tsuen - Ng Ka Tsuen (and so on)					
Shap Pat Heung RC - Chuk Hang (Tai Wai Wo Liu) - Lung Tin Tsuen - Nga Yiu Tau (and so on)					
Ping Shan RC - Fung Chi Tsuen - Fung Ka Wai - Wing Ning Tsuen (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications received (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Ha Tsuen RC - Fung Kong Tsuen - Ha Tsuen San Wai - Ha Tsuen Shi (and so on)					
San Tin RC - San Tin Ha San Wai - San Tin Sheung San Wai - Sheung Chuk Yuen (and so on)					
Kam Tin RC - Fung Kat Heung - Chi Tong Tsuen - Kam Hing Wai (and so on)					
Tuen Mun RC - Fu Tei - Chung Uk Tsuen - Kei Lun Wai (and so on)					
Tai Po RC - Cheung Shue Tan - Cheung Uk Tei - Chuen Shui Tseng (and so on)					
Sai Kung North RC - Che Ha - Chek Keng - Cheung Muk Tau (and so on)					
Sheung Shui District RC - Wa Shan - Ying Pun - Cheung Lek (and so on)					
Ta Kwu Ling District RC - Nga Yiu - Chuk Yuen - Fung Wong Wu (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications received (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Sha Tau Kok District RC - Ap Chau - Shek Chung Au - A Ma Wat (and so on)					
Fanling District RC - Shung Him Tong - Tong Hang - Fan Leng Lau (and so on)					
Sai Kung RC - Che Keng Tuk - Chuk Yuen - Heung Chung (and so on)					
Hang Hau RC - Fat Tau Chau - Ha Yeung (including Mau Po, Siu Hang Hau) - Ma Yau Tong (and so on)					
Sha Tin RC - Au Pui Wan - Chap Wai Kon - Chek Nai Ping (and so on)					
Tsuen Wan RC - Chuen Lung - Ha Tong Lek - Hoi Pa (and so on)					
Ma Wan RC - Fa Ping - Luk Keng - Ma Wan Main Street (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications received (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
South Lantao RC - Cheung Sha Lower Village - Cheung Sha Upper Village - Ham Tin (and so on)					
Tung Chung RC - Chek Lap Kok San Tsuen - Ha Ling Pei - Lam Che (and so on)					
Lamma Island (North) RC - Ko Long - Lo Tik Wan - Pak Kok Kau Tsuen (and so on)					
Lamma Island (South) RC - Lo So Shing - Luk Chau - Mo Tat (and so on)					
Mui Wo RC - Chung Hau - Luk Tei Tong - Man Kok Tsui (and so on)					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 92)

Reply:

The Lands Department does not have readily available statistics on small house applications received with a breakdown by village or Rural Committee.

The number of small house applications received by New Territories District Lands Offices (DLOs) in the past five years (2015 to 2019) is set out below.

DLO	2015	2016	2017	2018	2019
Islands	127	75	48	64	27
North	532	361	293	282	122
Sai Kung	140	99	73	85	188
Sha Tin	81	55	40	51	44
Tai Po	270	161	151	166	1 190
Tsuen Wan & Kwai Tsing	23	20	9	44	5
Tuen Mun	218	71	68	85	55
Yuen Long	1 156	455	447	573	544
Total	2 547	1 297	1 129	1 350	2 175

- End -

Reply Serial No.

DEVB(PL)255

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4130)

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:

Would the Government please provide the number of small house applications from villages of the following rural committees, which were approved in the past five years (2015-2019)?

Given that the above information is compiled on a village basis, it should be readily available from the Lands Department and its District Lands Offices. If not, does it suggest that no such information has been maintained, or are there any other reasons (please specify)?

Rural Committee (RC)/ Recognised Village	Number of small house applications approved (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Pat Heung RC - Tsat Sing Kong - Cheung Kong Tsuen - Ng Ka Tsuen (and so on)					
Shap Pat Heung RC - Chuk Hang (Tai Wai Wo Liu) - Lung Tin Tsuen - Nga Yiu Tau (and so on)					
Ping Shan RC - Fung Chi Tsuen - Fung Ka Wai - Wing Ning Tsuen (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications approved (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Ha Tsuen RC - Fung Kong Tsuen - Ha Tsuen San Wai - Ha Tsuen Shi (and so on)					
San Tin RC - San Tin Ha San Wai - San Tin Sheung San Wai - Sheung Chuk Yuen (and so on)					
Kam Tin RC - Fung Kat Heung - Chi Tong Tsuen - Kam Hing Wai (and so on)					
Tuen Mun RC - Fu Tei - Chung Uk Tsuen - Kei Lun Wai (and so on)					
Tai Po RC - Cheung Shue Tan - Cheung Uk Tei - Chuen Shui Tseng (and so on)					
Sai Kung North RC - Che Ha - Chek Keng - Cheung Muk Tau (and so on)					
Sheung Shui District RC - Wa Shan - Ying Pun - Cheung Lek (and so on)					
Ta Kwu Ling District RC - Nga Yiu - Chuk Yuen - Fung Wong Wu (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications approved (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Sha Tau Kok District RC - Ap Chau - Shek Chung Au - A Ma Wat (and so on)					
Fanling District RC - Shung Him Tong - Tong Hang - Fan Leng Lau (and so on)					
Sai Kung RC - Che Keng Tuk - Chuk Yuen - Heung Chung (and so on)					
Hang Hau RC - Fat Tau Chau - Ha Yeung (including Mau Po, Siu Hang Hau) - Ma Yau Tong (and so on)					
Sha Tin RC - Au Pui Wan - Chap Wai Kon - Chek Nai Ping (and so on)					
Tsuen Wan RC - Chuen Lung - Ha Tong Lek - Hoi Pa (and so on)					
Ma Wan RC - Fa Ping - Luk Keng - Ma Wan Main Street (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications approved (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
South Lantao RC - Cheung Sha Lower Village - Cheung Sha Upper Village - Ham Tin (and so on)					
Tung Chung RC - Chek Lap Kok San Tsuen - Ha Ling Pei - Lam Che (and so on)					
Lamma Island (North) RC - Ko Long - Lo Tik Wan - Pak Kok Kau Tsuen (and so on)					
Lamma Island (South) RC - Lo So Shing - Luk Chau - Mo Tat (and so on)					
Mui Wo RC - Chung Hau - Luk Tei Tong - Man Kok Tsui (and so on)					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 93)

Reply:

The Lands Department does not have readily available statistics on small house applications approved with a breakdown by village or Rural Committee.

The number of small house applications approved by New Territories District Lands Offices (DLOs) in the past five years (2015 to 2019) is set out below.

DLO	2015	2016	2017	2018	2019
Islands	37	50	38	29	40
North	98	146	97	138	120
Sai Kung	63	48	52	48	33
Sha Tin	19	32	22	33	35
Tai Po	194	143	170	195	88
Tsuen Wan & Kwai Tsing	34	1	6	1	1
Tuen Mun	71	54	53	49	18
Yuen Long	473	384	380	337	230
Total	989	858	818	830	565

- End -

Reply Serial No.

DEVB(PL)256

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4131)

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:

Would the Government please provide the number of small house applications from villages of the following rural committees, which were rejected in the past five years (2015-2019)?

Given that the above information is compiled on a village basis, it should be readily available from the Lands Department and its District Lands Offices. If not, does it suggest that no such information has been maintained, or are there any other reasons (please specify)?

Rural Committee (RC)/ Recognised Village	Number of small house applications rejected (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Pat Heung RC - Tsat Sing Kong - Cheung Kong Tsuen - Ng Ka Tsuen (and so on)					
Shap Pat Heung RC - Chuk Hang (Tai Wai Wo Liu) - Lung Tin Tsuen - Nga Yiu Tau (and so on)					
Ping Shan RC - Fung Chi Tsuen - Fung Ka Wai - Wing Ning Tsuen (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications rejected (Note: please provide the figures on a village basis)				
	2015	2016	2017	2018	2019
Ha Tsuen RC - Fung Kong Tsuen - Ha Tsuen San Wai - Ha Tsuen Shi (and so on)					
San Tin RC - San Tin Ha San Wai - San Tin Sheung San Wai - Sheung Chuk Yuen (and so on)					
Kam Tin RC - Fung Kat Heung - Chi Tong Tsuen - Kam Hing Wai (and so on)					
Tuen Mun RC - Fu Tei - Chung Uk Tsuen - Kei Lun Wai (and so on)					
Tai Po RC - Cheung Shue Tan - Cheung Uk Tei - Chuen Shui Tseng (and so on)					
Sai Kung North RC - Che Ha - Chek Keng - Cheung Muk Tau (and so on)					
Sheung Shui District RC - Wa Shan - Ying Pun - Cheung Lek (and so on)					
Ta Kwu Ling District RC - Nga Yiu - Chuk Yuen - Fung Wong Wu (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications rejected (Note: please provide the figures on a village basis				
	2015	2016	2017	2018	2019
Sha Tau Kok District RC - Ap Chau - Shek Chung Au - A Ma Wat (and so on)					
Fanling District RC - Shung Him Tong - Tong Hang - Fan Leng Lau (and so on)					
Sai Kung RC - Che Keng Tuk - Chuk Yuen - Heung Chung (and so on)					
Hang Hau RC - Fat Tau Chau - Ha Yeung (including Mau Po, Siu Hang Hau) - Ma Yau Tong (and so on)					
Sha Tin RC - Au Pui Wan - Chap Wai Kon - Chek Nai Ping (and so on)					
Tsuen Wan RC - Chuen Lung - Ha Tong Lek - Hoi Pa (and so on)					
Ma Wan RC - Fa Ping - Luk Keng - Ma Wan Main Street (and so on)					

Rural Committee (RC)/ Recognised Village	Number of small house applications rejected (Note: please provide the figures on a village basis				
	2015	2016	2017	2018	2019
South Lantao RC - Cheung Sha Lower Village - Cheung Sha Upper Village - Ham Tin (and so on)					
Tung Chung RC - Chek Lap Kok San Tsuen - Ha Ling Pei - Lam Che (and so on)					
Lamma Island (North) RC - Ko Long - Lo Tik Wan - Pak Kok Kau Tsuen (and so on)					
Lamma Island (South) RC - Lo So Shing - Luk Chau - Mo Tat (and so on)					
Mui Wo RC - Chung Hau - Luk Tei Tong - Man Kok Tsui (and so on)					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 94)

Reply:

The Lands Department does not have readily available statistics on small house applications rejected with a breakdown by village or Rural Committee.

The number of small house applications rejected by New Territories District Lands Offices (DLOs) in the past five years (2015 to 2019) is set out below.

DLO	2015	2016	2017	2018	2019
Islands	39	12	35	28	16
North	71	135	173	238	177
Sai Kung	95	48	19	19	10
Sha Tin	109	84	62	78	19
Tai Po	172	260	107	303	108
Tsuen Wan & Kwai Tsing	11	22	12	22	7
Tuen Mun	53	62	61	25	17
Yuen Long	713	457	592	367	461
Total	1 263	1 080	1 061	1 080	815

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4159)

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 Programme (1) Land Administration, the indicators include "temporary use of government land" and "permanent use of government land". Please provide, with a breakdown by department, the details of all properties possessed by various departments on the sites granted to them by the Lands Department by way of the aforesaid land allocations up to the present.

Policy bureau/department	Total number of properties in possession	Total site area (square metres)

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 124)

Reply:

As at February 2020, there were a total of about 4 500 permanent government land allocations (PGLAs) with a total area of about 4 000 hectares (ha) allocated to various government bureaux/departments to facilitate the implementation of government projects and/or provision of government services. These PGLAs are mainly allocated to the Leisure and Cultural Services Department, the Food and Environmental Hygiene Department (FEHD), the Water Supplies Department (WSD), the Education Bureau, the Drainage Services Department,

the Government Property Agency, etc. for purposes such as parks/sitting out areas, sports stadiums, public toilets, pumping stations, service reservoirs, schools, latrine/bath houses, refuse collection points, and government offices.

As at the same date as above, there were a total of 4 174 temporary government land allocations (TGLAs) with a total area of about 3 370 ha allocated to various government bureaux/departments on a temporary basis to facilitate the implementation of government projects and/or provision of government services. These TGLAs are mainly allocated to the Civil Engineering and Development Department, FEHD, the Highways Department, the Home Affairs Department, WSD, etc. Many of these TGLAs are works sites allocated to works departments for construction of government projects, which will be handed over to the user government bureaux/departments upon completion of the infrastructure or development.

As the Lands Department is only responsible for coordinating and allocating suitable land for implementation of government projects and/or provision of government services, it does not keep information on the properties built or used by the user government bureaux/departments on the PGLAs or TGLAs allocated to them.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4160)

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 details of permanent government land allocations held by various policy bureaux and their departments:

Policy Bureau/Department	Total number of sites held	Total area of sites

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 125)

Reply:

As at February 2020, there were a total of about 4 500 permanent government land allocations (PGLAs) with a total area of about 4 000 hectares allocated to various government departments/bureaux to facilitate the implementation of government projects and/or provision of government services. These PGLAs are mainly allocated to the Leisure and Cultural Services Department, the Food and Environmental Hygiene Department, the Water Supplies Department, the Education Bureau, the Drainage Services Department, the Government Property Agency, etc. for purposes such as parks/sitting out areas, sports stadiums, public toilets, pumping stations, service reservoirs, schools, latrine/bath houses, refuse collection points, and government offices.

- End -

Reply Serial No.

DEVB(PL)259

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4161)

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 Special Duties Task Force set up under the Lands Department for handling unlawful brownfield operations in the New Territories has completed the first phase of enforcement. Will the Government provide this Committee with details of each of the 65 breach cases involved in the first phase exercise as set out in the following table?

Case	Exact location	Area occupied	Year(s) of the breach	Amount of fine	Request for reinstatement/ imposition of an encumbrance / re-entry
1					
2					
3					
…					

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 126)

Reply:

The Special Duties Task Force set up under the Lands Department (LandsD) is to step up land enforcement actions. In the first and second phases of enforcement actions against brownfield operations unlawfully occupying government land, 30 black spots at Yuen Long, Tuen Mun, North and Sai Kung districts were identified and 65 business operators were involved. The approximate locations of the 65 business operators and the area of land they unlawfully occupied are set out below. LandsD does not have readily available information on how long these locations had been occupied before the enforcement actions.

Case No.	**District**	**Location**	**Area of Government land involved (sq. m.)**
1	Yuen Long	Wang Chau, Ping Shan	980
2		Wang Chau, Ping Shan	2 284
3		Wang Chau, Ping Shan	769
4		Wang Chau, Ping Shan	1 400
5		Wang Chau, Ping Shan	120
6		Wang Chau, Ping Shan	2 490
7		Wang Chau, Ping Shan	250
8		Wang Chau, Ping Shan	850
9		Wang Chau, Ping Shan	1 000
10		Wang Chau, Ping Shan	1 138
11		Wang Chau, Ping Shan	410
12		Wang Chau, Ping Shan	80
13		Wang Chau, Ping Shan	177
14		Wang Chau, Ping Shan	252
15		Tan Kwai Tsuen, Ping Shan	256
16		Tan Kwai Tsuen, Ping Shan	187
17		Tan Kwai Tsuen, Ping Shan	1 169
18		Tan Kwai Tsuen, Ping Shan	853
19		Tan Kwai Tsuen, Ping Shan	2 847
20		Tan Kwai Tsuen, Ping Shan	1 088
21		Lau Fau Shan, Ping Shan	4 805
22		Lau Fau Shan, Ping Shan	1 314
23		Lau Fau Shan, Ping Shan	1 090
24		Lau Fau Shan, Ping Shan	1 302
25		Lau Fau Shan, Ping Shan	232
26		Lau Fau Shan, Ping Shan	1 178
27		Tong Fong Tsuen, Ping Shan	3 202
28		Tin Wah Road, Ping Shan	2 628
29		Yau Tam Mei, San Tin	9 500
30		Kam Pok Road, San Tin	402

Case No.	District	Location	Area of Government land involved (sq. m.)
31		Kam Pok Road, San Tin	209
32		Kam Pok Road, San Tin	3 326
33		Kam Pok Road, San Tin	98
34		Kam Pok Road, San Tin	3 129
35		Chau Tau, San Tin	1 410
36		Chau Tau, San Tin	70
37		Ngau Tam Mei, San Tin	191
38		Ngau Tam Mei, San Tin	191
39		Ngau Tam Mei, San Tin	2 716
40		Yau Tam Mei, San Tin	2 434
41		Shek Wu Wai, San Tin	4 060
42		Chung Hau Tsuen, Shap Pat Heung	3 639
43	Tuen Mun	Lung Kwu Tan	3 304
44		Lung Kwu Tan	3 999
45		Lung Kwu Tan	6 243
46		Lung Kwu Tan	1 450
47		Lung Kwu Tan	4 040
48		Lung Kwu Tan	5 140
49		Lung Kwu Tan	750
50		Lung Kwu Tan	1 504
51		Lung Kwu Tan	2 156
52		Lung Kwu Tan	774
53	North	Tai Tong Wu, Sha Tau Kok	2 874
54		Hung Lung Hang, Ta Kwu Ling	3 500
55		Hung Lung Hang, Ta Kwu Ling	17 000
56		Lau Shui Heung Road, Fanling	500
57		Lau Shui Heung Road, Fanling	1 100
58		Lau Shui Heung Road, Fanling	20
59		Lau Shui Heung Road, Fanling	50
60		Lau Shui Heung Road, Fanling	550
61		Fai King Road, Sheung Shui	4 900
62		Hung Kiu San Tsuen, Sheung Shui	2 690
63		Jockey Club Road, Sheung Shui	2 240
64	Sai Kung	Ma Yau Tong, Hang Hau	1 950
65		Ma Yau Tong, Hang Hau	1 550

The first phase had been completed, while the second phase is still in progress. As the operators involved in relation to the first phase had all ceased occupation after posting of statutory notices by LandsD, prosecution action was not required.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4171)

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:

Referring to the reply by the Rating and Valuation Department (RVD) to Hon TO Kun-sun, James (Reply Serial No. FSTB(Tsy)055) in the preceding financial year, it is stated that "(S)ince May 2016, District Lands Offices in the New Territories would provide RVD with copies of the warning letters issued when taking enforcement actions on the unauthorised change of use of agricultural land and buildings so identified." Please provide the number of copies of warning letters issued by the Lands Department, the geographical distribution and statistics regarding the breaches and the position of relevant enforcement actions and rectifications in each of the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 136)

Reply:

The Lands Department (LandsD) has copied the warning letters issued in respect of unauthorised change of use of agricultural land to the Rating and Valuation Department (RVD) since May 2016. The numbers of warning letters issued and copied to RVD from 2016 to 2019 by the eight District Lands Offices in the New Territories are set out below –

District Lands Office	Numbers of cases with warning letters issued and copied to RVD			
	2016	**2017**	**2018**	**2019**
Islands	56	80	74	70
North	169	132	110	122
Sai Kung	20	50	29	28
Sha Tin	6	5	3	22
Tuen Mun	59	57	36	82
Tai Po	179	149	140	133
Tsuen Wan and Kwai Tsing	8	12	12	15
Yuen Long	853	635	583	446
Total	**1 350**	**1 120**	**987**	**918**

The relevant statistics regarding lease enforcement actions taken by LandsD against lease breaches involving unauthorised structures on private agricultural land in the New Territories in the past four calendar years (2016 to 2019) are as follows –

	2016	**2017**	**2018**	**2019**
Number of cases with warning letter registered in the Land Registry (Note 1)	472	510	510	491
Number of cases with re-entry action taken (Note 1)	4	10	12	6
Numbers of cases with unauthorised structures demolished (Note 1)	220	359	352	361

Note 1: As case processing work may straddle different years, the cases with warning letters issued may not necessarily correspond to the cases with warning letters registered in the Land Registry, re-entry action taken and unauthorised structures demolished during the same period.

- End -

Reply Serial No.

DEVB(PL)261

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4173)

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 TGLAs	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 TGLAs	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 TGLAs	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		

	Number of TGLAs	Area
Housing Department		
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 CHAN Tanya (LegCo internal reference no.: 138)

Reply:

As at February 2020, there are a total of 4 174 temporary government land allocations (TGLAs) with a total area of about 3 370 hectares (ha) allocated to various government bureaux/departments on a temporary basis to facilitate the implementation of government projects and/or provision of government services. These TGLAs are mainly allocated to the Civil Engineering and Development Department, the Food and Environmental Hygiene Department, the Highways Department, the Home Affairs Department, the Water Supplies Department, etc. Breakdown of TGLAs by district and 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	315	200
Hong Kong West & South	485	82
Kowloon East	347	221
Kowloon West	164	51
Islands	430	780
North	349	371

District (by District Lands Office unless otherwise specified)	Number of TGLAs	Area (ha) (about)
Sai Kung	368	546
Sha Tin	236	34
Tuen Mun	216	229
Tai Po	315	142
Tsuen Wan & Kwai Tsing	330	436
Yuen Long	423	137
Allocations for railway development projects	196	141
Total	**4 174**	**3 370**

Breakdown of TGLAs by use

Use [Note]	Number of TGLAs	Area (ha) (about)
Works site/works area	2 238	2 934
Storage	149	31
Open space	451	72
School/training centre	14	6
Others	1 322	327
Total	**4 174**	**3 370**

Note: Based on the projects/proposals of the bureaux/departments concerned.

- End -

Reply Serial No.

DEVB(PL)262

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4174)

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 a breakdown by district of: (1) the number of valid short-term tenancies (STTs) currently granted for private garden purposes; (2) the total area of the land covered and the average rental per square foot.

	Number of STTs for private garden purposes	Area of land	Average rental per square foot
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 CHAN Tanya (LegCo internal reference no.: 139)

Reply:

Information as at February 2020 on short term tenancies (STTs) permitting private garden use by District Lands Office is set out in the following table. The rental of STTs for private garden use is basically charged on full market value basis. There is no readily available information on the average unit rental of these STTs.

District Lands Office	**Number of STTs permitting private garden use**	**Area (m^2) (about)**
Hong Kong East	21	9 900
Hong Kong West & South	92	33 500
Kowloon East	3	1 700
Kowloon West	4	1 300
Islands	225	30 800
North	35	11 300
Sai Kung	799	164 700
Sha Tin	185	23 200
Tuen Mun	56	15 300
Tai Po	295	51 500
Tsuen Wan & Kwai Tsing	22	6 200
Yuen Long	212	15 300
Total	**1 949**	**364 700**

- End -

Reply Serial No.

DEVB(PL)263

CONTROLLING OFFICER'S REPLY

(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:

How many small house applications were received by the Lands Department (LandsD) in the past five years? What are the numbers of backlog cases and cases under processing at present? How long does it take on average for LandsD to process a small house application? What is the total area of land zoned "Village Type Development" and available within the "Village Expansion Area" at present, and how much of it can be reserved for approved small house development? What are the estimated expenditure and manpower required for handling such cases in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 225)

Reply:

Over the past five years (2015 to 2019), the Lands Department (LandsD) received a total of 8 498 small house applications. As at end of December 2019, the number of small house applications being processed was 6 419 and the number of applications pending processing was 2 456. 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, the processing time may be longer.

According to the Planning Department, about 3 377 hectares (ha) of land fall within areas zoned "Village Type Development" ("V") on the statutory plans. Land under the "V" zones on statutory plans is scattered across the territory and covers existing and recognised villages in the New Territories. Whether the development of small house may proceed on a particular site within the "V" zone would depend on engineering and other technical conditions. The Government does not have readily available information on the total area of land available for small house developments in these "V" zones.

There are at present 16 “village expansion areas” with a total area of about 33 ha within which sites are still available for small house development. These village expansion areas are currently zoned “V” and form part of the total area of “V” zones quoted above.

It is estimated that around 100 staff will be involved in handling small house applications in the financial year 2020-21, involving an estimated staff expenditure of $53.4 million. Some of the staff involved are also responsible for other land administration duties.

The cases being processed as at end 2019 exclude applications for Private Treaty Grant and Land Exchange involving Government Land. The processing of these two types of applications has been suspended since the judgment of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

- End -

CONTROLLING OFFICER'S REPLY

(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:

What were the expenditure and manpower involved in conducting inspections to detect any unlawful occupation of government land in the past five years? How many cases of unlawful occupation of government land were identified during routine inspections by the Lands Department in the past five years and what was their percentage share in the total number of cases of unlawful occupation of government land? What are the estimated expenditure and manpower required for handling this task in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 226)

Reply:

Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (LandsD). Site inspections are mainly conducted in response to complaints, enquiries or referrals. In addition, LandsD also conducted routine site inspections on black spots from time to time subject to manpower availability. During the past five years (2015 to 2019), LandsD identified a total of 2 670 cases of unlawful occupation of government land during routine site inspections. This represents about 5% of the total number of cases of unlawful occupation of government land handled by LandsD during the period. As conducting inspections of government sites is part of the overall land control work of LandsD, there is no separate breakdown in respect of the expenditure for conducting routine inspections of government sites and taking follow-up actions. In the financial year 2020-21, 236 full-time equivalent staff will be involved in land control work at an estimated cost of $121.5 million.

- End -

Reply Serial No.

DEVB(PL)265

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4261)

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:

What were the expenditure and manpower involved in conducting inspections to detect any illegal excavation on private land leading to development in the past five years? How many such cases of illegal excavation on private land were identified during routine inspections by the Lands Department in the past five years and what was their percentage share in the total number of such cases of illegal excavation on private land? What are the estimated expenditure and manpower required for handling this task in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 227)

Reply:

Lease enforcement action against unauthorised excavation on private land only represents part of the lease enforcement work and staff handling unauthorised excavation on private land also carry out other land administration duties. There is no separate breakdown on the number of staff and staff cost solely for handling unauthorised excavation on private land. In the financial year 2020-21, 183 full-time equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $95.6 million.

- End -

Reply Serial No.

DEVB(PL)266

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4262)

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:

How many cases were in breach of the requirements governing New Territories Exempted Houses in the past five years? What are the estimated expenditure and manpower required for handling such cases in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 228)

Reply:

The numbers of confirmed cases of breach of development conditions of New Territories Exempted Houses (NTEHs) in the past five years (2015 to 2019) are set out below –

Year	Number of confirmed cases involving breach of development conditions of NTEHs
2015	210
2016	87
2017	58
2018	201
2019	231

Cases involving breach of development conditions of NTEHs are handled by the existing staff of the Lands Department 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. In the financial year 2020-21, 183 full-time equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $95.6 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4263)

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:

How many applications for rebuilding small houses and squatter structures were received by the Lands Department (LandsD) respectively in the past five years? What are the respective numbers of backlog cases and cases under processing at present? How long does it take on average for LandsD to process an application for rebuilding a small house or a squatter structure? What are the estimated expenditure and manpower required for handling these applications in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 229)

Reply:

Over the past five years (2015 to 2019), the number of applications received for rebuilding New Territories exempted houses (NTEHs) including small house was 3 117. As at end of December 2019, the number of rebuilding applications being processed was 2 152 and no application was pending processing.

In general, for straightforward cases, the Lands Department (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.

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 five years (2015 to 2019), the number of applications received for rebuilding squatter structures for domestic use was 25. As at end of December 2019, the number of rebuilding applications being processed was 34 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.

The abovementioned 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 these applications.

- End -

Reply Serial No.

DEVB(PL)268

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4264)

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:

How many disputes involving rural land were received by the Lands Department (LandsD) in the past five years? How long does it take on average for LandsD to resolve such a dispute? What are the estimated expenditure and manpower required for handling these disputes in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 230)

Reply:

The Lands Department does not keep statistics on "rural land disputes" which does not have a common definition and may cover a wide spectrum of scenarios.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4266)

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:

What were the expenditure and manpower involved in conducting investigations into the construction of unauthorised structures in small houses in the past five years? How many cases of unauthorised structures were identified during routine inspections by the Lands Department in the past five years and what was their percentage share in the total number of cases of unauthorised structures? What are the estimated expenditure and manpower required for handling this task in 2020-21?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 232)

Reply:

Cases involving breach of development conditions of New Territories Exempted Houses (NTEHs), including small houses, are handled by the existing staff of the Lands Department (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. LandsD will investigate complaints, referrals or enquiries and, where breaches are confirmed, take enforcement actions in respect of NTEHs. The number of confirmed cases involving breach of development conditions of NTEHs in the past five years (2015 to 2019) is set out below –

Year	Number of confirmed cases involving breach of development conditions of NTEHs
2015	210
2016	87
2017	58
2018	201
2019	231

In the financial year 2020-21, 183 full-time equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $95.6 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4267)

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 a list of short-term tenancies (STTs) granted by the Government in the past five years and planned to be granted in 2020-21, with details relating to the specific location, site area and use of each STT.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 233)

Reply:

The location and area of land granted by short term tenancy (STT) in the past five years are set out in the following table–

Location (by District Lands Office unless otherwise stated)	**Area of land granted by STTs in the year (hectare (ha))**				
	2015	**2016**	**2017**	**2018**	**2019**
Hong Kong East	0.28	0.71	1.93	0.57	0.75
Hong Kong West & South	0.59	2.24	9.86	2.15	5.02
Kowloon East	8.85	3.44	8.91	0.87	1.07
Kowloon West	4.51	5.38	1.11	4.74	1.17
Islands	1.14	1 693.76 (Note 1)	0.83	3.48	0.07
North	1.99	15.42	0.74	1.49	3.23
Sai Kung	2.24	8.78	2.29	1.58	5.36
Sha Tin	2.14	6.52	1.79	5.82	4.25

Location (by District Lands Office unless otherwise stated)	Area of land granted by STTs in the year (ha)				
	2015	**2016**	**2017**	**2018**	**2019**
Tuen Mun	4.66	1.87	8.76	0.47	4.66
Tai Po	3.00	2.69	7.05	2.59	0.74
Tsuen Wan & Kwai Tsing	4.31	0.54	5.69	7.15	1.88
Yuen Long	4.19	2.90	4.29	2.87	1.07
Sites for railway development projects	0.01	0.10	0.04	0.01	0.01
Total by area	**37.91**	**1 744.35** (Note 1)	**53.29**	**33.79**	**29.28**
Total by number of STTs	**222**	**226**	**233**	**180**	**152**

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.

The users of the above STTs mainly include fee-paying carparks; open/covered storage and shop uses; public utilities; container storage/handling; workshops for recycling, vehicle repairing, boat building/repairing; plant nurseries; private gardens; works areas/sites required for various development projects such as public housing developments, railway development projects, airport facilities; and religious/recreation/education/community/other non-profit making uses.

It is estimated that 50.4 hectares of land will be granted by STTs in 2020. The uses of the sites which may be let on STTs in 2020 include works areas/sites for public housing developments/railway projects/airport construction projects, education and non-profit-making uses, public utilities, fee-paying carparks, covered storage, factory, shop and other commercial uses, private gardens and other miscellaneous uses. As the information for 2020 is only an estimate, further details are not available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4268)

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:

Does the Government have any plan to review whether sites currently under short-term tenancies can be rezoned to allow for long-term uses such as housing or community facilities? If yes, what will be the schedule of the review and the expenditure involved?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 234)

Reply:

The Planning Department reviews the land use zonings of land across the territory, including land held under short term tenancies, as part of its ongoing task in supporting the Government's multi-pronged strategy to increase land supply for residential and other developments. The Lands Department (LandsD) provides support in the review where required. LandsD is unable to provide a breakdown of the expenditure deployed for such work as the relevant staff also handle other work in LandsD.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4269)

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 about the applications for land exchange received, processed and approved by the Government in the past five years and the expenditure involved.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 235)

Reply:

In the past five years (i.e. 1 January 2015 to 31 December 2019), the Lands Department (LandsD) received a total of 114 valid applications for land exchange, of which 19 cases were approved and executed, 12 cases were withdrawn, one case was rejected and 82 cases were under processing as at the end of February 2020. LandsD is not in a position to provide information on individual applications that are not approved/executed or under processing, and details of the 19 approved and executed cases are as follows–

Item	Execution date of land document	Lot number and Location	Site Area (hectares) (about)	User (Note)
1.	3 August 2016	Tuen Mun Town Lot No. 491 Area 40, Tuen Mun	2.3800	River trade cargo terminal
2.	25 January 2017	Kowloon Inland Lot No. 11247 Shanghai Street, Mong Kok	0.0916	Commercial
3.	27 February 2017	Kowloon Inland Lot No. 11264 Ho Man Tin, Kowloon	3.6204	Residential
4.	29 May 2017	Lot No. 4328 in Demarcation District No. 124 Hung Shui Kiu, Yuen Long	1.0240	Residential
5.	12 June 2017	Aberdeen Inland Lot No. 467 Heung Yip Road, Wong Chuk Hang	6.8581	Residential

Item	Execution date of land document	Lot number and Location	Site Area (hectares) (about)	User (Note)
6.	12 July 2017	Lot No. 1928 in Demarcation District No. 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	1.1539	Commercial
7.	31 August 2017	Lot No. 4056 in Demarcation District No. 120 Shap Pat Heung Road, Yuen Long	0.2251	Residential
8.	19 December 2017	Fanling Sheung Shui Town Lot No. 263 Areas 24 and 25, Kwu Tung, Sheung Shui	0.5250	Residential
9.	22 December 2017	Lot No. 2128 in Demarcation District No. 121 Ping Shan, Yuen Long	0.3506	Residential
10.	27 December 2017	Fanling Sheung Shui Town Lot No. 262 Ma Sik Road, Area 18, Fanling	1.6187	Residential
11.	29 March 2018	Fanling Sheung Shui Town Lot No. 261 Junction of Lok Yip Road and On Lok Mun Street, Fanling	0.0815	Industrial / Godown
12.	3 April 2018	Tai Po Town Lot No. 233 Wai Yi Street, Tai Po	0.0217	Residential
13.	8 August 2018	New Kowloon Inland Lot No. 6602 Yau Tong, Kowloon	0.4030	Residential
14.	9 August 2018	Rural Building Lot No. 1200 3 Sassoon Road, Pokfulam	0.3598	Institution / Community
15.	22 October 2018	New Kowloon Inland Lot No. 6573 14-20 Inverness Road, Kowloon City	0.1440	Residential
16.	21 November 2018	Lot No. 4040 in Demarcation District No. 120 Ma Tin Pok, Yuen Long	0.6118	Youth Hostel
17.	4 January 2019	Inland Lot No. 9045 1 Wang Tak Street, Happy Valley	0.0540	Residential
18.	19 June 2019	Yau Tong Inland Lot No. 45 Tung Yuen Street and Shung Yiu Street, Yau Tong	0.7773	Residential
19.	29 November 2019	Lot No. 2230 in Demarcation District No. 3 Lamma Island Yung Shue Wan, Lamma Island	0.0143	Church

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.

The land administration work for processing land exchange applications is carried out by staff of LandsD as part of their overall duties. We are unable to provide a breakdown of the expenditure involved solely for handling land exchange applications.

- End -

Reply Serial No.

DEVB(PL)273

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4270)

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 about the applications for revitalisation of industrial buildings received, processed and approved by the Government in the past five years and the expenditure involved.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 236)

Reply:

1. For the measures of redevelopment and wholesale conversion of old industrial buildings (IBs) implemented between 2010 and 2016, the Lands Department (LandsD) received a total of two and 101 applications for redevelopment and wholesale conversion respectively from 2015 up to the end of this six-year scheme in March 2016. Between the five years from 2015 to 2019, a total of five and 92 applications were approved for redevelopment and wholesale conversion respectively. While there was no outstanding application for redevelopment as at the end of 2016, there are eight applications for wholesale conversion being processed by LandsD currently.

   In this respect, with effect from 1 April 2017, all outstanding applications have been processed by relevant District Lands Offices as part of their land administration duties. We are unable to provide a breakdown of the expenditure incurred.

2. For the six measures as announced in the 2018 Policy Address now being implemented to revitalise old IBs, up to February 2020, LandsD received six [Note 1] lease modification applications for redevelopment of IBs respectively located in Kowloon East and Tsuen Wan & Kwai Tsing, and two special waiver applications for wholesale conversion of IBs respectively located in Hong Kong East and Kowloon East. All these applications were under processing as at February 2020.

Note 1: Including one lease modification application withdrawn by the applicant.

As these applications are processed by existing manpower resources of LandsD as part of their land administration duties, no separate breakdown on the expenditure incurred is available.

- End -

Reply Serial No.

DEVB(PL)274

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4271)

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 about the number of complaints received and handled by the Government about the unauthorised occupation of border land by the Shenzhen Municipal People's Government in the past five years, as well as a concrete account of the latest development of each case. Please provide the expenditure on border patrols by the Lands Department in 2020-21.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 237)

Reply:

The Lands Department (LandsD) received in early-November 2018 an enquiry about occupation of land near Sha Tau Kok River by Mainland personnel. In respect of this case, the position of the Hong Kong Special Administrative Region (HKSAR) Government has been that the relevant section of the boundary of HKSAR at the location in question has not changed since 1997, and the land in question falls within HKSAR territory. After discussion, the relevant Mainland authorities have no disagreement towards the view of the HKSAR Government. The Mainland personnel has stopped using the land in question. Nor has the incident led to any change in land ownership for the said piece of land. The HKSAR Government is continuing the discussion with the relevant Mainland authorities on relevant matters, including the demarcation of boundary on the ground in future to facilitate identification.

The work of LandsD in monitoring the use of land near the HKSAR administrative boundary, including conducting inspections and monitoring through aerial photos, is conducted as part of its overall duties of land administration. No separate breakdown on the expenditure in this regard is available.

- End -

Reply Serial No.

DEVB(PL)275

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4272)

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:

1. In the past five years, aerial photographs taken from an altitude of 4 000 feet were produced by the Photogrammetric and Aerial Survey Section (PASS) of the Lands Department (LandsD) for the Environmental Protection Department (EPD) to determine any potential violation of the Environmental Impact Assessment (EIA) Ordinance, such as construction being carried out without a permit or reclamation works exceeding the threshold limit. Please provide in table form the works projects, number of shooting, specific expenditure and number of staff involved.

Year	Works Project	Number of Shooting	Specific Expenditure	Number of Staff Involved
2015-2016				
2016-2017				
2017-2018				
2018-2019				
2019-2020				

2. In 2020-2021, aerial photographs taken from an altitude of 4 000 feet are expected to be produced by PASS of LandsD for EPD to determine any potential violation of the EIA Ordinance, such as construction being carried out without a permit or reclamation works exceeding the threshold limit. Please provide in table form the works projects, number of shooting, specific expenditure and number of staff involved.

Works Project	Number of Shooting	Specific Expenditure	Number of Staff Involved

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 238)

Reply:

Photogrammetric and Aerial Survey Section (PASS) of the Lands Department (LandsD) takes aerial photos annually covering the whole territory at various altitudes. These photos are used by LandsD and other bureaux/departments for different purposes such as topographic mapping, emergency survey, evidence gathering, planning and publicity. PASS also provides bureaux/departments with aerial photography services on project basis. In the past five years, LandsD received from time to time orders placed by the Environmental Protection Department (EPD) for readily available and publicly-released digital and paper aerial photographs taken at various altitudes from 1 000 feet to 20 000 feet. PASS did not receive any other request from EPD for carrying out specific photo-shooting during the past five years.

As requests for readily available photographs or special photo-shooting exercises may be made on a need basis during the year, LandsD is not in a position to give any indicative estimates for 2020-21.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4273)

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:

In paragraph 230 of the 2017 Policy Address, the Chief Executive announced that the Government has decided to provide the West Kowloon Cultural District (WKCD) Authority with an enhanced financial arrangement by granting it the government-owned development rights of the hotel/office/residential portion of the WKCD. The Authority may develop the hotel/office/residential facilities jointly with the private sector through open tender and a Build-Operate-Transfer arrangement, and share rental revenue from such facilities to sustain the operation of the WKCD. In the past five years, did the Lands Department provide any land administrative and legal advisory services in relation to the above initiative, including drafting a contract for the grant of the above site, ensuring the compliance of the above initiative with the statutory procedures and offering relevant legal advice? If yes, what were the expenditure and manpower involved?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 239)

Reply:

It is one of the core functions of the Lands Department (LandsD) to process land grant applications including drafting of land grant conditions. The land grant application submitted by the West Kowloon Cultural District (WKCD) Authority is one such land grant application processed by LandsD in accordance with the established procedures. As with other cases, LandsD has consulted relevant bureaux and departments, and sought in-house legal advice, when processing the application. As staff handling the land grant application submitted by the WKCD Authority also carry out other land administration duties, there is no separate breakdown on the number of staff and staff cost solely for processing the land grant application submitted by the WKCD Authority.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4395)

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 media reports, unlawful occupation of government land by ancestral graves occasionally happens. Are there any regular inspections of burial grounds for indigenous villagers in the New Territories conducted by the Lands Department and the District Lands Offices? Please set out the respective numbers of proactive inspections in which the irregularities were detected, complaints received, confirmed cases of unlawful occupation of government land and subsequent rectifications in the past five years.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 117)

Reply:

The Lands Department (LandsD) mainly conducts site inspections in response to complaints/enquiries from the public/the media or referrals from other departments. Complaints involving burials within permitted burial grounds (PBGs) handled by LandsD in the past five years (2015 to 2019) are as follows–

Calendar Year	2015	2016	2017	2018	2019
(a) Number of complaints received involving burials within PBGs	3	6	10	10	13*
(b) Number of complaints confirmed as unlawful occupation of government land within PBGs	4	6	6	9	6
(c) Number of cases with burials cleared from PBGs	1	0	0	1	1

Note: As the processing of a case may straddle different years, these figures may not necessarily correspond to each other in the same year.

* LandsD received in end 2019 a number of complaints about suspected illegal burials without specific details indicating whether they are within PBGs. The relevant District Offices will arrange joint site inspection with respective District Lands Offices to ascertain their locations and to investigate whether these complaints are substantiated before considering how these complaints should be handled and reflected in the statistics.

LandsD also conducts routine site inspections on black spots from time to time subject to manpower availability. LandsD does not have information readily available on the number of such inspections.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4865)

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 the work in relation to the Code on Access to Information, will the Government advise this Committee of the following:

1) Concerning the requests for information under the Code on Access to Information received by the Lands Department (LandsD) from October 2018 to present for which only some of the required information has been provided, please state in table form: (i) the content of the requests for which only some of the required information has been provided; (ii) the reasons for providing some of the information only; (iii) whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2) Concerning the requests for information under the Code on Access to Information received by LandsD from October 2018 to present for which the required information has not been provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding [some of] (sic) the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

3) Any person who believes that a department has failed to comply with any provision of the Code on Access to Information may ask the department to review the situation. Please advise this Committee in each of the past five years, (i) the number of review cases received; (ii) the number of cases, among the review cases received in the year, in which further information was disclosed after review; (iii) whether the decisions on review were made at the directorate (D1 or D2) level.

Year in which review cases were received	(i) Number of review cases received	(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review	(iii) Whether the decisions on review were made at the directorate (D1 or D2) level
2015			
2016			
2017			
2018			
2019			

4) With reference to the target response times set out in paragraphs 1.16.1 to 1.19.1 of the Guidelines on Interpretation and Application of the Code on Access to Information, please advise this Committee of the following information by year in table form (with text descriptions).

(a) Within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 10 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

(b) Cases in which information could not be provided within 21 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

(c) Cases in which information could not be provided within 51 days from date of receipt of a request in the past 5 years:

Date	Subject of information requested	Specific reason

5) Please state in table form the number of those, among the cases in which requests for information were refused under the exemption provisions in Part 2 of the Code on Access to Information, on which the Privacy Commissioner for Personal Data was consulted when they were being handled in the past 5 years. For cases on which advice had been sought, was it fully accepted in the end? For cases where the advice of the Privacy Commissioner for Personal Data was not accepted or was only partially accepted, what are the reasons?

Date	Subject	Particular exemption provision in Part 2 of the Code on Access to Information under which requests for information were refused	Whether the advice of the Privacy Commissioner for Personal Data was fully accepted	Reasons for refusing to accept or only partially accepting the advice of the Privacy Commissioner for Personal Data

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 433)

Reply:

1) From October 2018 to September 2019, the details of requests for information under the Code on Access to Information (the Code) received by the Lands Department (LandsD), for which only some of the required information was provided, are tabulated as follows-

From October to December 2018

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)**	**(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.**
Personal data of the staff involved in an operation and records of internal discussion (two requests)	Paragraphs 2.15 and 2.10 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Information of a house (one request)	Paragraph 2.15 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Information of a lot (one request)	Paragraphs 2.9 and 2.10 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Statistics in relation to actions on squatter control (one request)	Paragraph 2.9 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Information of short-term waivers (one request)	Paragraph 2.9 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)

2019 (up to September)

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)**	**(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.**
Personal data of the staff involved in an operation (five requests)	Paragraph 2.15 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Documents in relation to a squatter control case (one request)	Paragraphs 2.9 and 2.15 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Documents in relation to short-term tenancies (one request)	Paragraph 2.14 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Information of an industrial centre (one request)	Paragraph 2.9 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Correspondence between LandsD and other government departments (one request)	Paragraph 2.10 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)

2) From October 2018 to September 2019, the details of requests for information under the Code received by LandsD, for which the required information was not provided, are tabulated as follows-

From October to December 2018

(i) Content of the requests refused	**(ii) Reasons for refusal**	**(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)**	**(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.**
Tender amounts of a short-term tenancy (one request)	Paragraph 2.14 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)

2019 (up to September)

(i) Content of the requests refused	**(ii) Reasons for refusal**	**(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)**	**(iv) Whether the decision on withholding [some of] (sic) the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.**
Information of short-term tenancies (one request)	Paragraphs 2.9 and 2.14 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Documents in relation to an enforcement action (one request)	Paragraph 2.6 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Documents in relation to a complaint case (one request)	Paragraph 2.14 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)
Documents about a company (one request)	Paragraph 2.9 of the Code	Yes	Yes (The public interest in disclosure would not outweigh the harm or prejudice resulting from disclosure.)

3) From 2015 to September 2019, the details of review cases under the Code received by LandsD are tabulated as follows-

Year in which review cases were received	**(i) Number of review cases received**	**(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review**	**(iii) Whether the decisions on review were made at the directorate (D1 or D2) level**
2015	6	3	Yes
2016	1	0	Yes
2017	3	1	Yes
2018	1	1	Yes
2019 (up to September)	2	1	Yes

4) From 2016 to September 2019, the requests for information under the Code processed by LandsD within and beyond the target response times set out in the Guidelines on Interpretation and Application of the Code are tabulated as follows-

(a) Within 10 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	**Number of requests involving third party information for which the information requested could not be provided pending consent of the third party**	**Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request**	**Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information**	**Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge**
2016 to September 2019	154	1	6	2	0

Within 11 to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	**Number of requests involving third party information for which the information requested could not be provided pending consent of the third party**	**Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request**	**Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information**	**Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge**
2016 to September 2019	159	2	0	7	0

Within 22 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	**Number of requests involving third party information for which the information requested could not be provided pending consent of the third party**	**Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request**	**Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information**	**Number of applications in which the applicants indicated that they did not wish to proceed with and withdrew their applications since they did not accept the charge**
2016 to September 2019	87	5	1	10	0

(b) and (c) During the period from 2016 to September 2019, the main reasons for not providing the information requested within 21 days and 51 days from date of receipt of the requests were that longer time was required to obtain consent from the third party, seek legal advice or examine voluminous documents.

5) During the period from 2016 to September 2019, LandsD did not consult the Privacy Commissioner for Personal Data on cases where requests for information were refused.

- End -

Reply Serial No.

DEVB(PL)279

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6600)

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 Government's initiative to reduce rental and fees by 50% for another six months for operators of properties covered by short-term waivers, please provide figures of the following:

1. How many short-term waivers in total have been issued by the Government so far? Please set out the figures by type of waiver, such as those covering car parks, shopping malls and private residential developments. Are all waiver holders eligible for fee concessions under this initiative?

2. Previous reports by the Audit Commission and the media reveal that the Lands Department has been ineffective in its law enforcement against cases of persistent breach of land leases and renting out public spaces or passageways for profit. What is the number of these known cases? What are the respective numbers of cases already resolved and being followed up?

3. Further to (2) above, how many resolved cases have subsequently been issued with a waiver?

4. As for the unresolved cases, what are their respective years of breach since identification by the Government?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 376)

Reply:

1. The Financial Secretary announced in the 2020-21 Budget Speech on 26 February 2020 the extension of the 50% fee concession for waivers (including short term waivers (STWs) and temporary waivers) for varying the terms of land grants for prescribed business and community uses under the Lands Department (LandsD) for another six months from April to September 2020.

   The Government further announced on 8 April 2020 a series of measures to strengthen the support for enterprises in response to challenges arising from the COVID-19 epidemic, which include additional fee concession for waiver holders as follows:

   (i) the concession rate will increase to 75% from April to September 2020 for those already enjoying the concession;

   (ii) the above 75% concession arrangement will be extended to businesses not covered previously;

   (iii) if the above waiver holders are ordered to close or have chosen to close due to the Government's closure orders or other restrictions for safeguarding public health under the Prevention and Control of Disease (Requirements and Directions) (Business and Premises) Regulation (Cap. 599F), they may further apply to LandsD for full fee concession for the duration of closure.

   As at February 2020, there were 3 014 STWs issued, details of which are listed as follows. Among the STWs below, those issued for business and community uses will be eligible for the enhanced fee concession at 75% from April to September 2020.

User Group	**No. of STWs**
Retail sale, shop, restaurant (including outdoor seating area)	296
Workshop/factory	733
Warehouse and logistic centre	1 367
Fee-paying public carpark	58
Car repairing	110
Agricultural and commercial gardening	33
Concrete production	36
Recycling of wastes	23
Container handling	35
Education	12
Religious uses	7
Social welfare community facilities	8

User Group	No. of STWs
Office	30
Sites to utility companies (electricity sub-station, pumphouse and telecommunication uses)	84
Petrol filling station, liquefied petroleum gas	4
Recreational and activities	10
Private garden	9
Residential and related uses	132
Residential parking and garage	3
Others	24
Total	**3 014**

2. Amongst those lease breach cases mentioned in the Ombudsman's Direct Investigation Report on "Commercial Use of Public Pedestrian Passages and Public Atria in Private Malls" (published by the Ombudsman on 14 January 2020), 61 cases involving 19 developments were identified with unauthorised commercial use of public pedestrian passages and public atria. Amongst these identified lease breach cases, 57 have been rectified already. The remaining four cases involving four private developments are being followed up.

3. For the above-mentioned 57 rectified cases, the concerned lease breaches were purged. No waiver for regularisation was issued.

4. LandsD has been following up with the lot owner(s) and/or the management company(ies) of the remaining four cases with a view to rectifying the lease breaches. The durations of lease breaches identified by LandsD for these remaining cases involving four private developments range from one year to two years.

- End -

Reply Serial No.

DEVB(PL)280

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5418)

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 number of 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.: 1312)

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 development. The number of CCs and number of approved cases for removal of restriction on alienation in the past five years (2015 to 2019) are set out below –

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation
2015	904	462
2016	814	409
2017	799	435
2018	851	329
2019	817	340

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 (2015 to 2019) are set out below –

	2015	2016	2017	2018	2019
Number of cases confirmed during the year to involve breach of lease conditions (Note 1)	210	87	58	201	231
Number of advisory/warning letters issued (Notes 1&2)	9 (Note 3)	13 (Note 3)	15 (Note 3)	24 (Note 3)	51 (Note 3)
Number of re-entry cases (Note 4)	9	0	1	0	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

(Question Serial No. 5444)

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 small houses in the territory and the estimated area of land occupied in the past five years.

Please list the respective numbers of applications for building small houses pending and under processing in the past five years.

Please set out the number of indigenous households and their household size, as well as the number of persons with small house rights in Hong Kong in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1355)

Reply:

(1) The number of small house grants approved and executed in the past five years (2015 to 2019) is 3 649. 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 44 130. The Lands Department (LandsD) has no readily available information on the total area of land involved for the small house grants.

(2) As at end of December 2019, the number of small house applications being processed was 6 419* and the number of applications pending processing was 2 456.

(3) LandsD has no information on the population of the New Territories indigenous community. LandsD also has not kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. As the intention to apply for and timing of application for building small houses depend on

individual circumstances of the villagers concerned, information on the population of the New Territories indigenous community or the number of eligible indigenous villagers may not necessarily be a reliable indicator of the demand for building small houses.

* The cases being processed as at end 2019 exclude applications for Private Treaty Grant and Land Exchange involving Government Land. The processing of these two types of applications has been suspended since the judgment of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5451)

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 information about each site involved, including location, site area, total number of failed tenders, etc.

Please also provide 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.: 1362)

Reply:

In the past five financial years from 1 April 2015 up to 29 February 2020, there were a total of six cancelled government land sales with details as set out below–

Tender cancellation date	Location (Lot Number)	Site Area (hectares) (about)	User [Note 1]	Remarks
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	0.6200	Residential	Site re-tendered and successfully sold on 31 May 2016.
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	2.8457	Residential	Site re-tendered and successfully sold on 30 August 2016.

Tender cancellation date	Location (Lot Number)	Site Area (hectares) (about)	User [Note 1]	Remarks
16 October 2018	Nos.2, 4, 6, 8, 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1211)	1.7598	Residential	The site has been included in the 2020-21 Land Sale Programme.
30 January 2019	Kai Tak Area 4C Site 5, Kai Tak, Kowloon (NKIL 6547)	0.9480	Commercial /Hotel	The Government is studying the feasibility of converting this commercial site for housing use. The Government will further consider the way forward of the site taking account of the results of the abovementioned study.
13 June 2019	Kai Tak Area 4C Site 4, Kai Tak, Kowloon (NKIL 6546)	1.0692	Commercial /Hotel	The successful tenderer failed to settle the balance of premium within the 28-day period after the award of tender on 15 May 2019 as required under the Conditions of Sale and the deposit paid was forfeited.
25 September 2019				Site re-tendered but was cancelled. The Government is studying the feasibility of converting this commercial site for housing use. The Government will further consider the way forward of the site taking account of the results of the abovementioned study.

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.

The details of the residential sites disposed of in the past five financial years from 1 April 2015 up to 29 February 2020 by the Government are as follows:

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
2015-16 (Note 2)				
1	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories (TMTL 539)	0.4831	669	Kong Smart Investment Limited
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 500)	2.4336	1 982	Fortune Choice Development Limited
3	Fa Peng Road, Cheung Chau, New Territories (Lot 1872 in DD Cheung Chau)	0.3410	Subject to actual design by developer	Moonlight Shadow Holdings Limited
4	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 541)	2.7000	1 154	Alliance Grace Limited
5	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories (Lot 2115 in DD 105)	0.8754	16	Modern Fortune Trading Limited
6	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 226)	1.7121	1 122	Manful Global Development Limited
7	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 542)	0.8190	41	Able Lucky Development Limited
8	Yin Ping Road, Tai Wo Ping, Kowloon (NKIL 6542)	2.0401	Subject to actual design by developer	Adventure Success Limited
9	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories (TPTL 221)	3.7696	1 620	Asia Metro Investment Limited
10	So Kwun Wat Road, Area 56, Tuen Mun, New Territories (TMTL 497)	0.6800	466	Conventional Wisdom Limited

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
11	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon (NKIL 6534)	0.3173	467	Allied Glory Development Limited
12	Sheung Shing Street, Ho Man Tin, Kowloon (KIL 11257)	0.9074	401	Gold Topmont Limited
13	Wong Ma Kok Road, Stanley, Hong Kong (RBL 1201)	2.5300	82	K Wise Limited
14	Tai Po Road - Sha Tin Heights, Sha Tin, New Territories (STTL 610)	0.3300	66	Teampearl Company Limited
2016-17 (Note 2)				
1	Chong San Road, Pak Shek Kok, Tai Po, New Territories (TPTL 227)	2.8685	1 408	King Future Limited
2	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	0.6200	776	Dragon Mount Development Limited
3	Castle Peak Road - Tai Lam, Tuen Mun, New Territories (TMTL 523)	0.7578	517	Smart Tycoon Limited
4	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 228)	1.0646	528	Best Wisdom Development Limited
5	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories (TPTL 230)	2.7735	83	Obtain Holdings Limited
6	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon (YTIL 44)	1.0530	Subject to actual design by developer	Massive Leader Limited
7	To Shek, Sha Tin, New Territories (STTL 609)	1.3500	Subject to actual design by developer	Mainco Limited
8	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 547)	1.5400	1 782	Win Standard Enterprises Limited

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
9	Tsing Ha Lane, Area 20, Tuen Mun, New Territories (TMTL 516)	0.5317	Subject to actual design by developer	New Fusion Trading Limited
10	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	2.8457	331	Power Truth Development Limited
11	Lai Ping Road, Kau To, Sha Tin, New Territories (STTL 614)	0.6299	Subject to actual design by developer	Rich View Investments Limited
12	Lung Cheung Road, Beacon Hill, Kowloon (NKIL 6533)	2.1849	64	NMC 6 Limited
13	Kai Tak Area 1K Site 3, Kai Tak, Kowloon (NKIL 6565)	1.1262	1 182	Hongkong Island Construction Properties Co., Limited
14	Off Sin Fat Road, Kwun Tong, Kowloon (NKIL 6584)	1.8261	970	Golden Centurion Limited
15	Lo Fai Road, Tai Po, New Territories (TPTL 223)	2.1448	274	Gainwick Limited
16	Lo Fai Road, Tai Po, New Territories (TPTL 229)	1.0288		
17	Kai Tak Area 1L Site 3, Kai Tak, Kowloon (NKIL 6562)	0.8803	436	Denco Properties Limited
18	Kai Tak Area 1K Site 2, Kai Tak, Kowloon (NKIL 6566)	0.9700	1 006	Century Basis Limited
19	Kai Tak Area 1L Site 1, Kai Tak, Kowloon (NKIL 6564)	0.7318	646	Top Genius Holdings Limited
20	Lee Nam Road, Ap Lei Chau, Hong Kong (APIL 136)	1.1761	295	Unicorn Bay (Hong Kong) Investments Limited
21	Kai Tak Area 1L Site 2, Kai Tak, Kowloon (NKIL 6563)	0.9482	Subject to actual design by developer	Milway Development Limited

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
2017-18 (Note 2)				
1	Kai Tak Area 1K Site 1, Kai Tak, Kowloon (NKIL 6567)	0.9721	667	Fancy Excellent Limited
2	Kwun Chui Road, Area 56, Tuen Mun, New Territories (TMTL 520)	1.2205	571	Shum King Company Limited
3	Whitehead, Ma On Shan, Sha Tin, New Territories (STTL 611)	0.4620	96	Pacific Asia Limited
4	Cheung Sha, Lantau Island, New Territories (Lot 763 in DD 332 Lantau)	0.2480	2	Golden United Development Limited
5	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories (TPTL 231)	0.7660	52	Manifold Limited
6	Off Hing Wah Street West, Cheung Sha Wan, Kowloon (NKIL 6549)	1.9348	1 347	Sky Asia Properties Limited
7	San Lok Street, Sheung Shui, New Territories (FSSTL 270)	0.0201	30	Force Castle Limited
8	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon (NKIL 6579)	1.1262	91	Alpha Pioneer Limited
9	Off Anderson Road, Kwun Tong, Kowloon (Lot 1068 in SD 3)	0.5354	334	Clever Like Limited
10	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories (TYTL 192)	0.1336	336	Newex Limited
11	Kai Tak Area 1F, Site 1, Kai Tak, Kowloon (NKIL 6568)	1.6556	Subject to actual design by developer	Super Great Limited
2018-19 (Note 2)				
1	Ko Chiu Road, Yau Tong, Kowloon (NKIL 6593)	0.3680	731	Ace Alliance Development Limited
2	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories (Lot 2883 in DD 130)	0.1748	Subject to actual design by developer	Jantix Realty (Hong Kong) Limited

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
3	Kai Tak Area 4B Site 3, Kai Tak, Kowloon (NKIL 6574)	0.9706	1 055	Voyage Mile Limited
4	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 766 in DD 332)	0.5503	Subject to actual design by developer	Fully Fortune Corporation Limited
5	Kai Tak Area 4B Site 4, Kai Tak, Kowloon (NKIL 6591)	0.9708	Subject to actual design by developer	Rich Fast International Limited
6	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 765 in DD 332)	0.2692	1	Danford Development Limited
7	Kai Tak Area 4B Site 2, Kai Tak, Kowloon (NKIL 6575)	0.9048	944	Macfull Limited
8	Kai Tak Area 4C Site 3, Kai Tak, Kowloon (NKIL 6551)	1.0956	Subject to actual design by developer	Well Capital (H.K.) Limited
9	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories (TPTL 244)	3.2900	600	Channel First Limited
10	South Lantau Road, Cheung Sha, Lantau Island, New Territories (Lot 738 in DD 332)	2.0600	4	Huge Choice Group Limited
11	Tai Kei Leng, Yuen Long, New Territories (Lot 5382 in DD 116)	0.1119	Subject to actual design by developer	Gold Fusion Limited
12	Kai Tak Area 4B Site 1, Kai Tak, Kowloon (NKIL 6576)	0.9583	Subject to actual design by developer	Infinite Sun Limited
13	Kai Tak Area 4C Site 2, Kai Tak, Kowloon (NKIL 6552)	0.9765	Subject to actual design by developer	Marble Edge Investments Limited
2019-20 (up to end of February 2020) (Note 2)				
1	Kai Tak Area 4C Site 1, Kai Tak, Kowloon (NKIL 6553)	0.9481	Subject to actual design by developer	Fame Well Creation Limited
2	Kai Tak Area 4A Site 1, Kai Tak, Kowloon (NKIL 6577)	1.6385	Subject to actual design by developer	Dragon Star H.K. Investments Limited

Item	Location (Lot number)	Site Area (hectares) (about)	Estimated Flat Number (Note 3)	Name of Purchaser
3	Junction of King Sau Lane and King Fung Path, Tuen Mun, New Territories (TMTL 549)	0.1058	Subject to actual design by developer	One Gold Investment Limited
4	Kai Tak Area 4A Site 2, Kai Tak, Kowloon (NKIL 6554)	1.8353	Subject to actual design by developer	Ultra Keen Holdings Limited
5	135 Tai Hang Road, Hong Kong (IL 9076)	0.3990	Subject to actual design by developer	Bright Vision International Limited
6	Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun, New Territories (TMTL 518)	1.3538	Subject to actual design by developer	Ocean Regal Limited

Note 2: Based on tender invitation dates.

Note 3: The estimated number of residential units, if provided, is based on the information from the Buildings Department or contained in the applications for consent to enter into agreement for sale and purchase of residential units in uncompleted developments (commonly referred to as "pre-sale consent"). The actual flat number will depend on the actual design of the proposed development.

- End -

Reply Serial No.

DEVB(PL)283

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5452)

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 figures 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.: 1363)

Reply:

The number of small house grants made by the Lands Department (LandsD) in the past five years (2015 to 2019) is set out below:

District	Number of small houses granted (2015 to 2019)
Islands	221
North	513
Sai Kung	172
Sha Tin	164
Tai Po	693
Tsuen Wan and Kwai Tsing	12
Tuen Mun	235
Yuen Long	1 639

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. LandsD has no readily available information on the total area of land involved, and their gross floor area.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5456)

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 structures, please provide the following figures:

(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.: 1367)

Reply:

(a) In the past five years (from 2015 to 2019), the number of surveyed domestic squatter structures is set out in the table below –

	No. of surveyed domestic squatter structures (Note 2)			
District (Note 1) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
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
2019	2 651	1 373	79 209	83 233

In the past five years (from 2015 to 2019), the number of surveyed non-domestic squatter structures is set out in the table below –

	No. of surveyed non-domestic squatter structures (Note 2)			
District (Note 1) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
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
2019	1 741	683	297 276	299 700

In the past five years (from 2015 to 2019), the number of surveyed domestic squatter structures of which the corresponding survey numbers have been deleted is set out in the table below –

	No. of surveyed domestic squatter structures of which Squatter Control Survey (SCS) records have been deleted			
District (Note 1) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
2015	3	1	259	263
2016	17	0	304	321
2017	10	1	240	251
2018	3	143	271	417
2019	7	12	193	212

In the past five years (from 2015 to 2019), the number of surveyed non-domestic squatter structures of which the corresponding survey numbers have been deleted is set out in the table below –

	No. of surveyed non-domestic squatter structures of which SCS records have been deleted			
District (Note 1) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
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
2019	7	0	952	959

(b) In the past five years (from 2015 to 2019), the number of surveyed squatter structures with a breakdown by those on private agricultural land and those on government land is set out in the table below –

	No. of surveyed squatter structures (Note 2)					
	No. of surveyed squatter structures on government land			No. of surveyed squatter structures (partial or whole) on private agricultural land		
District (Note 1) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Hong Kong**	**Kowloon**	**New Territories**
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
2019	3 511	1 608	119 414	881	448	257 071

(c) In the past five years (from 2015 to 2019), the number of surveyed domestic squatter structures and non-domestic squatter structures is set out in the table below –

	Total no. of surveyed squatter structures (Note 2)		
Type / **Year**	**No. of surveyed domestic squatter structures**	**No. of surveyed non-domestic squatter structures**	**Total**
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
2019	83 233	299 700	382 933

(d) In the past five years (from 2015 to 2019), the number of surveyed squatter structures in seven regional Squatter Control Offices (SCOs) of 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–

	No. of surveyed squatter structures(Note 2)						
Year	**SCO**						
	HK & LYM	**K,TW & KT**	**Is**	**NTE1**	**NTE2**	**NTW1**	**NTW2**
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
2019	5 576	10 801	22 901	56 089	108 405	64 491	114 670

(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 1: LandsD does not have breakdown by District Council boundary.

Note 2: It should be noted that the number of surveyed squatter structures above is based on the records of the SCS conducted by the Housing Department in 1982, and adjusted due to deletion of records after 1982 for various known reasons (e.g. enforcement against breaches of squatter control or squatters found non-existent).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5457)

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 the following:

(a) The respective numbers of surveyed domestic squatter structures, households and residents living there across the territory by 18 districts and status (unleased or leased) of land 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 living in 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.: 1368)

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 2015 to 2019) is set out in the table below–

	No. of surveyed domestic squatter structures (Note 2)					
	On unleased government land			On leased private land		
District (Note 1) / Year	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories
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
2019	2 023	1 116	29 033	628	257	50 176

Note 1: The Lands Department (LandsD) does not have the breakdown by District Council boundary.

Note 2: It should be noted that the number of surveyed squatter structures above is based on the records of the SCS conducted by the Housing Department in 1982, and adjusted due to deletion of records after 1982 for various known 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 had 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 -

Reply Serial No.

DEVB(PL)286

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5458)

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 structures, would the Government please provide the following figures:

(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; 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; if there were refused applications, the reasons for that. Are there other means currently available to farmers to apply for erecting agricultural structures?

(c) The average and longest time taken to process applications in the past five years; and the reasons for that.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1369)

Reply:

(a) Information on applications for repairs of surveyed non-domestic squatter structures processed by the Lands Department (LandsD) during the period from 2015 to 2019 is tabulated below–

Year	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn	Reasons for rejection
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.
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	
2019	6	3	3	One applicant withdrew the application; one applicant failed to obtain consent of the registered owner of the private agricultural land for repairs of the surveyed squatter structure; and one applicant applied for repair with materials not complying with surveyed record.

(b) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by LandsD during the period from 2015 to 2019 is tabulated below–

Year	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn	Reasons for rejection
2015	27	12	3	The applicants failed to provide sufficient information
2016	30	8	3	The applicants failed to provide sufficient information or unauthorised structure(s) was(were) found on the lot(s) under application.

Year	Number of applications received	Number of applications approved	Number of applications rejected/ withdrawn	Reasons for rejection
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.
2019	31	18	9	The applicants failed to meet planning requirements 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 the applications rejected or withdrawn during the above-mentioned periods may not correspond to the applications received during the same period. According to our records, 29 applications are still being processed. Most of the cases are pending supplementary information to be provided by the applicants. The relevant 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 fees to the Government.

(c) In the past five years (i.e. 2015 to 2019), 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. Processing time would be longer for complicated cases, for example those involving land title issues or boundary problems or requirements imposed by other regulatory authorities.

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. Processing time would be

longer for complicated cases, for example those involving the land title issues or boundary problems or requirements imposed by other regulatory authorities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5459)

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 structures, please provide the following figures:

(a) In the past five years, the respective numbers of households residing in 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 and the reasons for no compensation offer;

(b) Relating to (a) 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.: 1370)

Reply:

(a) & (b) In the past five years, there were 93 households of squatter structures cleared as a result of land resumption and clearance for implementing government development projects. Generally speaking, occupiers of surveyed or licensed structures may be granted 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 ordinances invoked for land resumption. The total amount of ex-gratia allowances disbursed to the eligible households cleared in the past five years is $2.74 million. Six households cleared were not eligible for ex-gratia allowances nor rehousing mainly because they already owned domestic properties or their occupied structures were not surveyed or licensed structures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5460)

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.: 1371)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (LandsD) in the past five calendar years (2015 to 2019) are as follows–

Calendar Year	2015	2016	2017	2018	2019
(a) Number of cases with enforcement actions initiated during the year by issuing warning letters (including statutory notices for unauthorised structures on private agricultural land)	1 021	1 397	1 190	1 086	968
(b) Number of cases with warning letters registered in the Land Registry (Note 1)	564	473	510	510	491
(c) Number of cases with re-entry action taken (Note 1)	3	4	10	12	6
(d) Number of cases with unauthorised structures demolished by the owners (Note 2)	211	211	352	349	355
(e) Number of cases with unauthorised structures demolished by LandsD (Note 2)	4	9	7	4	6

Note 1: The cases with enforcement actions conducted following issuance of warning letters may not necessarily correspond to the cases with warning letters issued during the year since a case may or may not involve further enforcement action(s) following the issuance of warning letters and the time of any further enforcement action(s) may fall within different years.

Note 2: A case may involve more than one private lot and/or structure.

- End -

Reply Serial No.

DEVB(PL)289

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5461)

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, 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.: 1372)

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 numbers of inspections conducted, time spent on inspections and numbers 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
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 conducted	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 conducted	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 conducted	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

Year	SCO	Establishment of SCO (Note)	Number of inspections conducted	Total inspection time (hours)	Number of enforcement actions
2019	HK&LYM	57	2 998	2 248	41
	K, TW&KT	70	2 754	3 442	69
	Is	40	1 716	4 290	86
	NTE1	62	3 310	3 641	198
	NTE2	52	2 800	3 500	60
	NTW1	41	2 780	3 550	455
	NTW2	53	2 870	5 088	979
Total		375	19 228	25 759	1 888

Note: The figures on establishment of SCO exclude posts performing general administrative and clerical support duties.

2. 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
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
2019	587	130	1 171	1 888

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5462)

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 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.: 1373)

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 the ERF applications by the reason of application or by District Council.

In the past five years (from 2015 to 2019), 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
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
2019	0	0	0	0	3	3
Total	3	2	19	19	736	684

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5463)

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 (in 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 (in 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.: 1374)

Reply:

(1) Insofar as public works projects are concerned, subject to completion of the relevant statutory processes and approval of relevant funding, about 18 hectares (ha) of land are

proposed to be resumed in 2020-21 under the Lands Resumption Ordinance (the Ordinance) for implementation of the public works projects as tabulated below–

Year	Project	Approximate area to be resumed (ha)	Proposed Land Use	Estimated compensation expenditure involved for the project ($ million) (about)
2020-21	The Establishment of an Agricultural Park in Kwu Tung South (Phase 1)	6.238	Agricultural Park	436.233
	Northeast New Territories Landfill Extension	1.089	Landfill Extension	81.889
	The First Phase Development of Hung Shui Kiu/Ha Tsuen New Development Area	8.665	New Town Development	1,640.896
	Public Housing and Education Facilities near Kei Lun Wai and Kwong Shan Tsuen in Area 54, Tuen Mun	1.918	Public Housing Development	332.676

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) Insofar as public works projects are concerned, the Government invoked the Ordinance to resume private land for six public works projects in the past five years. 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 2020) ($ 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	69.90
2018-19	Construction of Estate Road, Drains and Sewers of the Public Housing Development at Queen's Hill, Fanling	0.03	Public housing development	2.82
	Construction of Two Primary Schools at Queen's Hill, Fanling	0.05	School	0
2019-20	The First Phase Development of Kwu Tung North New Development Area and Fanling North New Development Area	53.023	New town development	5.39

(3) The number of cases in which the Ordinance was invoked for resumption of land for implementation of public works projects 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
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	2	581
2019-20 (up to end of February 2020)	1	175

Note : The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

(4) According to the information provided by the Agriculture, Fisheries and Conservation Department, there were about 750 ha of active farmland and 3 510 ha of abandoned farmland as at end-2019 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
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

(Question Serial No. 5600)

Head: (91) Lands Department

Subhead (No. & title): (700) General non-recurrent
(Item 801 Development of Three-dimensional Digital Map)

Programme: (2) Survey and Mapping

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

What are the estimated expenditure and work plan for the new item of "801 Development of Three-dimensional Digital Map"? Why is it necessary for submitting the funding bid in the context of the Appropriation Bill? Even if the above is not a new arrangement, why is it not submitted separately to the Finance Committee of the Legislative Council for approval?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 807)

Reply:

In 2020-21, we will commence development of a high-quality territory-wide three-dimensional (3D) digital map. Specifically, we will create progressively 3D digital maps showing topographical and exterior features of terrain, buildings and infrastructures, as well as 3D pedestrian network that will eventually cover the whole territory, as well as 3D indoor layout of accessible interior of 1 250 landmark buildings and structures in phases. The estimated expenditure for 2020-21 is $46.5 million.

The 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 is in line with the requirements under sections 5 and 6 of the Public Finance Ordinance. The Government explained the relevant arrangements to the Finance Committee in early 2015. In this particular case, before the funding proposal for 3D digital map was included in the draft Estimates, we briefed the LegCo Panel on Development in June 2019, supplemented by further written information in February 2020.

We have included the necessary provision for this proposal under the respective heads and sub-heads of expenditure, as well as provided appropriate information in the Controlling Officer's Report for Members' consideration.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5644)

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.: 895)

Reply:

Details of the contracts for provision of cleansing and supporting services and security guard services awarded in the past five financial years (2015-16, 2016-17, 2017-18, 2018-19 and 2019-20) 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 and Kowloon	Security guard services	Guard Alliance Limited	34,070,760	103
2	HK Island	Security guard services	Professional Security Services Limited	12,526,170	81
3	HK Island	Security guard services	Professional Security Services Limited	12,965,000	59

S/N	Region	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK$)	No. of Workers
4	HK Island and Kowloon	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	503,700	10
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	Goodyear (Mak's) Services Company Limited	481,860	9
7	HK Island and Kowloon	Cleaning and supporting services	Easy Cleaning & Pest Control Services Limited	518,490	10
8	HK Island and Kowloon	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	442,500	10
9	Kowloon	Security guard services	Professional Security Services Limited	9,488,000	45
10	Kowloon	Security guard services	Professional Security Services Limited	9,149,000	45
11	Kowloon and New Territories	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	567,480	2
12	New Territories	Cleaning and supporting services	Johnson Cleaning Company Limited	296,000	2
13	New Territories & Outlying Islands	Security guard services	Guard Alliance Limited	30,144,000	213
14	New Territories & Outlying Islands	Security guard services	Guard Alliance Limited	39,597,230	119
15	New Territories & Outlying Islands	Security guard services	Joyway Management (HK) Limited	27,505,000	111
16	New Territories & Outlying Islands	Cleaning and supporting services	Easy Cleaning & Pest Control Services Limited	731,352	9

S/N	Region	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK$)	No. of Workers
17	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	697,560	10
18	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	670,140	9
19	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	656,820	9
20	New Territories & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	653,820	9

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

(Question Serial No. 5645)

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, namely 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 provide details of 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.: 896)

Reply:

1. There were a total of 36 land acquisition cases in the past five financial years for public works projects for sewerage, roads, public housing, new town development 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
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)
2019-20	-	-	5 (169.89)	2 (1.94)

The compensation payments in the past five financial years were about $657 million in 2015-16, $563 million in 2016-17, $441 million in 2017-18, $581 million in 2018-19 and $175 million (up to end of February 2020) in 2019-20. 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 2020-21 is about $8,979 million.

2. Generally, short-term tenancies are granted for initial periods of a duration ranging from one to five years for uses which do not require rezoning of the land concerned.

3. In the past five financial years from 1 April 2015 up to end of February 2020, the Lands Department (LandsD) received a total of 146 valid applications for lease modification or land exchange (excluding applications for small house development under the Small House Policy) involving change of user permitted in the lease and assessment of premium. Among these applications, 20 cases had been approved and executed, 17 cases were withdrawn, one case was rejected, and 108 cases were under processing as at the end of February 2020. Details of the 20 executed cases are set out in the table below. Information on all approved and executed cases of lease modification and land exchange cases (after their registration in the Land Registry) is also available on LandsD's website and updated on a monthly basis (www.landsd.gov.hk/en/exc_mod/modification.htm and www.landsd.gov.hk/en/exc_mod/exchange.htm). LandsD is not in a position to provide information on individual applications that have not been approved/executed/registered or under processing.

Item	Execution date of land document [Type of transaction]	Original user Note 1	Lot number and location	Site area (hectares) (about)	Modified User Note 1 [Maximum gross floor area Note 2]	Premium ($ million)
1	3 August 2016 [Land exchange]	Industrial / Godown	TMTL 491 Area 40, Tuen Mun	2.3800	River trade cargo terminal [8 000 m²]	198.97
2	27 February 2017 [Land exchange]	Railway related	KIL 11264 Ho Man Tin, Kowloon	3.6204	Residential [128 400 m²]	6,282.37 (for Site A only Note 3)
3	29 May 2017 [Land exchange]	Agricultural	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	1.0240	Residential [12 902 m²]	432.18
4	12 June 2017 [Land exchange]	Railway related	AIL 467 Heung Yip Road, Wong Chuk Hang	6.8581	Residential [404 500 m²]	4,684.54 (for Site A only Note 3)
5	12 July 2017 [Land exchange]	Agricultural	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	1.1539	Commercial [9 231 m²]	204.44
6	15 August 2017 [Lease modification]	Residential	IL 6681 36 Jardine's Bazaar, Causeway Bay	0.0105	Commercial [1 580 m²]	131.23
7	31 August 2017 [Land exchange]	Agricultural	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	0.2251	Residential [Not specified]	460.00
8	4 October 2017 [Lease modification]	Industrial	Lot 303 sA in DD 355 Tsuen Wan	0.1516	Non-residential [14 398]	280.00
9	19 December 2017 [Land exchange]	Chai Tong	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	0.5250	Residential [31 500 m²]	1,235.38
10	22 December 2017 [Land exchange]	Agricultural	Lot 2128 in DD 121 Ping Shan, Yuen Long	0.3506	Residential [3 506 m²]	110.97
11	27 December 2017 [Land exchange]	Building and agricultural	FSSTL 262 Ma Sik Road, Area 18, Fanling	1.6187	Residential [56 654 m²]	2,531.68
12	16 January 2018 [Lease modification]	Industrial	KIL 7778 103-105 Tung Chau Street, Tai Kok Tsui	0.0386	Non-residential [4 281 m²]	76.10
13	29 March 2018 [Land exchange]	Agricultural	FSSTL 261 Junction of Lok Yip Road and On Lok Mun Street, Fanling	0.0815	Industrial / Godown [4 075 m²]	61.38
14	8 August 2018 [Land exchange]	Railway related	NKIL 6602 Yau Tong, Kowloon	0.4030	Residential [30 225 m²]	1,514.99

Item	Execution date of land document [Type of transaction]	Original user Note 1	Lot number and location	Site area (hectares) (about)	Modified User Note 1 [Maximum gross floor area Note 2]	Premium ($ million)
15	4 January 2019 [Land exchange]	Residential (including hotel)	IL 9045 1 Wang Tak Street, Happy Valley	0.0540	Residential [5 403 m²]	1.38
16	20 March 2019 [Lease modification]	Industrial	Lot No. 313 sA in DD 355 and Lot 313 RP in DD 355 Tsuen Wan	0.3527	Data Centre [33 509 m²]	1,262.77
17	19 June 2019 [Land exchange]	Industrial / Godown	YTIL 45 Tung Yuen Street and Shung Yiu Street, Yau Tong	0.7773	Residential [38 865 m²]	2,210.30
18	22 July 2019 [Lease modification]	Industrial	Lot 322 in DD 355 Tsuen Wan	0.1660	Non-residential [15 770 m²]	904.75
19	30 July 2019 [Lease modification]	Industrial / Godown	TWTL 160 13-23 Wang Wo Tsai Street, Tsuen Wan	0.3114	Commercial/ Residential [15 570.5 m²]	468.46
20	29 November 2019 [Land exchange]	Agricultural	Lot 2230 in DD 3 Lamma Island Yung Shue Wan, Lamma Island	0.0143	Church [195.09 m²]	4.95

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: Usually, a lease imposes restriction on maximum gross floor area but not on plot ratio.

Note 3: Premium for the remaining portion(s) of the development will be assessed and paid when the concerned phase of the development is due to proceed according to the provisions in the lease.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5646)

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" and "maintenance of man-made slopes on unallocated and unleased government land", please provide a breakdown by District Council district of the following:

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.: 899)

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. 2015-16 to 2019-20) 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	1 410	840	10.9
2	Wan Chai	1 100	650	8.5
3	Eastern	450	270	3.5
4	Southern	1 470	870	11.4

No.	District	Total no. of slope inspections	Total no. of cases of slope improvement works completed	Total expenditure ($ million)
5	Yau Tsim Mong	90	50	0.7
6	Sham Shui Po	330	200	2.6
7	Kowloon City	160	100	1.2
8	Wong Tai Sin	340	200	2.6
9	Kwun Tong	620	370	4.8
10	Tsuen Wan	3 930	2 340	30.4
11	Tuen Mun	5 070	3 020	39.3
12	Yuen Long	4 980	2 960	38.6
13	North	6 920	4 120	53.6
14	Tai Po	5 690	3 390	44.1
15	Sai Kung	9 820	5 840	76.1
16	Sha Tin	7 090	4 220	54.9
17	Kwai Tsing	1 990	1 180	15.4
18	Islands	8 720	5 190	67.6

In 2020-21, 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 2020-21 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	290
5	Yau Tsim Mong	20
6	Sham Shui Po	70
7	Kowloon City	30
8	Wong Tai Sin	70
9	Kwun Tong	120
10	Tsuen Wan	780
11	Tuen Mun	1 010
12	Yuen Long	990
13	North	1 380
14	Tai Po	1 130
15	Sai Kung	1 970
16	Sha Tin	1 410
17	Kwai Tsing	400
18	Islands	1 740

Improvement works will be carried out where necessary and will generally be completed within three months after the inspection. LandsD has earmarked a provision of about $97 million in 2020-21 for carrying out the inspections and necessary improvement works.

A total of 148 land clearance exercises for supporting development projects and dealing with emergency situations were completed in the past five years. A breakdown of these land clearance exercises by districts is set out below–

No.	District	Number of completed clearance exercises				
		2015-16	2016-17	2017-18	2018-19	2019-20 (up to end of February 2020)
1	Central & Western	1	0	0	0	0
2	Wan Chai	0	0	1	1	0
3	Eastern	0	1	0	0	0
4	Southern	0	1	0	0	0
5	Yau Tsim Mong	0	1	1	0	0
6	Sham Shui Po	0	0	1	0	0
7	Kowloon City	0	1	3	7	2
8	Wong Tai Sin	0	1	2	1	0
9	Kwun Tong	1	1	3	3	3
10	Tsuen Wan	1	0	1	3	2
11	Tuen Mun	7	5	1	4	1
12	Yuen Long	2	5	0	2	2
13	North	1	3	0	4	4
14	Tai Po	1	3	4	4	0
15	Sai Kung	0	2	2	3	4
16	Sha Tin	8	1	2	3	1
17	Kwai Tsing	4	2	5	1	1
18	Islands	0	4	1	6	2

The expenditure on payments for land acquisitions and land clearances supporting development projects incurred in the past five financial years were about $657 million in 2015-16, $563 million in 2016-17, $441 million in 2017-18, $581 million in 2018-19, $175 million (up to end of February 2020) in 2019-20. The estimated expenditure for 2020-21 is $8,979 million. The figure for each year covers compensation payments in respect of projects launched in or before that year.

The costs of emergency clearances are met by the Emergency Relief Fund. The total amount of expenditure incurred on this aspect from 2015-16 to 2019-20 was $0.287 million. There is no estimated expenditure for 2020-21.

The handling time for land clearances for supporting development projects 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. Clearance exercises for emergency situations are carried out as soon as LandsD is notified.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5647)

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 give a detailed account of the original land uses and the changes in use applied for. How many of these applications were approved, rejected and being processed? Please provide details about the amount of premium, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 900)

Reply:

In the past five financial years (from 1 April 2015 up to 29 February 2020), the Lands Department received 31 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification or land exchange. Out of these 31 applications, two applications were withdrawn; four applications are being processed and 25 applications were approved with documents executed. The details of the 25 approved and executed cases are as follows–

Item	Location	Details
1	Nam Cheong Station, Sham Shui Po (New Kowloon Inland Lot No. 6333)	Application to revise the alignment of a footbridge not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
2	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
3	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
4	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site J (LOHAS Park Package 9) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation and Kindergarten or Kindergarten cum Child Care Centre (for Site J only) Premium Amount : $2,851.99 million Site Area : 12 865 m^2 (for Site J only) Gross Floor Area : Not exceeding 104 110 m^2 (for Site J only)

Item	Location	Details
5	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site I (LOHAS Park Package 10) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site I only) Premium Amount : $1,658.80 million Site Area : 7 975 m^2 (for Site I only) Gross Floor Area : Not exceeding 75 400 m^2 (for Site I only)
6	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the maximum flat number of 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 Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
7	South Island Line (East) (SIL(E)), 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

Item	Location	Details
8	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 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
9	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
10	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
11	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for land exchange for non-industrial use at Ho Man Tin Station Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes Premium Amount : $6,282.37 million (For Site A only, Site B to be determined) Site Area : 36 204 m^2 Gross Floor Area : Not exceeding 128 400 m^2 (comprising 69 000 m^2 for Site A and 59 400 m^2 for Site B)
12	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	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 Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
13	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the completion dates of various formation areas and public open space not involving change of use of the lot Premium Amount : $24.92 million Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
14	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
15	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
16	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site C2 (LOHAS Park Package 11) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site C2 only) Premium Amount : $3,054.90 million Site Area : 11 794 m^2 (for Site C2 only) Gross Floor Area : Not exceeding 88 858 m^2 (for Site C2 only)

Item	Location	Details
17	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
18	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for land exchange for property development at Wong Chuk Hang Station Original use: Wong Chuk Hang Station and Depot for the SIL(E) Permitted use applied after land exchange: Non-industrial (excluding godown, hotel, and petrol filling station) purposes Premium Amount : $4,684.54 million (For Site A only, Sites B to F to be determined) Site Area : 68 581 m^2 Gross Floor Area : Residential GFA not exceeding 53 600 m^2 (for Site A only)
19	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site B (Phase 2) not involving change of use of the lot Premium Amount : $5,213.81 million Site Area : 68 581 m^2 Gross Floor Area : Residential GFA not exceeding 45 800 m^2 (for Site B only)

Item	Location	Details
20	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site C (Phase 3) not involving change of use of the lot Premium Amount : $12,971.29 million Site Area : 68 581 m^2 Gross Floor Area : Residential GFA not exceeding 92 900 m^2 and Commercial GFA not exceeding 47 000 m^2 (for Site C only)
21	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for lease modification to exempt portions of landscaped area from designation of common areas Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
22	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)
23	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for addition of access right for construction of the Cross Bay Link by the Government, amendment of completion dates for formation of Yellow Area and Public Open Space and completion and notification dates for three school premises comprising three primary schools and two secondary schools and soccer pitch, etc., not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
24	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site D (Phase 4) not involving change of use of the lot Premium Amount : $6,757.74 million Site Area : 6 040 m^2 Gross Floor Area : Residential GFA not exceeding 59 300 m^2 (for Site D only)
25	Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	Application for land exchange for residential use and railway facilities Original use : For the purpose of railway operation of MTR Tseung Kwan O Extension 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 : 30 225 m^2

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5648)

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 give a detailed account of the original land uses and the changes in use applied for. How many of these applications were approved, rejected and being processed? Please provide details about the amount of premium, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 901)

Reply:

In the past five calendar years (2015 to 2019), the Lands Department received a total of 20 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, nine are under processing whilst 11 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 11 approved applications are as follows:

	Project/Site	Details*	
1	Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6545)	Original use Use applied for Premium amount Site area Maximum floor area	: virtually unrestricted : non-industrial : $1,000 : 422.7 square metres : 3 804 square metres

	Project/Site	Details*
2	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
3	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
4	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
5	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
6	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*
7	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
8	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
9	Castle Peak Road/Un Chau Street (New Kowloon Inland Lot No. 6585)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 1 649 square metres Maximum floor area : 14 841 square metres
10	Hang On Street (Kwun Tong Inland Lot No. 764)	Original use : residential and G/F for residential/ commercial Use applied for : non-industrial Premium amount : $1,000 Site area : 789.7 square metres Maximum floor area : 7 107 square metres
11	Ash Street (Kowloon Inland Lot No. 11269)	Original use : non-industrial Use applied for : non-industrial Premium amount : $1,000 Site area : 417.5 square metres Maximum floor area : 3 757 square metres

* Plot ratio information is not normally provided in lease conditions.

- End -

Reply Serial No.

DEVB(PL)298

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5649)

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" on 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.: 902)

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

(Question Serial No. 5650)

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, with a breakdown by district in table form, the number of applications received from eligible occupants of squatter structures under the Squatter Occupants Voluntary Registration Scheme, as well as the number of applications received since the implementation of the Scheme.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 903)

Reply:

As at 29 February 2020, there were 955 applications received for registration under the Squatter Occupants Voluntary Registration Scheme. A breakdown on the numbers by district is provided below –

District	No. of applications received up to 29 February 2020
Central & Western	0
Eastern	7
Islands	19
Kowloon City	0
Kwai Tsing	75
Kwun Tong	34
North	200
Sai Kung	43
Sham Shui Po	0
Sha Tin	46
Southern	41

District	No. of applications received up to 29 February 2020
Tai Po	69
Tsuen Wan	43
Tuen Mun	104
Wan Chai	1
Wong Tai Sin	11
Yau Tsim Mong	0
Yuen Long	262
Total	**955**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5651)

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) in each of the past 12 months and list in the following table the respective numbers of downloads from each dataset in the GeoData Store.

Dataset	Month		
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.: 904)

Reply:

The download figures of the Hong Kong GeoData Store (GeoData Store) during the past 12 months are summarised in Table A and Table B below.

Table A – No. of downloads of datasets available on the GeoData Store in the past 12 months (from March 2019 to February 2020)–

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
1	2016 Population By-census - District Profiles (Constituency Areas)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	35	19	18

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
2	2016 Population By-census - District Profiles (District Council Districts)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	47	22	16
3	3D Visualisation Map	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	199	273	9 803
4	Aided Primary Schools	78	47	31	38	64	39	19	42	54	77	49	14
5	Aided Secondary Schools	28	26	31	23	35	31	8	25	13	10	9	15
6	Aided Special Schools	23	21	16	18	26	24	3	8	9	5	6	43
7	Air Quality Monitoring Network of Hong Kong	27	19	23	34	34	22	6	23	26	17	4	10
8	Applications for Consent to Assign for Residential / Non-Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	4	10
9	Applications for Consent to Assign for Residential / Non-Residential Development Rejected/Withdrawn from 1 January 2017 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	6
10	Applications for Presale Consent for Non-Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	2	1
11	Applications for Presale Consent for Non-Residential Development Rejected/Withdrawn from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1
12	Applications for Presale Consent for Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	17	104
13	Applications for Presale Consent for Residential Development Rejected/Withdrawn from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	10	99
14	Badminton Courts	26	19	17	38	22	21	6	12	14	3	5	9
15	Barbecue Areas (Agriculture, Fisheries and Conservation Department (AFCD))	28	19	15	38	25	26	0	12	10	8	2	4

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
16	Barbecue Areas (Leisure and Cultural Services Department (LCSD))	8	14	13	24	23	16	1	6	6	4	2	0
17	Basketball Courts	12	19	15	36	23	18	6	10	12	4	6	2
18	Beaches	24	26	13	24	24	23	4	10	16	10	4	0
19	Bedspace Apartments (Licensed)	N.A.	N.A.	N.A.	N.A.	15	19	1	2	0	1	0	1
20	Births and Deaths Registries	17	16	13	20	22	17	4	4	9	4	2	2
21	Bowling Greens	12	14	14	20	23	18	2	2	4	1	3	0
22	Camp Sites	16	12	14	20	23	21	1	5	5	17	4	0
23	Caput Secondary Schools	18	18	18	19	23	25	6	9	11	5	5	2
24	Care and Attention Home for Severely Disabled Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	5	7	4	1	4
25	Care and Attention Home for the Aged Blind	N.A.	N.A.	N.A.	N.A.	N.A.	1	0	4	3	3	0	0
26	Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	1	1	6	11	0	0
27	Children's Play Rooms	9	14	14	19	21	16	3	2	5	3	2	0
28	Clinics / Health Centres under the Department of Health (DH)	26	21	27	42	33	27	12	7	14	12	12	31
29	Communication and Information Service Unit for Visually Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	1	1	0	0
30	Community Halls & Community Centres	39	15	14	24	25	27	4	9	13	4	2	11
31	Community Rehabilitation Day Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	3	0	0
32	Community Rehabilitation Network	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
33	Community Support Teams for Ethnic Communities	N.A.	N.A.	N.A.	N.A.	14	18	0	1	1	2	0	0
34	Consent to Assign for Residential / Non-Residential Development Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0
35	Control Points	16	12	12	21	22	20	7	1	3	1	0	9
36	Correctional Home	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	2	0	0
37	Country Park Water Dispensers	N.A.	N.A.	N.A.	N.A.	N.A.	1	0	0	0	9	0	3
38	Country Parks	64	43	27	32	34	37	21	36	24	14	11	23
39	Criminal and Law Enforcement Injuries Compensation Section	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	3	1	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
40	Cycling Sites	12	14	13	19	24	17	2	3	3	2	1	0
41	Day Activity Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
42	Delivery Offices	11	14	16	20	23	19	2	4	3	1	1	1
43	Designated Car Testing Centres	12	11	11	19	21	16	3	1	4	5	2	1
44	Direct Subsidy Scheme Primary Schools	22	22	17	18	24	24	5	4	15	11	6	2
45	Direct Subsidy Scheme Secondary Schools	27	21	19	21	25	27	8	9	9	6	5	2
46	District Offices and Sub-offices	10	13	13	20	21	18	2	1	6	3	1	0
47	District Social Welfare Offices	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	2	1	0	0
48	District Support Centre for Persons with Disabilities	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
49	Driving Test Centres	10	11	11	19	21	16	1	4	2	1	4	3
50	Environmental Protection Department (EPD) Customer Service Counters	8	12	11	19	21	16	0	1	3	1	3	0
51	Early Education and Training Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	2	1	0	0
52	English Schools Foundation (Primary)	23	17	18	18	25	21	5	5	16	4	4	1
53	English Schools Foundation (Secondary)	25	15	18	18	24	24	6	4	9	11	4	1
54	Environmental Exhibition & Resource Centres	10	11	11	19	22	18	1	4	3	1	5	1
55	Extended Hours Service	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	1	3	0	0
56	Family and Child Protective Services Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
57	Fitness Rooms	9	16	14	20	21	17	1	5	15	3	4	0
58	General Outpatient Clinics under the Hospital Authority (HA)	26	20	19	44	30	25	5	4	10	10	19	16
59	Golf Facilities	8	12	13	22	21	16	1	3	3	2	2	0
60	Government Primary Schools	20	21	18	21	30	26	6	4	21	6	10	2
61	Government Secondary Schools	22	21	18	21	25	26	14	10	10	10	5	2
62	Grass Pitches	9	14	15	19	21	17	1	2	4	1	1	0
63	Guesthouses (Licensed)	N.A.	N.A.	N.A.	N.A.	13	19	1	1	7	2	0	1
64	Halfway House	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1	1	1	0	0
65	Halfway House with Special Provision	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
66	Hard-surface Pitches	9	14	13	19	21	17	1	3	4	1	1	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
67	Health Education Exhibition and Resource Centre	8	12	11	20	25	23	0	5	0	2	0	1
68	Higher Education Institutions	20	19	22	20	26	23	7	11	13	5	7	5
69	Holiday Camps	9	13	15	19	21	18	0	3	1	1	1	0
70	Holiday Camps (Licensed)	N.A.	N.A.	N.A.	N.A.	13	18	0	0	1	1	0	1
71	Holiday Flats (Licensed)	N.A.	N.A.	N.A.	N.A.	13	17	0	5	0	1	0	1
72	Home Affairs Department (HAD) Public Enquiry Service Centres	10	11	11	19	22	16	1	1	4	1	0	0
73	Horse Riding Schools	8	12	13	19	21	16	0	3	1	1	0	0
74	Hospitals under HA	30	22	25	32	32	21	6	16	16	16	8	19
75	Hostel for Moderately Mentally Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	9	0	0
76	Hostel for Severely Mentally Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	3	0	0
77	Hostel for Severely Physically Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
78	Hostel for Severely Physically Handicapped Persons with Mental Handicap	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
79	Hotels (Licensed)	N.A.	N.A.	N.A.	N.A.	14	25	2	13	1	7	2	1
80	Immigration Branch Offices	8	11	11	19	21	19	0	1	8	1	0	0
81	Indoor Air Quality Information Centre	8	12	11	19	21	16	0	2	1	1	0	0
82	Information of Completed Urban Renewal Authority (URA) Redevelopment Projects	9	12	17	25	23	19	3	11	4	6	2	2
83	Integrated Children and Youth Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	1	2	0	0
84	Integrated Community Centre for Mental Wellness	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
85	Integrated Family Service Centres / Integrated Services Centres	N.A.	N.A.	N.A.	N.A.	N.A.	0	1	3	1	2	0	0
86	Integrated Rehabilitation Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
87	Integrated Vocational Rehabilitation Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
88	Integrated Vocational Training Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	1	1	0	0
89	International Schools (Primary)	21	20	18	20	28	25	4	4	19	5	5	2
90	International Schools (Secondary)	24	16	21	18	24	26	6	6	9	6	3	2
91	Job Centres	12	11	12	17	22	16	0	3	4	1	1	0
92	Kindergarten-cum-child Care Centres	16	17	19	18	26	26	6	6	6	5	6	4
93	Kindergartens	19	27	30	19	35	46	23	8	19	14	6	4
94	Land Exchange Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	17	103
95	Land Exchange Cases under Industrial Building (IB) Revitalisation Scheme executed from 1 January 2017 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	5	13	97
96	Lease Modification Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	1	12	101
97	Lease Modification Cases under IB Revitalisation Scheme executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	2	0	0
98	Libraries	17	21	15	19	23	26	5	12	28	3	5	1
99	Licensing Offices	7	11	14	19	21	16	0	2	1	6	1	0
100	Long Stay Care Home	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	3	0	0
101	Marine Parks	31	19	13	19	23	16	2	3	6	10	1	12
102	Marine Reserve	17	14	14	18	23	16	0	4	5	12	1	0
103	Marriage Registries	7	11	11	17	21	16	0	1	2	1	0	0
104	Medical Social Services Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
105	Multi-service Centre for Hearing Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
106	Museums	12	18	14	18	22	20	2	12	9	5	1	1
107	Mutual Help Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	4	1	0	0
108	Neighbourhood Support Child Care Project	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	1	1	0	0
109	Occasional Child Care Service	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
110	Offices in Immigration Headquarters	7	14	11	17	22	19	2	1	3	1	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
111	Other Recreation & Sports Facilities	11	17	15	20	22	20	1	5	8	3	1	0
112	Parents / Relatives Resource Centres	N.A.	N.A.	N.A.	N.A.		0	0	0	1	1	0	0
113	Parks, Zoos and Gardens	13	32	22	21	30	26	13	16	13	4	5	13
114	Performing Venues	10	15	13	17	22	16	2	4	4	1	3	1
115	Post Offices	9	12	13	17	22	20	7	5	15	2	2	1
116	Presale Consent for Non-Residential Development Issued from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1
117	Presale Consent for Residential Development Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	14	101
118	Presale Consent, Consents to Assign and Approvals of Deeds of Mutual Covenant Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	3	3
119	Private Primary Schools	18	22	18	18	25	24	3	4	17	6	7	2
120	Private Secondary Schools (Day/Evening)	24	18	19	19	24	24	4	6	7	6	5	2
121	Private Treaty Grant Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	1	10	7	6	116	1
122	Public Open Space	N.A.	N.A.	N.A.	2	72	20	23	41	23	42	7	7
123	Race Relations Unit	N.A.	N.A.	N.A.	N.A.	14	16	0	0	1	1	0	0
124	Recreation Grounds	14	16	15	18	23	19	3	10	7	2	3	5
125	Recycling Organisations and Collection Points	46	16	15	21	24	17	7	5	6	4	8	1
126	Registration of Persons Offices	8	11	12	17	21	16	0	1	3	1	0	0
127	Rehabilitation and Training Centre for Visually Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
128	Residential Special Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	1	0	4	1	0	0
129	Senior Citizen Card Office	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	2	1	0	0
130	Sheltered Workshop	N.A.	N.A.	N.A.	N.A.	N.A.	0	1	0	1	1	0	0
131	Short Term Tenancy	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	4	16	10	53	18	6
132	Social & Recreational Centre for the Disabled	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	2	0	0
133	Social Security Appeal Board	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
134	Social Security Field Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
135	Special Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	5	1	0	0
136	Special Waiver Cases under IB Revitalisation Scheme executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	1	0	3
137	Sports Centres	15	21	20	18	28	20	2	7	13	8	4	0
138	Sports Climbing Facilities	8	13	13	18	22	16	1	6	2	1	1	0
139	Sports Grounds	12	15	14	16	21	18	3	5	5	2	2	0
140	Squash Courts	12	13	13	17	21	18	1	2	8	1	1	0
141	Stadia	7	14	13	17	21	18	1	4	4	1	1	0
142	Street Posting Boxes	14	13	16	18	21	21	5	4	4	4	4	4
143	Subvented and Contract Homes providing Subsidised Residential Care Services for the Elderly	N.A.	N.A.	N.A.	N.A.	N.A.	0	4	6	3	6	0	4
144	Support Service Centres for Ethnic Minorities	N.A.	N.A.	N.A.	N.A.	13	16	0	0	1	3	0	0
145	Supported Hostel	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	5	1	0	0
146	Swimming Pools	12	19	17	20	21	18	1	5	4	1	9	1
147	Table Tennis Tables	7	12	15	17	22	16	1	3	6	2	1	0
148	Tennis Courts	10	15	25	16	23	20	2	5	11	2	1	0
149	Traffic Accident Victims Assistance Section	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1	1	1	0	0
150	Transitional Care and Support Centre for Tetraplegic Patients	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	1	1	0	0
151	University Grants Committee (UGC) - Funded Institutions	14	15	14	17	23	17	10	3	7	5	4	2
152	URA Building Rehabilitation Projects Cost Reference	2	11	11	26	23	16	3	6	3	5	1	1
153	Vacant Government Sites Available for Application for Greening or Government/ Institution/ Community Uses	2	42	30	62	56	53	33	25	20	28	11	7
154	Vehicle Examination Centres	8	11	11	17	21	16	0	6	1	2	0	0
155	Visitor Centres of Country Parks	8	12	13	18	20	16	0	2	4	7	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
156	Water Sports Centres	8	16	13	20	21	16	5	3	2	1	2	2
157	Wi-Fi.HK Hotspot Locations	25	23	23	33	44	41	67	49	19	24	18	26
Total No. of Downloads		1 361	1 401	1 326	1 797	2 226	1 919	459	722	871	1 007	898	10 825

Note: If the dataset is not released to the public, the figure in that month will be denoted as "N.A." (i.e. not available).

Table B – No. of application programming interface (API) requests for datasets available on the GeoData Store in the past 12 months (from March 2019 to February 2020)–

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
1	2016 Population By-census - District Profiles (Constituency Areas)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2	2016 Population By-census - District Profiles (District Council Districts)	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
3	3D Visualisation Map	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4	Aided Primary Schools	92	53	63	16	1 043	4 545	1 471	75	201	1 297	208	106
5	Aided Secondary Schools	434	381	497	692	917	1 698	777	549	713	618	388	348
6	Aided Special Schools	11	0	0	0	415	1 324	284	3	39	57	32	2
7	Air Quality Monitoring Network of Hong Kong	22	3	11	56	460	890	37	33	47	8	13	8
8	Applications for Consent to Assign for Residential / Non-Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	5
9	Applications for Consent to Assign for Residential / Non-Residential Development Rejected/Withdrawn from 1 January 2017 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0
10	Applications for Presale Consent for Non-Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
11	Applications for Presale Consent for Non-Residential Development Rejected/Withdrawn from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0
12	Applications for Presale Consent for Residential Development Pending Approval	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	3	207
13	Applications for Presale Consent for Residential Development Rejected/Withdrawn from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	29
14	Badminton Courts	23	3	26	142	583	1 062	220	61	197	195	68	10
15	Barbecue Areas (AFCD)	29	17	7	82	541	992	227	60	198	91	67	13
16	Barbecue Areas (LCSD)	14	3	8	67	179	113	211	56	175	202	65	13
17	Basketball Courts	18	0	9	82	178	126	218	61	251	190	64	11
18	Beaches	19	1	4	85	184	130	214	76	642	188	63	12
19	Bedspace Apartments (Licensed)	N.A.	N.A.	N.A.	N.A.	1	2	0	1	25	2	1	7
20	Births and Deaths Registries	56	0	4	30	30	49	2 457	25	139	37	60	12
21	Bowling Greens	18	0	5	78	177	125	215	55	179	188	63	9
22	Camp Sites	36	8	0	65	160	115	208	62	179	85	55	9
23	Caput Secondary Schools	11	0	1	0	28	7	285	1	41	10	17	2
24	Care and Attention Home for Severely Disabled Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	288	119	7	14	0
25	Care and Attention Home for the Aged Blind	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	19	37	1	1	0
26	Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	54	34	1	6	0
27	Children's Play Rooms	11	2	8	19	29	4	475	45	197	186	64	10
28	Clinics / Health Centres under DH	24	5	15	57	186	143	4 200	9 779	144	139	68	125
29	Communication and Information Service Unit for Visually Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	21	33	0	0	0
30	Community Halls & Community Centres	21	0	3	66	177	135	252	178	222	191	67	15
31	Community Rehabilitation Day Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	83	36	1	1	0
32	Community Rehabilitation Network	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	12	29	0	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
33	Community Support Teams for Ethnic Communities	N.A.	N.A.	N.A.	N.A.	0	18	1	5	30	2	9	3
34	Consent to Assign for Residential / Non-Residential Development Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0
35	Control Points	22	0	2	20	27	6	10	2	29	4	9	4
36	Correctional Home	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
37	Country Park Water Dispensers	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	4	30	2	0	1
38	Country Parks	15	2	5	65	184	114	256	97	188	87	62	20
39	Criminal and Law Enforcement Injuries Compensation Section	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
40	Cycling Sites	16	0	3	78	179	112	225	55	180	260	70	11
41	Day Activity Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1	27	0	0	0
42	Delivery Offices	21	6	4	22	28	7	2 496	23	163	36	55	12
43	Designated Car Testing Centres	23	0	3	20	23	6	2 458	26	295	41	55	13
44	Direct Subsidy Scheme Primary Schools	11	0	0	0	27	7	278	1	43	58	24	5
45	Direct Subsidy Scheme Secondary Schools	9	0	0	0	24	8	296	10	43	57	22	3
46	District Offices and Sub-offices	21	1	2	20	25	6	2 449	20	139	37	52	11
47	District Social Welfare Offices	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	1	34	1	5	0
48	District Support Centre for Persons with Disabilities	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	1	0
49	Driving Test Centres	22	0	2	20	22	7	2 452	23	138	36	52	14
50	EPD Customer Service Counters	9	0	0	19	21	4	2 444	23	143	36	54	13
51	Early Education and Training Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
52	English Schools Foundation (Primary)	11	0	0	46	174	111	328	13	38	1	18	1
53	English Schools Foundation (Secondary)	9	0	0	46	174	109	333	10	37	3	18	3
54	Environmental Exhibition & Resource Centres	9	0	0	19	22	7	2 449	20	136	37	52	11
55	Extended Hours Service	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
56	Family and Child Protective Services Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	0	0
57	Fitness Rooms	16	5	11	80	173	111	220	55	178	178	62	11

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
58	General Outpatient Clinics under HA	22	1	5	49	175	143	4 202	9 835	139	46	56	473
59	Golf Facilities	16	1	2	78	174	111	216	55	177	82	55	9
60	Government Primary Schools	9	0	1	47	177	110	338	14	59	56	25	3
61	Government Secondary Schools	9	0	6	46	177	109	334	15	52	53	26	2
62	Grass Pitches	16	0	2	78	174	111	217	55	178	177	62	11
63	Guesthouses (Licensed)	N.A.	N.A.	N.A.	N.A.	2	0	0	2	26	0	0	0
64	Halfway House	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
65	Halfway House with Special Provision	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
66	Hard-surface Pitches	16	0	3	78	173	113	215	55	177	175	64	11
67	Health Education Exhibition and Resource Centre	18	0	2	21	22	28	6 495	9 779	248	72	96	18
68	Higher Education Institutions	12	0	0	65	176	110	344	11	37	3	19	5
69	Holiday Camps	9	0	1	19	22	3	201	45	177	180	62	11
70	Holiday Camps (Licensed)	N.A.	N.A.	N.A.	N.A.	0	0	0	0	24	0	0	0
71	Holiday Flats (Licensed)	N.A.	N.A.	N.A.	N.A.	0	0	0	0	24	0	0	0
72	HAD Public Enquiry Service Centres	21	0	2	20	23	6	2 438	23	137	36	52	11
73	Horse Riding Schools	16	0	2	78	174	111	238	56	177	84	54	13
74	Hospitals under HA	150	53	88	66	173	130	4 226	9 929	398	62	54	634
75	Hostel for Moderately Mentally Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	28	0	0	0
76	Hostel for Severely Mentally Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
77	Hostel for Severely Physically Handicapped Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
78	Hostel for Severely Physically Handicapped Persons with Mental Handicap	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	0	0
79	Hotels (Licensed)	N.A.	N.A.	N.A.	N.A.	4	0	0	54	447	704	2	0
80	Immigration Branch Offices	21	0	2	20	22	4	2 433	19	139	37	54	10
81	Indoor Air Quality Information Centre	9	0	1	19	25	5	2 432	19	137	35	52	11
82	Information of Completed URA Redevelopment Projects	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	24	0	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
83	Integrated Children and Youth Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	15	0
84	Integrated Community Centre for Mental Wellness	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	0	22	0
85	Integrated Family Service Centres / Integrated Services Centres	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	22	32	0
86	Integrated Rehabilitation Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	0	0	0
87	Integrated Vocational Rehabilitation Services Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
88	Integrated Vocational Training Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2	24	0	0	0
89	International Schools (Primary)	9	1	1	50	176	108	338	10	39	52	24	3
90	International Schools (Secondary)	9	0	1	46	176	108	338	10	38	50	24	2
91	Job Centres	19	1	5	2	18	19	2 435	25	138	39	50	9
92	Kindergarten-cum-child Care Centres	9	0	7	0	19	0	312	0	39	48	22	2
93	Kindergartens	8	1	0	46	171	108	341	10	38	54	25	1
94	Land Exchange Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	2	25
95	Land Exchange Cases under IB Revitalisation Scheme executed from 1 January 2017 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	2	29
96	Lease Modification Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	25
97	Lease Modification Cases under IB Revitalisation Scheme executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	1	0	0
98	Libraries	8	2	5	65	176	111	103	29	156	126	64	10
99	Licensing Offices	20	0	2	20	20	4	2 433	21	136	155	60	12
100	Long Stay Care Home	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	0	0
101	Marine Parks	9	2	7	67	171	112	242	59	180	85	54	12
102	Marine Reserve	8	0	3	65	171	119	173	55	185	85	55	15
103	Marriage Registries	20	0	2	20	21	4	2 431	19	139	36	54	12
104	Medical Social Services Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
105	Multi-service Centre for Hearing Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
106	Museums	19	1	1	73	174	115	98	25	140	129	64	13
107	Mutual Help Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
108	Neighbourhood Support Child Care Project	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	0	1	0
109	Occasional Child Care Service	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
110	Offices in Immigration Headquarters	20	1	2	20	20	4	2 427	22	139	36	54	13
111	Other Recreation & Sports Facilities	15	0	13	70	173	111	219	57	178	82	54	13
112	Parents / Relatives Resource Centres	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
113	Parks, Zoos and Gardens	8	2	81	66	184	111	216	74	179	173	64	12
114	Performing Venues	9	0	0	19	20	3	68	15	139	37	52	11
115	Post Offices	23	3	2	82	176	111	2 459	29	139	122	62	12
116	Presale Consent for Non-Residential Development Issued from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0
117	Presale Consent for Residential Development Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	32
118	Presale Consent, Consents to Assign and Approvals of Deeds of Mutual Covenant Issued from 1 January 2019 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	3	1
119	Private Primary Schools	9	0	0	0	25	10	313	8	39	52	24	3
120	Private Secondary Schools (Day/Evening)	8	1	1	0	19	23	313	3	38	51	24	4
121	Private Treaty Grant Cases Executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	3	9	42	2	8	168
122	Public Open Space	N.A.	N.A.	N.A.	0	12	10	9	11	173	5	1	2
123	Race Relations Unit	N.A.	N.A.	N.A.	N.A.	1	6	1	4	25	0	1	1
124	Recreation Grounds	9	0	101	91	175	110	214	56	179	172	62	11
125	Recycling Organisations and Collection Points	5 585	4 371	4 590	4 339	4 627	4 470	4 358	4 481	4 348	4 464	4 555	4 180
126	Registration of Persons Offices	9	0	0	19	18	3	2 417	19	139	35	53	10

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
127	Rehabilitation and Training Centre for Visually Impaired Persons	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	0	0
128	Residential Special Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	0	0	0
129	Senior Citizen Card Office	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
130	Sheltered Workshop	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
131	Short Term Tenancy	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	25	0	0	0
132	Social & Recreational Centre for the Disabled	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
133	Social Security Appeal Board	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	24	0	0	0
134	Social Security Field Units	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	1	0
135	Special Child Care Centre	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	2	0
136	Special Waiver Cases under IB Revitalisation Scheme executed from 1 January 2018 onwards	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	2
137	Sports Centres	15	0	3	87	172	111	233	57	264	180	65	12
138	Sports Climbing Facilities	15	0	3	78	171	111	206	55	176	169	118	13
139	Sports Grounds	15	0	2	78	174	111	211	57	178	168	64	9
140	Squash Courts	16	0	2	78	172	111	211	55	178	166	63	11
141	Stadia	15	0	2	78	173	111	211	55	178	85	56	10
142	Street Posting Boxes	23	2	7	66	174	113	2 453	47	262	51	57	11
143	Subvented and Contract Homes providing Subsidised Residential Care Services for the Elderly	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
144	Support Service Centres for Ethnic Minorities	N.A.	N.A.	N.A.	N.A.	1	8	1	2	25	1	0	1
145	Supported Hostel	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	26	0	0	0
146	Swimming Pools	149	27	5	78	173	113	223	55	178	177	65	11
147	Table Tennis Tables	16	0	8	21	20	10	180	45	178	95	53	12
148	Tennis Courts	15	0	2	20	19	4	177	45	178	170	61	10
149	Traffic Accident Victims Assistance Section	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	25	0	0	0
150	Transitional Care and Support Centre for Tetraplegic Patients	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	0	27	0	0	0
151	UGC-Funded Institutions	9	2	2	64	173	161	356	12	35	2	18	3

Item	Dataset	2019										2020	
		March	April	May	June	July	August	September	October	November	December	January	February
152	URA Building Rehabilitation Projects Cost Reference	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	25	0	0	0
153	Vacant Government Sites Available for Application for Greening or Government/ Institution/ Community Uses	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	0	0	26	0	0	0
154	Vehicle Examination Centres	22	0	2	20	21	4	2 421	24	150	36	55	12
155	Visitor Centres of Country Parks	8	0	1	67	173	110	212	55	181	83	54	13
156	Water Sports Centres	16	0	2	21	20	4	185	45	180	85	54	10
157	Wi-Fi.HK Hotspot Locations	25	7	66	127	181	125	52	24	45	860	233	8
Total		7 589	4 969	5 741	8 719	16 644	20 174	82 368	47 638	18 916	14 813	9 347	7 102

Note: If the dataset is not released to the public, the figure in that month will be denoted as “N.A.” (not available).

- End -

Reply Serial No.

DEVB(PL)301

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5652)

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.: 905)

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 (so called "To Ding") in July 2014. From July 2014 to the end of 2019, LandsD received 1 757 such complaints/referrals. Amongst these cases, 270 cases have been referred to law enforcement agencies for investigation, of which 98 cases were found not substantiated based on information available, and the rest of the referred cases are being investigated by the law enforcement agencies. Moreover, LandsD received in end 2019 a number of complaints about suspected "To Ding" but without specific details, and is now in the course of seeking clarification from the complainants concerned before considering how these complaints should be handled and reflected in the statistics.

(a) In the past five years (from July 2014 to 2019), 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	2019
Islands	1	1	7	18	3	1
North	21	13	103	18	22	5
Sai Kung	1	0	7	18	86	4
Sha Tin	0	3	0	0	33	2
Tai Po	6	22	329	64	156	28
Tsuen Wan & Kwai Tsing	1	6	0	0	1	0
Tuen Mun	0	0	42	0	9	29
Yuen Long	40	71	291	88	156	51
Total	**70**	**116**	**779**	**206**	**466**	**120**

(b) Number of cases referred to law enforcement departments for investigation is set out below–

Year	Number of cases referred to law enforcement departments
2014 (starting from July)	26
2015	50
2016	27
2017	6
2018	100
2019	61
Total	**270**

- End -

Reply Serial No.

DEVB(PL)302

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5653)

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) in each of the past 12 months.

Sales volume:

Type of products	Month	Month	…				
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	Month	Month	…				
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.: 906)

Reply:

The sales volume and sales value of the map products sold through Hong Kong Map Service 2.0 (HKMS 2.0) website in the past 12 months (i.e. March 2019 to February 2020) are listed in the following tables:

Sales volume:

Type of products	March 2019	April 2019	May 2019	June 2019	July 2019	August 2019	September 2019	October 2019	November 2019	December 2019	January 2020	February 2020
Aerial photo and image product	960	788	595	360	542	548	294	381	325	456	552	204
Spatial data and topographic map	11 072	2 677	1 936	1 570	1 280	3 116	1 075	1 877	908	1 318	1 028	1 390
Thematic map	44	24	16	63	11	35	26	28	41	17	52	80
Cadastral survey record	2 445	2 492	2 526	2 265	2 430	2 124	1 943	1 904	1 836	1 732	1 491	1 448
Gazette plan	2	4	0	3	6	19	12	23	3	23	0	4
Map/plan of other departments	5	7	4	3	7	1	1	0	0	7	2	9

Sales value [Note 1] (in HK$):

Type of products	March 2019	April 2019	May 2019	June 2019	July 2019	August 2019	September 2019	October 2019	November 2019	December 2019	January 2020	February 2020
Aerial photo and image product	284,700	206,600	195,700	108,300	167,900	171,400	80,100	107,500	108,400	135,100	174,900	55,600
Spatial data and topographic map	756,000	164,400	106,300	96,000	81,200	188,000	67,700	122,500	52,700	81,000	64,600	80,300
Thematic map	1,800	1,400	900	2,600	400	2,400	1,000	1,000	1,800	700	1,900	3,100
Cadastral survey record	70,300	74,800	76,400	64,600	72,900	62,700	57,900	55,100	50,500	52,100	40,100	42,900
Gazette plan	100	200	0	200	300	900	600	1,100	200	1,100	0	200
Map/plan of other departments	200	300	200	83	200	21	26	0	0	100	42	300

Note 1: The sales values over a hundred are rounded to the nearest hundred.

- End -

Reply Serial No.

DEVB(PL)303

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5654)

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 last year, 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.: 907)

Reply:

1&2. Since the implementation of the revised guidelines on government procurement in May 2019, the Lands Department (LandsD) has awarded two contracts involving non-skilled workers for provision of security guard services. In accordance with the requirements under the revised guidelines, LandsD assessed the tenders by adopting a weighting of 50% on tender price and 50% on technical aspects. For the criterion of technical aspects, monthly wage rate, proposed daily maximum working hours and compliance record in non-skilled worker contracts carry 25%, 8% and 7% of the marks of the technical aspects respectively.

3. The abovementioned two contracts for provision of security guard services awarded after implementation of the revised guidelines offered a monthly wage of $9,765. This is higher than the wage rate offered in the previous contracts awarded in the year 2017.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5655)

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 due for expiry 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.: 908)

Reply:

Details 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 (2020-21, 2021-22 and 2022-23) 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 and in Kowloon	Security guard services	Guard Alliance Limited	34,070,760	103	31 October 2021
2	All districts on HK Island and in Kowloon	Horticultural maintenance services	Melofield Nursery and Landscaping Contractor Limited	4,691,280	Not available (Note 1)	31 December 2021

	District	Nature of Contract	Name of Service Contractor	Value of the Service Contract (HK$)	No. of workers	Expiry Date
3	Eastern, Kowloon City, Kwun Tong, Sha Tin, Tai Po, North, Tuen Mun and Yuen Long	Cleaning and supporting services	G4S Cash Solutions (Hong Kong) Limited	624,888	Not available (Note 1 & 2)	30 September 2021
4	Central & Western, Eastern, Wan Chai, Kwun Tong, Sham Shui Po and Yau Tsim Mong	Cleaning and supporting services	Easy Cleaning & Pest Control Services Limited	974,952	10	31 March 2022
5	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
6	Kwun Tong and Tsuen Wan	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	567,480	2	31 March 2021
7	All districts in New Territories & Outlying Islands	Security guard services	Guard Alliance Limited	39,597,230	119	31 October 2021
8	Tuen Mun and Yuen Long	Horticultural maintenance services	Wah On Garden Landscaping Limited	11,050,000	Not available (Note 1)	31 May 2020
9	Tsuen Wan	Cleaning and supporting services	Johnson Cleaning Services Company Limited	296,000	2	31 March 2021
10	North, Sha Tin , Tai Po, Tuen Mun, Yuen Long & Outlying Islands	Cleaning and supporting services	Goodyear (Mak's) Services Company Limited	671,340	10	31 March 2021
11	North and Sha Tin	Horticultural maintenance services	Hong Kong Landscaping Company Limited	3,563,472	Not available (Note 1)	30 September 2021
12	Sai Kung and Tai Po	Horticultural maintenance services	Asia Landscaping Limited	9,049,773.6	Not available (Note 1)	30 September 2021
13	Kwai Tsing, Tsuen Wan and Outlying Islands	Horticultural maintenance services	Toyo Greenland Company Limited	5,896,410	Not available (Note 1)	31 December 2021

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

(Question Serial No. 6640)

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 number of flat and year of sale

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2026)

Reply:

Details of land grant (including private treaty grant/land exchange/lease modification/grant of development rights) for property projects tendered by the MTR Corporation Limited (MTRCL) in the past five financial years (i.e. from 1 April 2015 up to 29 February 2020) are set out below–

Project name and lot number	Site area	Year of tendering by 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)
Yuen Long Station (Yuen Long Town Lot No. 510)	39 100 m^2	2015-16	$1,000 (Note 2)	Residential GFA: 126 455 m^2 Commercial GFA: 11 535 m^2 Government Accommodation : - A public toilet: 114 m^2 (net operational floor area (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
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

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial GFA, Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)
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)	1 000
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
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

Project name and lot number	Site area	Year of tendering by MTRCL	Amount of premium payable by MTRCL	Commercial GFA, Residential GFA, total GFA and other details of development project	Estimated flat number (Note 1)
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: 47 000 m^2	1 200
Tseung Kwan O Area 86 Package 11 (Tseung Kwan O Town Lot No. 70 S.A & RP)	11 794 m^2	2018-19	$3,054.9 million	Residential GFA: 88 858 m^2	1 850
Wong Chuk Hang Station Package 4 (Aberdeen Inland Lot No. 467)	6 040 m^2	2019-20	$6,757.74 million	Residential GFA: 59 300 m^2	800
Tseung Kwan O Area 86 Package 12 (Tseung Kwan O Town Lot No. 70 S.A & RP)	13 977 m^2	2019-20	$2,725 million	Residential GFA: 89 290 m^2	2 000

Note 1: The actual flat numbers are subject to the finalised design of the proposed development.

Note 2: Premium paid by the Kowloon-Canton Railway Corporation as the grantee of the lot.

The Lands Department has no information on the year of sale of the above property developments.

- End -

Reply Serial No.

DEVB(PL)306

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6650)

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, 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 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.: 2043)

Reply:

(1) In the past five years, the Government invoked the Lands Resumption Ordinance (Cap. 124) to resume private land for six public projects. The details are tabulated below–

Financial year	The nature of project requiring resumption and clearance of land (Number of Projects)	Expenditure on land compensation and clearance arising from the project(s) for the year ($ million) (about)
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
2019-20	New town development (1)	5.4

Note: In the same period, the Government also invoked the Lands Resumption Ordinance to resume private land for 13 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 35 land acquisition cases with land resumed under the Lands Resumption Ordinance (Cap. 124) and other ordinances in the past five financial years for Public Works Programme projects for sewerage, roads, public housing, new town development 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]
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]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	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]
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]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	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]
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]
2019-20	Outlying Islands Sewerage Stage 2 - Peng Chau Village Sewerage Phase 2, Package 1 (formerly known as Peng Chau Village Sewerage Phase 2, Package A)	0.019	Agricultural land and Building land [5 private lots]
	Outlying Islands Sewerage Stage 2 - Peng Chau Village Sewerage Phase 2, Package 1 (formerly known as Peng Chau Village Sewerage Phase 2, Package B)	0.003	Agricultural land and Building land [3 private lots]
	The Development of Kwu Tung North New Development Area and Fanling North New Development Area - Advance Stage and First Stage	53.023	Agricultural land and Building land [590 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land uses [number of private lots resumed]
	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	14.0	Agricultural land and Building land [287 private lots]
	First Stage of Site Formation and Engineering Infrastructure at Kwu Tung North New Development Area and Fanling North New Development Area (Road Works)	0.414	Agricultural land [13 private lots]
	Advance Site Formation and Engineering Infrastructure Works at Kwu Tung North New Development Area and Fanling North New Development Area (Sewerage Works)	0.361	Agricultural land [16 private lots]
	Provision of Trunk Sewer to 3 Villages in Tai Po—Ta Tit Yan, Yuen Tun Ha and Lo Lau Uk	0.031	Agricultural land [1 private lot]

The compensation payments for projects in the Public Works Programme (excluding railway development projects) in the past five financial years were about $557 million in 2015-16, $518 million in 2016-17 and $438 million in 2017-18, $552 million in 2018-19 and $165 million (up to end of February 2020) in 2019-20. 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 2015-16, the only case with land resumed under the Railways Ordinance (Cap. 519) is the Shatin to Central Link project. 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]
2015-16	Shatin to Central Link	0.08 (Note 1)	Varied users from virtually unrestricted lease to electricity sub-station [14 private lots]

Financial year	Project title	Area of private land involved (hectares)	Original land use [number of private lots resumed]
2016-17	Shatin to Central Link	0.57 (Note 1)	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 1)	A public fee-paying underground carpark and the Hong Kong Academy for Performing Arts [2 private lots]
2018-19	Nil		
2019-20	Nil		

Note 1: Only the underground land stratum is resumed.

The compensation payments for railway development projects in the past five financial years were about $88 million in 2015-16, $45 million in 2016-17, $24 million in 2017-18, $29 million in 2018-19 and $9 million (up to end of February 2020) in 2019-20. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year.

(4) The details of urban renewal projects in which the Lands Resumption Ordinance (Cap. 124) was invoked to resume private land in the past five years are tabulated below–

Financial year	Project names	Location	Area of private land involved	Original land use (under lease)	Original numbers of property interests
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
2019-20	Phase II of K7	Development Area 5, Kwun Tong Town Centre-Main Site, Kowloon	4 375.5m^2	All lots and any building or buildings erected thereon shall be used for commercial or residential purposes, provided that not less than two floors of any building shall be used for commercial purposes.	466
	KC-008(A)	Chun Tin Street/ Sung Chi Street, To Kwa Wan, Kowloon	892.7m^2	Non-industrial and no factory building	70
	KC-009	Bailey Street/ Wing Kwong Street, To Kwa Wan, Kowloon	7 378.9m^2	Virtually unrestricted	878
	KC-010	Hung Fook Street/Ngan Hon Street, To Kwa Wan, Kowloon	4 211m^2	Virtually unrestricted	435

Financial year	Project names	Location	Area of private land involved	Original land use (under lease)	Original numbers of property interests
2019-20	KC-011	Hung Fook Street/Kai Ming Street, To Kwa Wan, Kowloon	2 213.4m^2	Virtually unrestricted	230
	KC-012	Wing Kwong Street, To Kwa Wan, Kowloon	1 172m^2	Virtually unrestricted	71
	KC-013	Kai Ming Street/Wing Kwong Street, To Kwa Wan, Kowloon	1 124.6m^2	Virtually unrestricted	125

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) There was no project involving land resumption by the Lands Department (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.

The compensation payments for Rural Planning and Improvement Strategy/Village Improvement schemes in the past five financial years were about $4.3 million in 2015-16, $0.2 million in 2016-17 and $1.3 million in 2017-18, $20.3 million in 2018-19 and $2,000 (up to end of February 2020) in 2019-20. These compensation payments were made in respect of resumption projects launched in or before the past five years.

(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 $43,465,000 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, the number of staff undertaking all other land resumption and clearance works in 2019-20 is about 324 either working in the District Lands Offices or in the Headquarters; whereas the estimated staff expenditure involved in the same period is about $182 million.

- End -

Reply Serial No.

DEVB(PL)307

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6651)

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.: 2044)

Reply:

(1) In the past five calendar years (2015 to 2019), the Lands Department received a total of 20 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, nine are under processing whilst 11 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 11 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	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
3	Shanghai Street, Mongkok (Kowloon Inland Lot No. 11247)	virtually unrestricted 916 square metres	commercial and/or cultural purposes 5 068 square metres
4	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
5	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
6	Tung Chau Street and Kweilin Street (New Kowloon Inland Lot No. 6559)	virtually unrestricted 1 490 square metres	non-industrial 13 410 square metres
7	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

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
8	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
9	Castle Peak Road/Un Chau Street (New Kowloon Inland Lot No. 6585)	virtually unrestricted 1 649 square metres	non-industrial 14 841 square metres
10	Hang On Street (Kwun Tong Inland Lot No. 764)	residential and G/F for residential/commercial 789.7 square metres	non-industrial 7 107 square metres
11	Ash Street (Kowloon Inland Lot No. 11269)	non-industrial 417.5 square metres	non-industrial 3 757 square metres

* 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 -

Reply Serial No.

DEVB(PL)308

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6658)

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 respective numbers and areas of sites granted to policy bureaux and their departments through Government Land Allocation (GLA) and Temporary Government Land Allocation (TGLA):

Policy bureau/ department	Number of sites granted through GLA	Area of sites granted through GLA (in hectares)	Number of sites granted through TGLA	Area of sites granted through TGLA (in hectares)

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2051)

Reply:

As at February 2020, there were a total of about 4 500 permanent government land allocations (PGLAs) with a total area of about 4 000 hectares (ha) allocated to various government bureaux/departments to facilitate the implementation of government projects and/or provision of government services. These PGLAs are mainly allocated to the Leisure and Cultural Services Department, the Food and Environmental Hygiene Department (FEHD), the Water Supplies Department (WSD), the Education Bureau, the Drainage Services Department, the Government Property Agency, etc.

As at the same date as above, there were a total of 4 174 temporary government land allocations (TGLAs) with a total area of about 3 370 ha allocated to various government bureaux/departments on a temporary basis to facilitate the implementation of government projects and/or provision of government services. These TGLAs are mainly allocated to the Civil Engineering and Development Department, FEHD, the Highways Department, the Home Affairs Department, WSD, etc.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6659)

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 development projects that involved the grant of sites to various government departments and public bodies in the past five years and their respective site areas (in hectares).

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2052)

Reply:

From 1 January 2015 up to 31 December 2019, the Government granted a total of 36 sites by way of private treaty and a total of seven sites by way of land exchange to the Urban Renewal Authority (URA), The Hong Kong Housing Authority (HKHA), Kowloon-Canton Railway Corporation (KCRC), Hong Kong Science and Technology Parks Corporation (HKSTPC) and The Airport Authority (AA) for their development projects. Details are set out in the tables below–

(I) Private Treaty Grant

Item	Execution date of land document	Lot number/ Location	Site area (hectares (ha)) (about)	User [Note]	Grantee
2015					
1.	27 February 2015	New Kowloon Inland Lot No. 6539 Hai Tan Street, Sham Shui Po	0.0431	Residential	URA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
2.	13 April 2015	Kowloon Inland Lot No. 11244 Ma Tau Wai Road and Chun Tin Street, Ma Tau Kok	0.2711	Residential	URA
3.	26 May 2015	New Kowloon Inland Lot No. 6538 Fuk Wing Street, Sham Shui Po	0.0596	Residential	URA
4.	31 July 2015	New Kowloon Inland Lot No. 6560 Prince Edward Road East, San Po Kong	0.6812	Residential	HKHA
5.	22 October 2015	Sha Tin Town Lot No. 584 Hin Tin Street, Sha Tin	0.3160	Residential	HKHA
6.	2 November 2015	Kowloon Inland Lot No. 11245 Pak Tai Street and San Shan Road, Ma Tau Wai	0.1087	Residential	URA
7.	16 November 2015	Yuen Long Town Lot No. 510 West Rail – Yuen Long Station	3.9100	Commercial/ Residential	KCRC
8.	18 December 2015	Lot No. 678 in Demarcation District No. 126 Junction of Kiu Cheong Road and Kiu Fat Street, Ping Shan, Yuen Long	2.5670	Residential	HKHA
2016					
9.	21 March 2016	Kowloon Inland Lot No. 11246 Junction of Sheung Heung Road and Kowloon City Road, To Kwa Wan	0.1384	Residential	URA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
10.	23 March 2016	New Kowloon Inland Lot No. 6545 Hai Tan Street, Sham Shui Po	0.0423	Residential	URA
11.	8 August 2016	Kowloon Inland Lot No. 11251 Pine Street and Oak Street, Tai Kok Tsui	0.0767	Commercial/ Residential	URA
12.	12 August 2016	Lot No. 740 in Demarcation District No. 4 Mui Wo Ngan Kwong Wan Road, Mui Wo, Lantau Island	0.2594	Residential	HKHA
13.	12 August 2016	Lot No. 741 in Demarcation District No. 4 Mui Wo Ngan Kwong Wan Road, Mui Wo, Lantau Island	0.7413	Residential	HKHA
2017					
14.	5 January 2017	New Kowloon Inland Lot No. 6558 Junction of Kowloon Road and Kiu Yam Street, Sham Shui Po	0.0543	Residential	URA
15.	17 January 2017	New Kowloon Inland Lot No. 6519 Choi Hing Road, Jordan Valley	1.1760	Residential	HKHA
16.	13 June 2017	Tung Chung Town Lot No. 43 Area 27, Tung Chung	0.9611	Residential	HKHA
17.	1 September 2017	New Kowloon Inland Lot No. 6600 Off Hing Wah Street West, Cheung Sha Wan	1.9932	Residential	HKHA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
18.	5 September 2017	Lot No. 1040 in Demarcation District No. 103 West Rail Kam Sheung Road Station, Phase 1	4.1687	Commercial/ Residential	KCRC
19.	7 September 2017	Kowloon Inland Lot No. 11259 Fuk Chak Street and Li Tak Street, Tai Kok Tsui	0.0768	Residential	URA
20.	13 December 2017	New Kowloon Inland Lot No. 6581 Muk On Street, Kai Tak	0.5708	Residential	HKHA
2018					
21.	8 March 2018	Kowloon Inland Lot No. 11254 Reclamation Street/Shantung Street, Mong Kok	0.1390	Residential	URA
22.	27 July 2018	Sha Tin Town Lot No. 619 Hang Kin Street, Ma On Shan, Sha Tin	0.5438	Residential	HKHA
23.	21 August 2018	New Kowloon Inland Lot No. 6559 Junction of Tung Chau Street and Kweilin Street, Sham Shui Po	0.1490	Residential	URA
24.	24 September 2018	New Kowloon Inland Lot No. 6618 Junction of Fat Tseung Street, Lai Chi Kok Road and Tonkin Street, Cheung Sha Wan	2.3434	Residential	HKHA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
2019					
25.	24 January 2019	New Kowloon Inland Lot No. 6585 Un Chau Street, Sham Shui Po	0.1649	Residential	URA
26.	28 January 2019	Tai Po Town Lot No. 245 Junction of Chong San Road and Science Park Road, Pak Shek Kok, Tai Po	0.2948	InnoCell Units	HKSTPC
27.	25 March 2019	Kowloon Inland Lot No. 11269 Ash Street, Tai Kok Tsui	0.0418	Residential	URA
28.	25 March 2019	Tseung Kwan O Town Lot No. 124 Area 65C2, Tseung Kwan O	2.0025	Residential	HKHA
29.	10 April 2019	Kwai Chung Town Lot No. 513 Texaco Road, Kwai Chung	0.4626	Residential	HKHA
30.	18 April 2019	Fanling Sheung Shui Town Lot No. 276 Queen's Hill, Fanling	2.5197	Residential	HKHA
31.	25 April 2019	Sha Tin Town Lot No. 477 Au Pui Wan Street, Fo Tan	0.6440	Residential	HKHA
32.	30 April 2019	New Kowloon Inland Lot No. 6617 Junction of Ying Wa Street, Fat Tseung Street West and Sham Mong Road, Sham Shui Po	0.6213	Residential	HKHA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
33.	17 June 2019	Kwun Tong Inland Lot No. 764 Hang On Street, Kwun Tong	0.0790	Residential	URA
34.	3 October 2019	Chai Wan Inland Lot No. 183 Junction of San Ha Street, Wing Ping Street and Chai Wan Road, Chai Wan	0.3319	Residential	HKHA
35.	6 November 2019	Tsing Yi Town Lot No. 194 Tsing Yi Road, Tsing Yi	2.1689	Residential	HKHA
36.	4 December 2019	Sha Tin Town Lot No. 586 Wo Sheung Tun Street, Fo Tan, Sha Tin	0.8600	Residential	HKHA

(II) Land Exchange

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
1.	27 March 2015	New Kowloon Inland Lot No. 6506 Hai Tan Street, Kweilin Street and Pei Ho Street, Sham Shui Po	0.7507	Residential	URA
2.	18 September 2015	Kowloon Inland Lot No. 11234 Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui	0.0726	Hotel	URA
3.	27 November 2015	Shau Kei Wan Inland Lot No. 853 Sai Wan Ho Street, Shau Kei Wan	0.0710	Residential	URA

Item	Execution date of land document	Lot number/ Location	Site area (ha) (about)	User [Note]	Grantee
4.	21 September 2016	Chek Lap Kok Lot No. 3 Chek Lap Kok	24.7497	Airport related development and airport operational development	AA
5.	25 January 2017	Kowloon Inland Lot No. 11247 Shanghai Street, Mong Kok	0.0916	Commercial	URA
6.	6 June 2017	Inland Lot No. 9064 Junction of Peel Street and Gage Street, Central	0.0893	Commercial/ Residential	URA
7.	26 January 2018	Inland Lot No. 9065 Gage Street / Graham Street, Central	0.2685	Commercial/ Hotel	URA

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.

Government sites are allocated to government bureaux/departments by way of temporary government land allocations (TGLAs) for temporary usage or construction of government projects, or by way of permanent government land allocations (PGLAs) for permanent usage or handover of completed projects to user government bureaux/departments.

Information on the number and land use of TGLAs allocated to government bureaux/departments in the past five years are set out in the following table. Majority of these TGLAs were allocated to the Highways Department, the Civil Engineering and Development Department (CEDD), the Water Supplies Department, the Drainage Services Department (DSD), the Home Affairs Department (HAD) and the Environmental Protection Department.

Uses	2015		2016		2017		2018		2019	
	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	56	77.84	51	31.08	35	13.22	36	106.36 (Note 1)	22	6.60
Site office, depot/storage	20	5.65	22	6.41	14	5.23	13	6.32	15	5.41
Community facilities	12	4.95	11	2.28	7	0.74	6	0.52	3	0.85
Others e.g. kiosks, barging point	3	1.17	1	0.98	3	3.22	1	0.65	3	0.65
Total	**91**	**89.61**	**85**	**40.75**	**59**	**22.41**	**56**	**113.85**	**43**	**13.51**

Note 1: The figure includes an area of about 91.6 ha allocated to CEDD at Lok Ma Chau Loop.

The Lands Department does not have readily available information on the number and land area of PGLAs allocated to government bureaux/departments from 2015 to 2018. Information on the number and land use of PGLAs allocated in 2019 are set out in the following table. They are mainly allocated to the Leisure and Cultural Services Department, the Education Bureau, DSD, the Food and Environmental Hygiene Department and HAD.

Uses	2019	
	No. of PGLAs	**Total area (ha)**
Open space	10	31.39
Government office, depot/storage	9	8.00
School	5	3.09
Others e.g. public toilet	11	5.09
Total	**35**	**47.57**

- End -

Reply Serial No.

DEVB(PL)310

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6662)

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:

Starting from 2020, the Lands Department has adopted a new indicator for permanent allocations issued to government departments. Please provide a detailed account of the similarities and differences between the new and old indicators.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2055)

Reply:

The annual Controlling Officer's Report (COR) of the Lands Department (LandsD) provides a comprehensive account of its output areas with past actual and future estimated key performance indicators (KPIs). New KPIs are added to enrich the content of COR from time to time. In addition to the item on temporary government land allocations (TGLAs) which are government land allocated to various government bureaux/departments on a temporary basis to facilitate the implementation of government projects and/or provision of government services, LandsD has introduced a new item in the 2020-21 COR on permanent government land allocations (PGLAs) which are government land allocated to user government bureaux/departments on a long term basis for government facilities and/or services. Similar to the KPIs of TGLAs, the number of cases and their total land area have been selected as the KPIs of PGLAs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6663)

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:

The number of applications for lot division has shown a downward trend in recent years. Please provide details of the approval processes and criteria for lot division applications and the expenditure on staff involved in the processing work.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2056)

Reply:

According to the Land Survey Ordinance (Cap. 473), any deed, conveyance or other instrument in writing executed after the commencement of the Ordinance, effecting a division of any land and delivered into the Land Registry (LR) for registration under the Land Registration Ordinance (Cap. 128), shall be accompanied by a land boundary plan. The Authorized Land Surveyor (ALS) who certifies the land boundary plan of the division shall deposit with the Land Survey Authority (LSA) a duplicate of the land boundary plan and survey record plan of the relevant land boundary survey no later than seven days after the lot division instrument has been delivered into the LR for registration. Upon receipt of a duplicate of the land boundary plan and the survey record plan of a lot division deposited by the ALS, the LSA would check if the submissions are in compliance with the Code of Practice approved under Cap. 473. The LSA may by notice in writing require an ALS to amend the plans so deposited in such a manner which complies with the Code of Practice.

A total of seven staff holding civil service posts, involving an expenditure of around $4.6 million in the financial year of 2019-20, are directly engaged in the above-mentioned compliance checking of land boundary plans and survey record plans submitted by ALS. They also handle other duties related to the administration of Cap. 473, including the

appointment of the Land Surveyors Registration Committee, examination and verification of the qualification of persons who apply for registration and renewal of registration as ALS, and establishment and maintenance of the ALS Register.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6689)

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 "(I)n 2019, ...The Department also resumed 2 356 property interests for urban renewal projects". Under Brief Description (paragraph 6) regarding the "performance measures in respect of land administration" relating to land acquisition, it is stated that the "offer of compensation or invitation to claims made within three weeks from land reversion". Moreover, in Matters Requiring Special Attention in 2020-21, (the Department will) "continue with undertaking land administration work and handling compensation claims in respect of railway development projects by the railway corporations and urban renewal projects by the URA (Urban Renewal Authority)". Please inform this Committee of the following:

(1) When making offers of compensation under the Lands Resumption Ordinance for the implementation of URA projects, the Government adopts "open market value" and "ex-gratia allowance equivalent to three times the amount of the rateable value" as mentioned in "sub-paragraph (c) Compensation to tenants under paragraph 6.2 Commercial Property on page 13" of the Land Resumption and Compensation in the Urban Area - Guidelines for Owners, Occupiers and Surveyors, for coming up with a compensation package for shops. Apart from this, will the Lands Department offer compensation based on "ex-gratia allowance calculated according to the commercial area" or "ex-gratia allowance equivalent to three times the amount of the rateable value", whichever is higher?

(2) Does the price per square foot of a shop derived from the computation formula applicable to "ex-gratia allowance calculated according to the commercial area" vary with such locations as the shop front or cockloft? What was the price per square foot derived from the compensation computation formula in 2019?

(3) Please state the reason(s) if the above information cannot be provided.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6017)

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). Rateable value of the resumed properties are assessed by Rating and Valuation Department having regard to the estimated annual rental value of the property of which the area of the property had already been taken into account.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6690)

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 "(I)n 2019, the Planning and Lands Branch continued to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011 and the work of the Urban Renewal Fund" and "continued to oversee the work of the Buildings Department, LandsD, the Land Registry and the PlanD". Moreover, in Matters Requiring Special Attention in 2020-21, it is stated that the Branch will "continue to oversee the implementation of major initiatives under URS".

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 any entitlement to the full amount made up of ex-gratia business allowance and ex-gratia payment (i.e. three times the amount of the rateable value). Upon land resumption, LandsD will provide ex-gratia payment (i.e. three times the amount of the rateable value) to tenants 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 of their interest (if any) 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 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 stated in paragraph 6.2 (a)(ii) above".

Please inform this Committee of the following:

(1) As LandsD has followed the Guidelines for years since last revision in July 2013, will there be another round of revision or review?

(2) If yes, what are the timetable and details?

(3) Non-domestic tenants registered in the Freezing Survey and evicted from their properties as a result of urban redevelopment projects are so far not entitled to the full amount made up of ex-gratia business allowance and ex-gratia payment (i.e. three times the amount of the rateable value). Is it under consideration to include them in the coverage of the Guidelines?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 6018)

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

(Question Serial No. 6786)

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 regarding the ex-gratia payments to primary producers arising from development projects affecting agriculture and fisheries and the funding provisions involved in the past three years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 113)

Reply:

The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by development projects and the number of applications involved in the past three financial years are tabulated below–

Nature of Projects	**2017-18 ($ million) (about) [Number of Applications Involved]**	**2018-19 ($ million) (about) [Number of Applications Involved]**	**2019-20 (up to end February 2020) ($ million) (about) [Number of Applications Involved]**
Sewerage Works	0.32 [10]	0 [0]	0 [0]
Road Works	0.7 [29]	0.28 [15]	2.54 [27]
Land Supply	1.37 [8]	0.33 [15] Note	3.9 [49]
Railways	0 [0]	0 [0]	0 [0]
Marine Works	0 [0]	88.11 [668]	0 [0]
Other Public Works	0 [0]	0 [0]	0.72 [5]
Total	**2.39 [47]**	**88.72 [698]**	**7.16 [81]**

Note: The figures in last year's reply were counted up to the end of February 2019. One additional case under "Land supply" was involved up to the end of March 2019. The total number of applications involved up to end of March 2019 should be 15.

- End -

Reply Serial No.

DEVB(PL)315

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3559)

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 (2017-18 to 2019-20)? 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 (2017-18 to 2019-20)?

(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.: 63)

Reply:

(a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by various types of projects and the number of applications involved in the past three financial years are tabulated below -

Nature of Projects	2017-18 ($ million) (about) [Number of Applications involved]	2018-19 ($ million) (about) [Number of Applications involved]	2019-20 (up to end February 2020) ($ million) (about) [Number of Applications involved]
Sewerage Works	0.32 [10]	0 [0]	0 [0]
Road Works	0.7 [29]	0.28 [15]	2.54 [27]
Land Supply	1.37 [8]	0.33 [15] note	3.9 [49]
Railways	0 [0]	0 [0]	0 [0]
Marine Works	0 [0]	88.11 [668]	0 [0]
Other Public Works	0 [0]	0 [0]	0.72 [5]
Total	**2.39 [47]**	**88.72 [698]**	**7.16 [81]**

Note: The figures in last year's reply were counted up to the end of February 2019. One additional case under "Land supply" was involved up to the end of March 2019. The total number of applications involved up to end of March 2019 should be 15.

(b) & (d) For ex-gratia payments to farmers, fishermen and mariculturists, there were about 221 applications being processed as at end February 2020. It is expected that the processing of all these applications would be completed with payment disbursed on a progressive basis in 2020.

- End -

Reply Serial No.

DEVB(PL)316

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5020)

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 grounds for rejecting small house applications by DLOs and the number involved in each of the past five years.

	2015	2016	2017	2018	2019
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		
Sai Kung District		
Sha Tin 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	
Sai Kung District	
Sha Tin District	
Tsuen Wan & Kwai Tsing District	
Islands District	

(b) By RC

RC	Number of recognised 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			

RC	Number of recognised 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
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.: 873)

Reply:

1.& 2. The numbers of small house applications approved and rejected by New Territories District Lands Offices (DLOs) in the past five years (2015 to 2019) are set out below –

DLO	**Number of small house applications approved (2015 to 2019)**	**Number of small house applications rejected (2015 to 2019)**
Islands	194	130
North	599	794
Sai Kung	244	191
Sha Tin	141	352
Tai Po	790	950
Tsuen Wan & Kwai Tsing	43	74
Tuen Mun	245	218
Yuen Long	1 804	2 590
Total	4 060	5 299

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 of land scattered across the territory fall within areas zoned "Village Type Development" on the statutory plans.

5. The demand for small houses depends on factors such as birth and growth of indigenous villagers. Whether or not an indigenous villager would apply for a small house grant would hinge 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 any accurate forecast or projections of small house demand or small house applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5022)

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. Among the 642 recognised villages, how many 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.: 875)

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 577 out of the 642 Recognised Villages (RVs) have 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 65 RVs set out in the table below. The issues to be addressed include 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 yet 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	Yin Ngam (1 no.)
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	65 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.

- End -

Reply Serial No.

DEVB(PL)318

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5035)

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:

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.: 964)

Reply:

All applications for developing small houses are processed in accordance with the Small House Policy. The Lands Department does not have readily available statistics on small house applications with a breakdown by whether the sites are within or outside the Village Environs or "Village Type Development" zone.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5036)

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.: 968)

Reply:

The number of small houses granted by way of land exchange in the past five years (2015 to 2019) is set out below –

Year	Number of small houses granted by way of land exchange
2015	23
2016	16
2017	24
2018	25
2019	14

The Lands Department does not have readily available information on the total area of land involved.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5037)

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.: 969)

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 (2017-18 to 2019-20) are set out below:

Financial year	Number of staff (on full-time equivalent basis)	Staff expenditure
2017-18	100	$45.6 million
2018-19	104	$48.7 million
2019-20	104	$50.8 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

(Question Serial No. 5038)

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 approved and areas of land granted as at the end of 2019 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 STTs or TGLAs due to expire 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.: 970)

Reply:

1. (i) As at February 2020, there were a total of about 5 600 short-term tenancies (STTs) with a total area of about 2 400 hectares (ha).

   (ii) As at February 2020, there were a total of 4 174 temporary government land allocations (TGLAs) with a total area of about 3 370 ha.

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 TGLAs 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 (2017 to 2019) and the numbers of small house applications being processed and pending processing as at end of December 2019 are set out below–

District	Number of small house applications received (2017 to 2019)	Number of small house applications approved (2017 to 2019)	Number of small house applications rejected (2017 to 2019)	Number of small house applications being processed (as at end of December 2019)	Number of small house applications pending processing (as at end of December 2019)
Islands	139	107	79	125	253
North	697	355	588	1 930	1 241
Sai Kung	346	133	48	328	108
Sha Tin	135	90	159	46	86
Tai Po	1 507	453	518	1 033	57
Tsuen Wan & Kwai Tsing	58	8	41	58	124
Tuen Mun	208	120	103	380	70
Yuen Long	1 564	947	1 420	2 519	517
Total	4 654	2 213	2 956	6 419*	2 456

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.

* The cases being processed as at end 2019 exclude applications for Private Treaty Grant and Land Exchange involving Government Land. The processing of these two types of applications has been suspended since the judgment of the Court of First Instance on the judicial review case on the small house policy took effect. Pending the results of the appeal, the suspension will continue.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5039)

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.: 971)

Reply:

1. The breakdown of the number of small houses applications approved and executed by free building licence (FBL) on private land, private treaty grant on government land, and land exchange in the past five years (2015 to 2019) are set out below:

Year	Number of small houses granted on private land by way of FBL	Number of small houses granted on government land by way of private treaty grant	Number of small houses granted by way of land exchange
2015	775	146	23
2016	562	78	16
2017	655	73	24
2018	582	47	25
2019	553	76	14

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 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.

- End -

Reply Serial No.

DEVB(PL)323

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5044)

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.: 976)

Reply:

1.&2. The formation or administration of owners' corporations are not within the remit of the Lands Department (LandsD). LandsD does not keep information on owners' corporations formed by individual houses, 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 (2015 to 2019) for removal of restriction on alienation of small house grants are set out below–

DLO	Number of applications received (2015 to 2019)	Number of applications rejected (2015 to 2019)
Islands	46	3
North	258	52
Sai Kung	193	88
Sha Tin	48	11
Tai Po	483	44
Tsuen Wan & Kwai Tsing	71	30
Tuen Mun	194	14
Yuen Long	1 415	35

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 -

Reply Serial No.

DEVB(PL)324

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5045)

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 with a breakdown by respective District Lands Offices and the area of land involved in each of the past five years.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 977)

Reply:

The number of small houses granted by way of private treaty in the past five years (2015 to 2019) is set out below:

District	2015	2016	2017	2018	2019 (Note)
Islands	10	12	24	10	7
North	10	11	11	1	2
Sai Kung	8	2	2	0	7
Sha Tin	58	2	1	2	21
Tai Po	18	34	12	25	30
Tsuen Wan & Kwai Tsing	2	1	0	0	0
Tuen Mun	6	0	1	2	8
Yuen Long	34	16	22	7	1
Total	146	78	73	47	76

Note: The processing of applications for small house grants by way of private treaty has been suspended since the judgement of the Court of First Instance on the judicial review case on the small house policy took effect on 8 October 2019. Pending the results of the appeal, the suspension will continue.

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. The Lands Department has no readily available information on the total area of land involved.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5048)

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, by district, the numbers of inspections conducted, the average number of inspections carried out by each front-line officer and a breakdown of related expenditure in the past five years.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 981)

Reply:

In the Lands Department (LandsD), staff in seven regional Squatter Control Offices (SCOs) of 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 responsible for carrying out squatter control work.

In the past five years, the total number of inspections conducted by SCOs and the average number of inspections conducted by each front-line staff are tabulated below–

Year	SCO	Number of inspections conducted	Average number of inspections by each front-line staff
2015	HK&LYM	1 938	34
	K,TW&KT	2 952	42
	Is	1 171	29
	NTE1	2 968	48
	NTE2	3 335	64
	NTW1	2 690	67
	NTW2	3 316	63

Year	SCO	Number of inspections conducted	Average number of inspections by each front-line staff
2016	HK&LYM	2 291	40
	K,TW&KT	3 024	43
	Is	1 350	34
	NTE1	3 025	49
	NTE2	3 064	59
	NTW1	2 948	74
	NTW2	3 230	61

Year	SCO	Number of inspections conducted	Average number of inspections by each front-line staff
2017	HK&LYM	2 169	38
	K,TW&KT	2 987	43
	Is	1 205	30
	NTE1	3 099	50
	NTE2	3 085	59
	NTW1	2 648	66
	NTW2	3 106	59

Year	SCO	Number of inspections conducted	Average number of inspections by each front-line staff
2018	HK&LYM	2 277	40
	K,TW&KT	2 497	36
	Is	1 131	28
	NTE1	3 082	50
	NTE2	3 098	60
	NTW1	3 259	79
	NTW2	3 021	57

Year	SCO	Number of inspections conducted	Average number of inspections by each front-line staff
2019	HK&LYM	2 998	53
	K,TW&KT	2 754	39
	Is	1 716	43
	NTE1	3 310	53
	NTE2	2 800	54
	NTW1	2 780	68
	NTW2	2 870	54

As some of the staff members conducting site inspections also carry out other land administration and squatter control duties, there is no separate breakdown of the expenditure involved solely for conducting site inspections.

In addition, staff in the 12 District Land Offices and other specialised offices of LandsD also carry out site inspections in response to complaints or referrals. LandsD does not have information readily available on the number of site inspections conducted by these offices.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4412)

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 involved in the prosecutions and convictions for lease breaches? Please provide the details.

Asked by: Hon MO Claudia (LegCo internal reference no.: 84)

Reply:

a. As at end-December 2019, there were a total of 66 Private Recreational Leases (PRLs). Of these, 48 PRLs have been renewed since 2011, 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 renewed), and the remaining 12 PRLs have not reached their lease expiry dates. Details of these PRLs are listed as follows–

I. PRLs renewed since 2011

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129 573	5 November 2026
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8 360	24 December 2026
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886	24 December 2026
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500	25 December 2026
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537	25 December 2026
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32 480	25 December 2026
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490	25 December 2026
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203	25 December 2026
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4 418	25 December 2026
10	Jardine's Lookout Residents' Association	IL 9030 No. 2 Creasy Road, Jardine's Lookout	12 406	25 December 2026
11	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	25 December 2026
12	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	25 December 2026
13	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	25 December 2026
14	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	25 December 2026

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
15	South China Athletic Association	KIL 11218 Wylie Path	5 309	25 December 2026
16	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656	25 December 2026
17	The Filipino Club	KIL 11222 Wylie Road	2 819	25 December 2026
18	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402	25 December 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 December 2026
20	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090	25 December 2026
21	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	25 December 2026
22	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	25 December 2026
23	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	25 December 2026
24	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	3 April 2027
25	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462	30 June 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 June 2027

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
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 June 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 June 2027
29	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051	30 June 2027
30	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405	30 June 2027
31	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 in SD5 Mau Wu Tsai, Hang Hau	13 300	30 June 2027
32	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	30 June 2027
33	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800	30 June 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 June 2027
35	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261	30 June 2027

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
36	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250	30 June 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 June 2027
38	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076	30 June 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 June 2027
40	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983	30 June 2027
41	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780	30 June 2027
42	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877	30 June 2027
43	Club De Recreio	KIL 11221 Wylie Road	23 095	25 December 2026
44	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900	30 June 2027
45	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475	30 June 2027

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
46	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191	30 June 2027
47	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	30 June 2027
48	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300	30 June 2027

II. PRLs that have expired and are being held over

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Holding-over
49	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 Junction of Ivy Street & Beech Street	234	9 June 2020
50	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100	30 November 2020
51	Royal Hong Kong Yacht Club	Lot 341 in DD 212 and the Extension thereto Che Keng Tuk	11 820	8 June 2020
52	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471	25 June 2020
53	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1 000	19 September 2020
54	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2 831	30 September 2020

III. PRLs that have not expired

No.	Name of PRL Holder	Lot No. and Location	Site Area (square metres) (about)	Expiry Date of Lease
55	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1 706 106	31 August 2020
56	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940	24 May 2021
57	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277	25 December 2021
58	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448	30 June 2023
59	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65	18 January 2024
60	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955	3 November 2024
61	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30 200	24 June 2025
62	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1 163	18 October 2031
63	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92 000	23 June 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 June 2047
65	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738	19 February 2056
66	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	2 357	25 December 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 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 inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications. In the past three years (2017 to 2019), LandsD carried out inspections in respect of seven 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. In 2017-18, HAB made ten inspections in total. In 2018-19, HAB made 28 inspections. In 2019-20, HAB has made 43 inspections (up to end-January 2020).

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 -

Reply Serial No.

DEVB(PL)327

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4413)

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 on different types of land (residential, commercial, industrial, government, institution or community (G/IC), and open space) which were left idle in 2019-20, in the following table–

Location of the vacant government site	Area of the vacant government site	Type of land	Number of years that the site has been left vacant	Number of staff involved in administration of the government site	Expenditure incurred on administration of the government site

b. Please provide, with a breakdown by 18 districts, the information on government sites let out in 2019-20, in the following table–

Location of the government site let out	Area of the government site let out	Land use	Term of tenancy	Number of staff involved in administration of the tenancy	Expenditure incurred on administration of the tenancy

c. Please provide, with a breakdown by 18 districts, the information on government sites leased under private recreational leases in 2019-20, in the following table–

Location of the leased government site	Area of the leased government site	Land use	Term of lease	Number of staff involved in administration of the leased government site	Expenditure incurred on administration of 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 2019-20, in the following table–

Location of the government site let out	Area of the government site let out	Land use	Term of tenancy	Number of staff involved in administration of the government site let out	Expenditure incurred on administration of the tenancy

Asked by: Hon MO Claudia (LegCo internal reference no.: 85)

Reply:

a. There are instances where sites are earmarked for long-term or permanent development but 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 not suitable for development or are possessed by the Government after 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, including allocation to departments for government uses, grants to private organisations by short-term tenancies (STT) for commercial uses, or putting up for application by non-governmental organisations (NGOs) or social enterprises for community, institutional or non-profit-making purposes, so as to make the best use of available land resources.

The Lands Department (LandsD) has published the information of vacant government sites (VGSs) (including vacant school premises on government land, and the same applies below) under its management and available for application for short-term community, institutional or non-profit-making 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 at end March 2020, around 900 VGSs are available for application for short-term use.

LandsD does not have readily available information on the durations for which the VGSs have been left vacant. The land administration work in respect of the VGSs 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 STTs in the calendar year of 2019 by District Lands Office is tabulated below–

District Lands Office	**Area of land (hectares (ha)) (about)**
Hong Kong East	0.75
Hong Kong West & South	5.02
Kowloon East	1.07
Kowloon West	1.17
Islands	0.07
North	3.23
Sai Kung	5.36
Sha Tin	4.25
Tuen Mun	4.66
Tai Po	0.74
Tsuen Wan and Kwai Tsing	1.88
Yuen Long	1.07
In relation to Railway Development Projects	0.01
Total :	**29.28**

The users of the STTs include fee-paying carparks; storage; workshops;; private gardens; works areas/sites required for various development projects; and community or 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 2019, 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 (square metres (m^2)) (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 STTs by Abbreviated Tender System for temporary uses as fee-paying public carparking and open storage/container yard purposes in the calendar year of 2019 is tabulated below by district–

District Lands Office	**Area of land (m^2) (about)**	
	Fee-paying public carparking purpose (Note)	**Open storage/container yard purpose (Note)**
Hong Kong East	6 070	0
Hong Kong West & South	6 460	0
Kowloon East	1 130	0
Kowloon West	6 360	0
Islands	0	0
North	27 210	0
Sai Kung	51 525	0
Sha Tin	25 610	0
Tuen Mun	28 495	2 940
Tai Po	6 440	0
Tsuen Wan & Kwai Tsing	0	18 800
Yuen Long	2 705	147
Total	**162 005**	**21 887**

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the tenancies in question.

The land administration work for letting of STTs 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.

- End -

Reply Serial No.

DEVB(PL)328

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6077)

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:

a. Please set out the quantity, value and stock of surgical masks produced by the Correctional Services Department (CSI masks) that the Lands Department (LandsD) obtained from the Government Logistics Department (GLD) each month in the past three years in the following table:

Month/Year	No. of CSI masks obtained	Value of CSI masks obtained	Stock of CSI masks

b. Please set out the quantity, value, stock and consumption of surgical masks that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of surgical masks obtained from the GLD (value)	No. of surgical masks procured (value)	Stock	Consumption

c. Please set out the quantity, value, stock and consumption of N95 masks that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of N95 masks obtained from the GLD (value)	No. of N95 masks procured (value)	Stock	Consumption

d. Please set out the quantity, value, stock and consumption of gowns that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of gowns obtained from the GLD (value)	No. of gowns procured (value)	Stock	Consumption

e. Please set out the quantity, value, stock and consumption of protective coverall suits that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of protective coverall suits obtained from the GLD (value)	No. of protective coverall suits procured (value)	Stock	Consumption

f. Please set out the quantity, value, stock and consumption of face shields that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of face shields procured	Value of face shields procured	Stock of face shields	Consumption

g. Please set out the quantity, value, stock and consumption of goggles that LandsD obtained from the GLD or procured each month in the past three years in the following table:

Month/Year	No. of goggles procured	Value of goggles procured	Stock of goggles	Consumption

h. Did LandsD supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations in the past three years? If yes, please provide the relevant information, including the quantity, consumption and stock, in the following table:

Month/Year	Name of organisations	Manner of provision (e.g. sold or supplied for free)	Surgical masks	N95 masks	Face shields	Goggles	Gowns	Protective coverall suits

i. If LandsD is to supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations, what are the departments and the ranks of the officers responsible for making such decisions? Please provide the ranks of the officers involved in each decision, the date they made the decision and other relevant information.

Asked by: Hon MO Claudia (LegCo internal reference no.: 166)

Reply:

a. to g. Given the latest development of the novel coronavirus infection, the world is facing a persistent tight supply of surgical masks. To increase the overall supply of surgical masks in Hong Kong, the HKSAR Government will continue to adopt a multi-pronged approach, which includes stepping up global sourcing efforts, increasing the monthly production of the Correctional Services Department, subsidising local production lines, developing reusable surgical masks, etc.

Meanwhile, the HKSAR Government has endeavoured to suppress non-pressing and non-essential demands for surgical masks from various bureaux and departments so that most of these masks are used for our fight against the infection and the provision of essential and emergency services by other departments.

In the light of the rapid escalation of the novel coronavirus infection, the demand for personal protective equipment (PPE) (including surgical masks) from government departments will change in line with our battle with the coronavirus. The Government Logistics Department (GLD) and other government departments are now making their best endeavours to procure PPE by various means, and keep in view their stock and demand.

Since the global demand for PPE is rising sharply, the HKSAR Government is currently facing stiff competition in its procurement. At this stage, it is deemed not appropriate to disclose further details about the PPE used by individual departments recently and in the past few years, so as not to undermine the bargaining power of GLD and other departments in their procurement mission.

h. and i. The Lands Department did not supply any surgical masks, N95 masks, face shields, goggles, gowns or protective coverall suits to other organisations in the past three years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6253)

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 "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", please provide the following information:

What is the current total area of idle sites which have been included on the Lands Department's list of sites available for letting out? What is the total area of idle sites let out? Among these sites, what are the respective numbers of sites let out to non-profit-making organisations and other corporations/bodies and their site areas involved?

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 132)

Reply:

As at end March 2020, there were around 900 vacant government sites (VGSs) (including vacant school premises (VSPs) on government land), with a total area of about 125 hectares, under the Lands Department (LandsD)'s management and available for application for short-term community, institutional or non-profit-making uses. The information of such sites is uploaded onto the LandsD's "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/__VGS?lg=en).

In respect of the VGSs (including VSPs) under LandsD's management and available for application for short-term uses, a total of 24 short-term tenancies (STTs), with a total area of around 30 000 square metres, were approved by LandsD in the past five financial years (i.e. 2015-16, 2016-17. 2017-18, 2018-19 and 2019-20 up to the end of December 2019) for various purposes. Details of these 24 cases approved by LandsD are as follows–

Location	Name of Tenant	Tenancy Term	Permitted User (Note)
1. Ex-Kowloon Textile Family Dormitory in D.D. 390, Sham Tseng, Tsuen Wan (VGS)	Light Be (Sham Tseng Social Housing) Company Limited	6 years and 6 months	Residential institution
2. Area 73, Tai Shui Hang, Sha Tin (VGS)	Sha Tin Sports Association Limited	3 years certain and thereafter quarterly	Cycle recreation ground and such other ancillary uses
3. Ah Kung Kok Fishermen Village, Sha Tin (VGS)	Shatin Women's Association Limited	3 years certain and thereafter quarterly	Organic farm
4. Sin Fat Road, Kwun Tong (VGS)	Chelsea Foundation (Hong Kong) Ltd	3 years certain and thereafter quarterly	Soccer training activities centre
5. J/O Jordan Road and Canton Road (VGS)	Yaumati Kai Fong Welfare Advancement Association	1 year certain and thereafter quarterly	Facility for a neighbourhood welfare organisation
6. 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 and thereafter monthly	Cultural training venue
7. Wong Yin Street, Tuen Mun (VGS)	Hong Kong Society of Rehabilitation	1 year certain and thereafter quarterly	Parking place for rehabilitation buses
8. Underneath the elevated road at Yen Chow Street West, Sham Shui Po (VGS)	The Conservancy Association	4 years certain	Arboriculture and community green centre
9. Shing Sai Road, Kennedy Town, Hong Kong (VGS)	Rough C Limited	3 years certain and thereafter quarterly	Community garden
10. Greening Site in Shui Chong Street (VGS)	The Hong Kong Polytechnic University	3 years certain and thereafter quarterly	Road research laboratory and such other ancillary purposes

Location	Name of Tenant	Tenancy Term	Permitted User (Note)
11. Choi Ming Street near G.T. (Ellen Yeung) School, Tsueng Kwan O (VGS)	Direction Association For The Handicapped	1 year certain and thereafter quarterly	Wheelchair maintenance and seminar venue for the persons with disability or such other ancillary uses
12. Government Land at San Wan Road, Wong Kong Shan, Fanling (VGS)	ChariGreen	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)
13. Government Land near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin (VGS)	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment
14. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	The Industrial Evangelistic Fellowship Limited	Quarterly	Social service centre
15. Former Tsing Boor School, Sai Kung (VSP)	The Salt & Light Preservation Centre Limited	5 years certain and thereafter quarterly	Cultural resource centre
16. Former Tai Lam Chung Public School, Tuen Mun (VSP)	Tai Lam Chung Culture and Recreation Association Limited	1 year certain and thereafter quarterly	Community centre
17. Former Wan Kwong School, Sai Kung (VSP)	The Village Representative of Tai Wan Tau Village	1 year certain and thereafter annually	Village office
18. Former Kat O School , Kat O (VSP)	City University of Hong Kong	78 months certain and thereafter quarterly	Education and research centre

Location	Name of Tenant	Tenancy Term	Permitted User (Note)
19. Former Sheung Che Public School, Pat Heung, Yuen Long (VSP)	The Village Representatives of Sheung Che Tsuen	1 year certain and thereafter quarterly	Village office
20. Former Small Traders New Village Public School, Yuen Long (VSP)	Yuen Long Kam Kwong Church Limited	3 years certain and thereafter quarterly	Integrated community service centre
21. Former Sam Wo Public School, Ta Kwu Ling (VSP)	Hong Kong Seeing Eye Dog Services Limited	5 years certain and thereafter quarterly	Guide dog training school
22. Former Ying Yin Catholic Primary School, Yuen Long (VSP)	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
23. Former Wing On School (Part), Yuen Long (VSP)	The Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
24. Former Chuk Hing Public School, Yuen Long (VSP)	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre

Note: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the STTs in question.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6311)

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 three years, with a breakdown by type of land use specified in the land lease.

2. Regarding the six leased sites with their land leases extended by LandsD as mentioned in the Estimates, please provide a tabulated breakdown of the sites by (i) District Council district; (ii) land use; (iii) site area; and (iv) name of lessee.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 191)

Reply:

1. The short-term tenancy (STT) sites let out by tender and by direct grant in the past three calendar years are listed in the following table.

STTs granted by way of Tender

	User Group [Note 1]	**2017**		**2018**		**2019**	
		No. of Cases	**Area (hectare (ha))**	**No. of Cases**	**Area (ha)**	**No. of Cases**	**Area (ha)**
(1)	Public fee-paying carparks	34	13.47	41	15.64	41	16.20
(2)	Storage	2	0.44	3	0.08	1	0.29

	User Group [Note 1]	2017		2018		2019	
		No. of Cases	**Area (ha)**	**No. of Cases**	**Area (ha)**	**No. of Cases**	**Area (ha)**
(3)	Recycling	2	0.92	3	0.32	1	0.20
(4)	Plant nurseries	2	0.07	2	0.24	1	0.06
(5)	Other miscellaneous uses (such as ship or boat building or repairing, container handling, recreational purposes, etc.)	3	5.3	8	6.31	5	2.43
	Total	**43**	**20.19**	**57**	**22.6**	**49**	**19.18**

STTs granted by way of Direct Grant

	User Group [Note 1]	2017		2018		2019	
		No. of Cases	**Area (ha)**	**No. of Cases**	**Area (ha)**	**No. of Cases**	**Area (ha)**
(1)	Works areas or works sites for projects such as public housing, railway, and airport construction works	12	17.64	5	6.87	6	3.87
(2)	Community, education, sports, religious and other non-profit-making uses	6	0.29	5	1.23	9	1.80
(3)	Public utilities	2	0.02	5	0.81	3	0.09
(4)	Public fee-paying carparks, open or covered storage, workshops for recycling, plant nurseries, shops and other commercial uses	48	10.69	22	1.08	8	0.23
(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	9	3.45
(6)	Private gardens	108	0.96	79	0.67	68	0.66
	Total	**190**	**33.10**	**123**	**11.19**	**103**	**10.10**

Note 1: The users quoted are general descriptions of the broad type of uses permissible in the tenancy agreement(s) and not intended to be the legal interpretation of the user conditions of the tenancy agreement(s) in question.

2. Details of the six lease extension cases executed in 2018 are as follows:

Lot Number	**District Council district**	**Name of Grantee**	**Site Area (m^2)**	**User under lease**
Inland Lot No. 9067	Southern	The Independent Schools Foundation Limited	13 152	School
Tsing Yi Town Lot No. 196	Kwai Tsing	Discovery Bay Enterprises Limited	2 215	Shipyard and/or ship repairing
Tsing Yi Town Lot No. 195	Kwai Tsing	Kowloon Shipyard Company Limited	5 932	Shipyard and/or ship repairing
Stanley Inland Lot No. 129	Southern	Reach Networks Hong Kong Limited	59 430	Telecommunication Stations
Rural Building Lot No. 1187	Southern	Reach Networks Hong Kong Limited	8 453	Telecommunication Stations
Inland Lot No. 9030	Wan Chai	Jardine's Lookout Residents' Association	12 406	Recreational Club

- End -

Reply Serial No.

DEVB(PL)331

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3829)

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:

Will the Government inform this Committee of the following:

(1) The Planning Department will, in collaboration with the Civil Engineering and Development Department, take forward the proposed Studies related to the Artificial Islands in the Central Waters; the Planning and Engineering Study on Sunny Bay Reclamation; and the Planning and Engineering Study for Lung Kwu Tan Reclamation and the Replanning of Tuen Mun West Area. What are the staff establishment and estimated salary expenditure in 2020-21 for taking forward the above-mentioned studies?

(2) What are the staff establishment and estimated salary expenditure in 2020-21 for conducting research on development issues with a cross-boundary dimension?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 136)

Reply:

(1) Subject to funding approval by the Legislative Council, consultants will be engaged to undertake, inter alia, the proposed Studies related to the Artificial Islands in the Central Waters; the Planning and Engineering Study on Sunny Bay Reclamation; and the Planning and Engineering Study for Lung Kwu Tan Reclamation and the Replanning of Tuen Mun West Area. The Planning Department (PlanD)'s work in managing the consultants and overseeing these studies will be undertaken by staff members of PlanD as part of their overall duties. We are unable to provide a breakdown on the manpower resources solely for this area of work.

(2) As the work on conducting research on development issues with a cross-boundary dimension will be undertaken by staff members of PlanD as part of their overall duties, we are unable to provide a breakdown of the manpower resources solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3885)

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 2020-21?

(2) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Mainland Planning Unit under T-Branch in 2020-21?

(3) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Lantau Unit under T-Branch in 2020-21?

(4) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Unit under T-Branch in 2020-21?

(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 2020-21?

Asked by: Hon CHAN Chi-chuen (LegCo internal reference no.: 187)

Reply:

(1) In 2020-21, the Territorial Planning Branch (T-Branch) of the Planning Department (PlanD) has an establishment of 253 staff members of various grades and ranks. The estimated salary expenditure of these 253 staff members is about $178 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 under T-Branch have an establishment of three, ten and 12 professional staff members respectively in 2020-21. The estimated salary expenditures of these professional staff members are about $3.2 million, $10.3 million and $12.6 million respectively in terms of notional annual mid-point salary value. There are also 33 technical and clerical staff members providing support to these three Units and their estimated salary expenditure is about $12.2 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 has an establishment of 31 staff members of various grades and ranks in 2020-21. The estimated salary expenditure of these 31 staff members is about $22 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

(Question Serial No. 3632)

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 planning and urban design studies for harbourfront enhancement, how much resources will be deployed this year? What are the specific details of the work involved? When will the findings be released? What is the detailed distribution of locations involved in the studies?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 60)

Reply:

With the conclusion of the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (WCN Study) in 2019, district-based planning and urban design studies for various harbourfront areas on both sides of the Victoria Harbour have been completed with findings published.

With reference to the recommendations in these studies and in close collaboration with the Harbourfront Commission (HC), the Harbour Office (HO) of the Development Bureau is actively taking forward various harbourfront enhancement projects through the $6.5 billion earmarked funding. These projects include the five character precincts (i.e. Celebration Precinct, Pierside Precinct, Watersports and Recreation Precinct, Revitalized Typhoon Shelter Precinct, and East Coast Park Precinct) proposed under the WCN Study, the Boardwalk Underneath the Island Eastern Corridor project proposed under the Hong Kong Island East Harbour-front Study, the Hung Hom Urban Park proposed under the Hung Hom District Study, and the Kai Tak Metro Park and the Cha Kwo Ling Waterfront proposed under the Kai Tak Planning Review. In the coming year, the Planning Department (PlanD) will continue to provide professional support and advice to the HC and HO with regard to these projects.

The HO is also spearheading various consultancy studies with a view to creating a more attractive, vibrant, accessible and sustainable harbourfront, including those on Enhancing Visitors' Experience and Connectivity from the Hinterland to and within Harbourfront Areas, Design Guidelines for Promenades and Measures for Better Water-land Interface, and Enhancing the Design of Cycle Track with Waterfront Promenades. PlanD has been and will continue to render support to these studies from planning and urban design perspectives.

Related tasks will be taken up by PlanD's staff as part of their overall duties. As such, we are unable to provide a separate breakdown of the manpower resources and associated expenditure solely for this work.

- End -

Reply Serial No.

DEVB(PL)334

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4166)

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:

European countries like Sweden, Denmark and Britain have adopted universal design as an important policy in devising the housing design standards. As mentioned in the "Hong Kong 2030+", the vision of creating an "Inclusive and Supportive City" involves promoting the concept of "universal design" in the planning and design of the built environment.

1. Please provide details on the progress, performance indicators and the target completion date regarding the three key actions under the key strategic direction of "addressing the housing needs of all ages", namely "to continue adopting universal design in public housing to cater for the needs of the elderly"; "to promote universal design in private housing units (other than the common areas) in building design guidelines to promote ageing in place"; and "to encourage a variety of housing choices to be provided by the public and private sectors to enrich options available".

2. There are a large number of completed "shoebox flats" or "nano flats" in the private market with flat sizes between 200 and 300 square feet. In addition, different types of housing units such as 1-to-2-person or 2-to-3-person units are also provided in the public housing developments. In this regard, please advise whether these flats, in terms of area, can generally meet the requirements of universal design recommended by the Government in table form.

Flat size	Whether the standards of universal design have been met
Private flats under 200 square feet	
Private flats under 300 square feet	
1-to-2-person public housing units	
2-to-3-person public housing units	

3. For the detailed indicators of universal design standards for the interior layout of housing units promoted by the Government, please advise if there is any local policy papers or internationally adopted designs that the Government has made reference to.

4. In view of the ageing population and the need for "ageing in place", what is the estimated total number of universal design housing units required in Hong Kong in the future? What is the shortfall against the current provision of housing units with universal design?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 131)

Reply:

The Government is committed to making Hong Kong an inclusive and supportive city. In this regard, the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"), which is being finalised by the Development Bureau and Planning Department, proposes the strategic direction of addressing the housing needs for all ages and respecting everyone's right to the city across different aspects of the built environment. Details and specific measures, including follow-up actions and possible areas of further studies, will be covered in the final strategy of the Hong Kong 2030+ targeted for promulgation in the second quarter of 2020.

While Hong Kong does not have any specified universal design standards as yet, according to Legislative Council Panel on Housing Paper "Measures to facilitate the mobility needs of elderly residents by the Hong Kong Housing Authority" (LC Paper No. CB(1)617/16-17(05)) (https://www.legco.gov.hk/yr16-17/english/panels/hg/papers/hg20170306cb1-617-5-e.pdf), the Hong Kong Housing Authority (HA) has been implementing the concept of universal design in new public rental housing (PRH) estates since 2002, including adopting universal design inside residential flats to enhance the design and modifying old PRH flats in accordance with the needs of the elderly residents living there. In the course of doing so, HA has made reference to Buildings Department's "Design Manual: Barrier Free Access 2008" and adopted those requirements relevant to residential flats. For the Hong Kong Housing Society, universal design has been adopted for achieving "ageing-in-place" in their elderly housing projects, including (i) two pilot Senior Citizen Residences Scheme (SEN) projects completed in 2003 and 2004 with a total of 576 age-friendly units, (ii) The Tanner Hill non-subsidised elderly housing project completed in 2015 with 588 units, and (iii) the third SEN project in Hung Hom scheduled for completion in 2022 with 312 units.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4175)

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 announced the measure on the increase of plot ratio for housing sites in 2014. Please inform this Committee of the details of the public and private housing with additional plot ratio, and the information of these sites with a breakdown by year of completion and location in table form.

Year of Completion/ Estimated Year of Completion	Location	Site Area	Original Plot Ratio	Additional Plot Ratio Sought	Additional Residential Floor Area	Number of Additional Flats

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 140)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for both private and public residential sites located in certain Density Zones by 20% (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated), where planning terms permit. In view of the shortage in public housing supply, the Government refined the policy 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).

Since the announcement of the increase in the maximum domestic PRs in 2014, the Town Planning Board (TPB) has, up to March 2020, approved 26 applications involving 45 sites to increase the development intensity under section 16 of the Town Planning Ordinance, and

rezoned 87 sites for higher development intensity. These approved applications and rezoning proposals altogether lead to an additional supply of about 43 600 units (including 23 600 public housing units and 20 000 private housing units). Details of individual sites with increased development intensity through planning applications and rezoning by districts are listed at **Annex**.

The estimated completion years for individual sites are subject to a host of factors such as local consultation, funding approval, land resumption/clearance, reprovisioning of affected facilities, complexity of works, private initiative, etc. Relevant government departments will closely monitor the progress of the above, with a view to securing completion of the building works as soon as practicable.

Annex

Information on sites with development intensity increased since 2014 (as at March 2020)

I. Sites with development intensity increased through planning applications

District		Location [Planning Application No. (TPB Approval Date)]	Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2014-15							
Sha Tin	1.	Ma Kam Street, Ma On Shan [A/MOS/97 (4.4.2014)]	0.31	Private	GFA: 15 500m² (Note 4)	GFA: 18 600m² (Note 4)	72
	2.	Hang Kwong Street, Ma On Shan [A/MOS/98 (4.4.2014)]	0.31	Private	GFA: 8 910m² (Note 4)	GFA: 10 692m² (Note 4)	51
	3.	Yiu Sha Road, Whitehead, Ma On Shan [A/MOS/99 (13.6.2014)]	2.35	Private	GFA: 30 000m² (Note 4)	GFA: 36 000m² (Note 4)	319
	4.	Wo Sheung Tun Street, Fo Tan, Area 16, Sha Tin [A/ST/857 (31.10.2014)]	0.86	Public	GFA: 43 600m² (Note 4)	GFA: 49 880m² (Note 4)	246
	5.	Fo Tan, Areas 16 and 58D, Sha Tin (known as Kwei Tei Street, Fo Tan) [A/ST/858 (31.10.2014)]	3.89	Public	GFA: 194 500m² (Note 4)	GFA: 237 290m² (Note 4)	650
Tuen Mun	6.	Lok Chui Street, Tuen Mun [A/TM/453 (9.5.2014)]	0.11	Private	PR: 1 (Note 4)	PR: 1.2 (Note 4)	3
	7.	Yan Ching Street, Tuen Mun [A/TM/454 (9.5.2014)]	0.12	Private	PR: 5	PR: 6	21
	8.	King Sau Lane, Area 4, Tuen Mun [A/TM/463 (8.8.2014)]	1.10	Private	PR: 3.3 (Note 4)	PR: 4 (Note 4)	212
North	9.	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling [A/FSS/220 (13.6.2014)]	0.28	Private	PR: 5	PR: 6	41
	10.	Fai Ming Road, Fanling (known as South of Yung Shing Court, Fanling Area 49) [A/FSS/223 (12.9.2014)]	0.82	Public	GFA: 38 500m² (Note 4)	GFA: 45 000m² (Note 4)	161
	11.	Ex-Kin Tak Public School, Fan Kam Road, Sheung Shui [A/NE-KTS/377 (28.11.2014)]	0.64	Private	PR: 0.4 (Note 4)	PR: 0.48 (Note 4)	7
Kwai Tsing	12.	Hing Fong Road, Kwai Chung [A/KC/415 (12.9.2014)]	0.08	Private	PR: 5	PR: 6	14
Yuen Long	13.	Near Maple Gardens, San Tam Road, Ngau Tam Mei, Yuen Long [A/YL-NTM/310 (14.11.2014)]	0.90	Private	PR: 0.4 (Note 4)	PR: 0.48 (Note 4)	10
						Total	**1 807**

District		Location [Planning Application No. (TPB Approval Date)]	Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2015-16							
Kowloon City	14. to 26.	13 sites in Kai Tak Development (including Sites 1E1, 1F1, 1K1, 1K2, 1K3, 1L1, 1L2, 1L3, 4A1, 4B1, 4B2, 4B3 and 4B4) [A/K22/16 (17.4.2015)]	22.77	Private	PR: 3 to 5	PR: 3.4 to 6.1	3 900
Tuen Mun	27.	5 Lok Yiu Street, So Kwun Wat, Tuen Mun [A/TM/468 (3.7.2015)]	0.20	Private	GFA: 1 900m^2	GFA: 2 300m^2	2
North	28.	Choi Yuen Road, Sheung Shui [A/FSS/236 (7.8.2015)]	1.24	Public	GFA: 69 500m^2 (Note 4)	GFA: 83 400m^2 (Note 4)	260
Kwai Tsing	29.	Texaco Road, Kwai Chung [A/KC/433 (8.1.2016)]	0.46	Public	PR: 5	PR: 6	91
						Total	**4 253**
2016-17							
Sham Shui Po	30.	Tai Hang Sai Estate, Shek Kip Mei [A/K4/67 (24.6.2016)]	2.09	Private	PR: 5.5 (Note 4)	PR: 6.8 (Note 4)	792
						Total	**792**
2017-18							
Tai Po	31.	Yat Yiu Avenue, Tai Po [A/TP/627 (28.4.2017)]	0.77	Private	PR: 0.6 (Note 4)	PR: 0.72 (Note 4)	13
Kwai Tsing	32.	Vacant site opposite to Fu Yiu House of Lai Yiu Estate, Lai Cho Road, Kwai Chung [A/KC/445 (12.5.2017)]	0.58	Public	PR: 5	PR: 6	153
	33.	Vacant site adjacent to Lok King House of Lai King Estate, Lai King Hill Road, Kwai Chung [A/KC/447 (14.7.2017)]	0.41	Public	PR: 5	PR: 6	108
Tuen Mun	34.	Sites 3 and 4 (East), Area 54, Tuen Mun [A/TM/499 (23.6.2017)]	3.45	Public	PR: 5	PR: 6	883
	35.	Sites 1 and 1A, Area 54, Tuen Mun [A/TM/500 (23.6.2017)]	2.89	Public	PR: 5	PR: 6	742
						Total	**1 899**

District	Location [Planning Application No. (TPB Approval Date)]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2018-19							
North	36. to 43.	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) (Eight sites including FLN Area 15 East, Area 13, KTN Areas 11 and 12, Area 13, Area 19 (West and East), KTN Area 21, Area 24 and Area 26) [A/KTN/54 (16.11.2018)]	28.39	Public	PR: 3.5 to 5 (Note 4)	PR: 3.9 to 6 (Note 4)	4 300
Tai Po	44.	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 [A/NE-SSH/120 (18.1.2019)]	74.84	Private	PR: 0.693	PR: 0.832	4 538
						Total	**8 838**
2019-20							
Sha Tin	45.	Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [A/MOS/122 (5.7.2019)]	1.90	Public	PR: 5.5	PR: 5.53	10
						Total	**10**
						Grand Total (45 sites)	**17 599 (Public: 7 604 Private: 9 995)**

Notes:

1. Site areas are subject to changes and rounded to the nearest two decimal places.
2. The original and proposed domestic PRs/GFAs are based on the planning statements submitted under approved planning applications.
3. The estimated additional number of residential units are subject to revision at the detailed design stage of the proposed residential developments.
4. The indicated PR/GFA is the maximum PR/GFA (including both domestic and non-domestic).

II. Sites with development intensity increased through rezoning

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2014-15							
Sha Tin	1.	Lok Wo Sha Lane, Area 111, Ma On Shan [2.12.2014]	0.83	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	70
	2. & 3.	Ma On Shan Road (Northern and Southern Portions), Area 81A, Ma On Shan [2.12.2014]	1.93	Public	PR: 5	PR: 5.5	190
	4.	Hang Tai Road, Area 86B, Ma On Shan [2.12.2014]	1.90	Public	PR: 5	PR: 6	316
Tai Po	5.	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po [2.12.2014]	8.00	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	563
	6.	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po [2.12.2014]					
	7.	Site 1C, Chong San Road, Pak Shek Kok, Tai Po [2.12.2014]					
	8.	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po [2.12.2014]					
Yuen Long	9.	Au Tau, Yuen Long [2.12.2014]	3.22	Private	PR: 0.6 (Note 5)	PR: 1.2 (Note 5)	275
Tuen Mun	10. & 11.	East and West of So Kwun Wat Road, Area 56, Tuen Mun (Tuen Mun Town Lot No. 541 and Tuen Mun Town Lot No. 497) [10.2.2015]	3.43	Private	PR: 1.3 (Note 5)	PR: 3.6 (Note 5)	1 052
	12.	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun [10.2.2015]	1.10	Private	PR: 0.65 (Note 5)	PR:1.3 (Note 5)	95
	13.	Tsing Ha Lane, Area 20, Tuen Mun [10.2.2015]	0.61	Private	PR: 1.3 (Note 5)	PR: 3.6 (Note 5)	236
	14. & 15.	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western and Eastern Portions) [10.2.2015]	5.18	Private	GFA: 130 650 m^2 (Note 5)	GFA: 156 780 m^2 (Note 5)	480

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
	16.	Junction of Hang Fu Street and Hoi Wong Road, Area 16, Tuen Mun [10.2.2015]	0.88	Private	PR: 5	PR: 6	88
	17.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 1) [10.2.2015]	0.48	Public	PR: 5	PR: 6	63
	18.	Area 29 West, Tuen Mun [10.2.2015]	1.32	Public	PR: 5	PR: 6	138
	19.	Area 2, Tuen Mun [10.2.2015]	0.25	Public	PR: 5	PR: 6	48
	20.	South of Kwun Chui Road, Area 56, Tuen Mun [10.2.2015]	1.22	Private	PR: 1.3 (Note 5)	PR: 3.6 (Note 5)	460
Islands	21.	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung [31.3.2015]	0.92	Public	PR: 5	PR: 6	200
						Total (21 sites)	**4 274**
2015-16							
Kwai Tsing	22.	Sai Shan Road, Tsing Yi [21.4.2015]	0.62	Private	PR: 5	PR: 6	123
	23	Near Cheung Wang Estate, Tsing Yi [21.4.2015]	0.14	Private	PR: 5	PR: 6	25
Yuen Long	24.	Wang Chau Phase 1, Yuen Long [2.6.2015]	5.67	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	666
Sham Shui Po	25.	North of Yin Ping Road, Tai Wo Ping [21.7.2015]	2.04	Private	GFA: 48 958m² (Note 5)	GFA: 58 750m² (Note 5)	163
Tai Po	26. & 27.	Lo Fai Road, Tai Po (Eastern and Western Portions) [8.9.2015]	4.13	Private	GFA: 23 100m² (Note 5)	GFA: 46 200m² (Note 5)	330
	28.	Shan Tong Road, Lai Chi Shan, Tai Po [8.9.2015]	4.25	Private	GFA: 89 250m² (Note 5)	GFA: 107 100m² (Note 5)	297
	29.	Chung Nga Road East, Tai Po [8.9.2015]	7.77	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	1 141
	30.	Area 9, Tai Po [8.9.2015]					
	31.	Chung Nga Road West, Tai Po [8.9.2015]	1.78	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	158
	32.	Near Junction of Tai Po Road and Yat Yiu Avenue, Tai Po [8.9.2015]	2.09	Private	GFA: 10 000m² (Note 5)	GFA: 20 000m² (Note 5)	140

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
	33.	Near Cheung Shue Tan Road, Tai Po Kau [8.9.2015]	1.08	Private	PR: 0.65 (Note 5)	PR: 1.5 (Note 5)	75
Kowloon City	34.	Sheung Shing Street, Ho Man Tin [8.9.2015]	0.91	Private	PR: 5 (Note 5)	PR: 6 (Note 5)	151
Southern	35.	West of Wong Ma Kok Road (near Regalia Bay), Stanley [1.12.2015]	2.55	Private	PR: 0.75 (Note 5)	PR: 0.9 (Note 5)	35
Tuen Mun	36.	North of Jade Cove, So Kwun Wat, Tuen Mun [1.12.2015]	6.03	Private	PR:3 (Note 5)	PR:3.6 (Note 5)	333
	37.	North of Fiona Garden, So Kwun Wat, Tuen Mun [1.12.2015]					
	38.	North of The Aegean, So Kwun Wat, Tuen Mun [1.12.2015]					
Sha Tin	39.	Au Pui Wan Street, Area 16B, Fo Tan [1.12.2015]	0.70	Public	GFA: 32 150m² (Note 5)	GFA: 38 580m² (Note 5)	135
	40.	North of Tai Po Road near Garden Villa, Tai Wai [1.12.2015]	0.33	Private	PR: 2 (Note 5)	PR: 2.5 (Note 5)	28
	41.	North of To Shek Service Reservoir, Sha Tin [1.12.2015]	1.13	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	113
	42.	North of Lai Ping Road near Yung Ping Path, Kau To [1.12.2015]	0.67	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	66
	43.	Whitehead, Ma On Shan [5.1.2016]	0.46	Private	PR: 2 (Note 5)	PR: 2.4 (Note 5)	30
	44.	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan [5.1.2016]	0.59	Public	PR: 5 (Note 5)	PR: 6 (Note 5)	122
North	45. & 46.	Queen's Hill (Sites 1 and 2), Lung Yeuk Tau [2.2.2016]	17.74	Public	Site 1: PR: 5 Site 2: PR: 3 (Note 5)	Site 1: PR: 6 Site 2: PR:3.6 (Note 5)	2 366
						Total (25 sites)	**6 497**

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2016-17							
Southern	47.	Lee Nam Road, Ap Lei Chau [3.1.2017]	1.18	Private	GFA: 59 000m² (Note 5)	GFA: 70 800m² (Note 5)	236
North	48.	Area 48, Fanling/ Sheung Shui [3.1.2017]	4.00	Public	PR: 5	PR: 6	666
Kwai Tsing	49.	Junction of Ting Yi Road and Tsing Hung Road, Area 22B, Tsing Yi [7.2.2017]	2.29	Public	PR: 5	PR: 6	466
						Total (3 sites)	**1 368**
2017-18							
Kowloon City	50.	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong [5.12.2017]	1.13	Private	PR: 3 (Note 5)	PR: 3.6 (Note 5)	113
						Total (1 site)	**113**
2018-19							
Kowloon City	51. to 56.	6 Residential Sites in Kai Tak Development (including Sites 2B1, 2B2, 2B3, 2B4, 2B5 and 2B6) (after Kai Tak Rethink 2 Study) [15.5.2018]	7.41	Public	PR: 5	PR: 6.5	2 059
	57. to 68.	12 Residential Sites in Kai Tak Development (including Sites 4A1, 4A2, 4B1, 4B2, 4B3, 4B4, 4C1, 4C2, 4C3, 4E1, 4E2, and 3E1,2 and adjoining open space) (after Kai Tak Rethink 2 Study) [15.5.2018]	13.45	Private	PR: 3 to 4.4	PR: 4.5 to 7	3 839
Sha Tin	69.	Shek Mun "O" site near Shek Mun Business Area, Sha Tin (Phase 1) [29.5.2018]	0.43	Public	GFA: 21 866m² (Note 5)	GFA: 26 240m² (Note 5)	93
Tai Po	70.	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Area 39, Tai Po [21.8.2018]	3.81	Private	GFA: 73 500m² (Note 5)	GFA: 88 200m² (Note 5)	191
	71.	Ma Wo Road near Classical Garden I and Chung Woo Ching Sai, Tai Po [21.8.2018]	2.28	Private	GFA: 60 533m² (Note 5)	GFA: 72 640m² (Note 5)	211

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
Yuen Long	72. & 73.	Long Bin Interim Housing Phases 1 and 2, Yuen Long [4.9.2018]	10.00	Public	PR: 5	PR: 6	1 949
	74.	Near Tan Kwai Tsuen (Southern Portion), Yuen Long [4.9.2018]	10.60	Public	PR: 5	PR: 6	1 233
Sai Kung	75.	South of Chiu Shun Road, Tseung Kwan O [16.10.2018]	0.46	Public	PR: 5	PR: 6	93
	76.	East of Movie City, Tseung Kwan O [16.10.2018]	2.26	Public	PR: 5	PR: 6	483
	77.	Northwest of Ying Yip Road, Tseung Kwan O [16.10.2018]	1.59	Public	PR: 5	PR: 6	266
	78.	West of Yau Yue Wan Village, Tseung Kwan O [16.10.2018]	2.95	Public	PR: 5	PR: 6	416
Tuen Mun	79.	Hin Fat Lane, Castle Peak Road – Castle Peak Bay, Tuen Mun (Phase 2) [11.12.2018]	0.67	Public	PR: 5	PR: 6	158
	80.	Tuen Mun Kau Hui and Tin Hau Road, Tuen Mun [11.12.2018]	2.56	Public	PR: 5	PR: 6	591
	81.	Tseng Tau Sheung Tsuen South, Tuen Mun [11.12.2018]	4.24	Public	PR: 5	PR: 6	450
	82.	Wu Shan Road, Tuen Mun [11.12.2018]	2.33	Public	PR: 5	PR: 6	490
	83.	Hang Fu Street, Area 16, Tuen Mun [11.12.2018]	0.67	Public	PR: 5	PR: 6	86
	84.	South of Tuen Mun Town Lot No. 423, Castle Peak Road, Area 48, Tuen Mun [11.12.2018]	2.46	Private	PR: 3.3 (Note 5)	PR: 4 (Note 5)	164
						Total (34 sites)	**12 772**

District	Location [Date of Approval of OZP by the Chief Executive-in-Council]		Site Area (ha) (Note 1)	Housing Type	Original Domestic PR/GFA (Note 2)	Proposed Domestic PR/GFA (Note 2)	Estimated Additional Residential Units (Note 3)
2019-20							
North	85.	Former Fanling Magistracy [7.1.2020]	0.55	Public	PR: 5	PR: 6	106
	86.	Areas 4 and 30, Fanling/ Sheung Shui [7.1.2020]	2.91	Public	PR: 5	PR: 6	583
	87.	Po Shek Wu Road, Fanling [7.1.2020]	1.38	Public	PR: 5	PR: 6	300
						Total (3 sites)	**989**
						Grand Total (87 sites)	**26 013 (Public: 16 031 Private: 9 982)**

Notes:

1. Site areas are subject to changes and rounded to the nearest two decimal places.
2. The original PR/GFA is derived with reference to the maximum PR of density zones in which the respective sites are located.
3. The proposed PR/GFA is stipulated on OZP or put forward in papers submitted to TPB.
4. The estimated additional residential units arising from the Policy refers to the difference between the estimated flat yield as proposed by the rezoning proposals, and the estimated flat yield derived from the assumption that the policy on increased development intensity does not apply to the respective sites. All estimated flat yields are subject to technical and other assessments and changes.
5. The indicated PR/GFA is the maximum PR/GFA (including both domestic and non-domestic).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4292)

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 the details of and the expenditure on the rezoning of "Green Belt" ("GB") sites in the past five years; and state the progress expected to be made and the expenditure to be involved in the rezoning of "GB" sites in 2020-21.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 258)

Reply:

In the past five years (from 2015 to 2019), about 200 hectares of land originally zoned "Green Belt" ("GB") have been rezoned to "Residential" (about 43%), "Government, Institution or Community" (about 17%), area shown as "Road" (about 12%), "Other Specified Uses"[1] (about 8%), "Open Space" (about 7%), "Industrial" (about 5%), "Commercial" (about 3%), "Country Park" (about 3%) and "Agriculture" (about 2%).

As part of the multi-pronged land supply strategy, through two stages of review on "GB" sites and ongoing land use reviews, the Government has over the past few years identified some 210 sites with potential for housing development in the short to medium term, including 77 GB sites capable of providing over 114 000 housing units (over 80% for public housing). The Government will continue to take forward the rezoning of suitable "GB" sites for housing development. Upon 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.

[1] The "Other Specified Uses" zones are mainly annotated for logistics facility, enterprise and technology park, port back-up, storage and workshop, transportation-related and sewage pumping/treatment uses respectively.

The work involved in the rezoning of "GB" sites is undertaken by staff of Planning Department and other relevant departments as part of their overall duties. As such, we are unable to provide a separate breakdown of the expenditure involved solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4380)

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:

It is mentioned in the Study on Brownfield Sites published by the Government earlier that 700 hectares of brownfield sites outside the New Development Areas have development potential and the Government will identify suitable sites from 160 hectares of land at the initial stage. What is the current progress in this regard? What is the total number of sites involved in the 700 hectares of brownfield area? What agenda and consideration does the Government have in the further study?

According to the above Study, the relevant clusters of brownfield sites are in fact located at the surrounding of the New Development Areas. For instance, the brownfield sites in Lam Tei, Ping Shan and Lau Fau Shan are close to Yuen Long South and Hung Shui Kiu New Development Areas; the brownfield sites in Ngau Tam Mei are next to San Tin/Lok Ma Chau Development Node; and the brownfield sites in Sha Po, Pat Heung and Shek Kong are well-developed with an extensive area.

Does the Government have any plan to expand the existing New Development Areas, or to develop another New Development Area separately and foster co-development with the abandoned farmland at the surrounding area? If not, what are the reasons?

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 346)

Reply:

Amongst the brownfield sites in the New Territories that are not covered by new development areas or other development projects, about 450 hectares (ha) of them may have relatively higher possible development potential in view of their proximity to existing new towns and major highways, as well as the larger size of land in each site. As announced in the 2019 Policy Address, Planning Department (PlanD) is assessing, by phases, how many of the 450 ha of brownfield sites would be suitable for public housing development, taking into account such considerations as land use compatibility and site constraints. In this regard,

PlanD has completed the first-phase review of the 160 ha of brownfield sites closer to existing infrastructure[1], and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). Details about the recommendations of the above first-phase review and the follow-up work to be pursued by relevant departments are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/ panels/dev/papers/devcb1-463-1-e.pdf).

PlanD is continuing the examination of the remaining 290 ha of brownfield sites in the next phase of review, with a view to completing the assessment by the end of this year.

As explained in our information note to the Development Panel, the eight brownfield sites are shortlisted for EFSs with a view to boosting the public housing supply in the short-to-medium term. With this delivery timeframe in mind, we will not take forward the public housing developments as New Development Area-type projects which are intended to be a land supply option for the medium-to-long term. Rather they will be implemented as individual public housing projects so that the housing yield can be delivered under a more compressed timeframe.

[1] For details about the location of these 160 ha of brownfield sites, please refer to the findings of "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html).

- End -

Reply Serial No.

DEVB(PL)338

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4849)

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 work in relation to the Code on Access to Information, will the Government advise this Committee on the following:

1) Concerning the requests for information under the Code on Access to Information received by the Planning Department from October 2018 to present for which only some of the required information has been provided, please state in table form: (i) the content of the requests for which only some of the required information has been provided; (ii) the reasons for providing some of the information only; (iii) whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure

			(according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(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) Whether the decision on withholding some of the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding some of the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2) Concerning the requests for information under the Code on Access to Information received by the Planning Department from October 2018 to present for which the required information has not been provided, please state in table form: (i) the content of the requests refused; (ii) the reasons for refusal; (iii) whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application); (iv) whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application)? If yes, please provide the details of how the requests have been handled eventually.

From October to December 2018

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any

			harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

2019

(i) Content of the requests refused	(ii) Reasons for refusal	(iii) Whether the decision on withholding the information was made at the directorate (D1 or D2) level (according to paragraph 1.8.2 of the Guidelines on Interpretation and Application)	(iv) Whether the decision on withholding the information was made subject to a "harm or prejudice test", i.e. whether the public interest in disclosure of such information outweighs any harm or prejudice that could result from disclosure (according to paragraph 2.1.1 of the Guidelines on Interpretation and Application). If yes, please provide the details.

3) Any person who believes that a department has failed to comply with any provision of the Code on Access to Information may ask the department to review the situation. Please advise this Committee in each of the past five years, (i) the number of review cases received; (ii) the number of cases, among the review cases received in the year, in which further information was disclosed after review; (iii) whether the decisions on review were made at the directorate (D1 or D2) level.

Year in which review cases were received	(i) Number of review cases received	(ii) Number of cases, among the review cases received in the year, in which further information was disclosed after review	(iii) Whether the decisions on review were made at the directorate (D1 or D2) level
2015			
2016			
2017			
2018			
2019			

4) With reference to the target response times set out in paragraphs 1.16.1 to 1.19.1 of Guidelines on Interpretation and Application of the Code on Access to Information, please advise this Committee on the following information by year in table form (with text descriptions).

(a)
Within ten days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

Within ten to 21 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge

			which held the information under request		
2020					
2019					
2018					
2017					
2016					

Within 21 to 51 days from date of receipt of a written request:

	Number of requests for which the information requested was provided	Number of requests involving third party information for which the information requested could not be provided	Number of requests for which the information requested could not be provided since the requests had to be transferred to another department which held the information under request	Number of requests for information which were refused under the exemption provisions in Part 2 of the Code on Access to Information	Number of applications which the applicants indicated that they did not wish to proceed with and withdrew since they did not accept the charge
2020					
2019					
2018					
2017					
2016					

(b) cases in which information could not be provided within 21 days from date of receipt of a request in the past five years:

Date	Subject of information requested	Specific reason

(c) cases in which information could not be provided within 51 days from date of receipt of a request in the past five years:

Date	Subject of information requested	Specific reason

5) Please state in table form the number of those, among the cases in which requests for information were refused under the exemption provisions in Part 2 of the Code on Access to Information, on which the Privacy Commissioner for Personal Data was consulted when they were being handled in the past five years. For cases on which advice had been sought, was it fully accepted in the end? For cases where the advice of the Privacy Commissioner for Personal Data was not accepted or was only partially accepted, what are the reasons?

Date	Subject	Particular exemption provision in Part 2 of the Code on Access to Information under which requests for information were refused	Whether the advice of the Privacy Commissioner for Personal Data was fully accepted	Reasons for refusing to accept or only partially accepting the advice of the Privacy Commissioner for Personal Data

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 414)

Reply:

During the period from October 2018 to September 2019, the Planning Department (PlanD) provided part of the required information for one request received and refused three requests for information under the Code on Access to Information (the Code).

On the request for which only part of the required information was provided, PlanD refused to provide part of the required information, i.e. access to 'Planning and Engineering Study for Kwu Tung South - Feasibility Study' as it was related to incomplete analysis, research or statistics, in accordance with paragraph 2.13 (a) of the Code.

On the three refusal cases mentioned above, PlanD refused two requests for providing information on 'Cross-boundary Travel Survey 2017' and 'Rezoning Proposal of the Caroline Hill Road Site', both of which were related to incomplete analysis, research or statistics, in accordance with paragraph 2.13 (a) of the Code. For the third case, PlanD refused to provide information on a previous planning application relating to third party information, in accordance with paragraph 2.14 (a) of the Code.

The decisions were made by officers at point one of the Directorate Pay Scale after conducting a "harm or prejudice" test to have ascertained that the harm or prejudice that could result from disclosure of the information would outweigh the public interest in disclosure of the information in these cases.

During the period from 2015 to September 2019, two review cases were received in 2018 by PlanD. Further information was disclosed after the review in one of the cases. The decision on review was made by officers at point two of the Directorate Pay Scale.

During the period from 2016 to September 2019, the number of written requests for which the information requested was provided within ten days, 11 to 21 days and 22 to 51 days from the date of receipt of a request were 119, 29 and three respectively. During the period, 11 requests were refused under the exemption provisions in Part 2 of the Code and ten requests were transferred to other departments which held the required information.

Regarding the three requests received during the period from 2016 to September 2019 which information requested was not provided within 21 days from date of receipt, the main reason was that longer time was required to obtain third party's consent or clarify with the enquirers on the required information.

During the period from 2016 to September 2019, there was one case where information could not be provided within 51 days from date of receipt of the request, for the main reason that longer time was required to prepare the information which was complex and detailed.

During the period from 2016 to September 2019, PlanD did not consult the Privacy Commissioner for Personal Data on cases where requests for information were refused.

- End -

Reply Serial No.

DEVB(PL)339

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5436)

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).

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1347)

Reply:

The information on planning studies awarded by the Planning Department in the past five years is tabulated below -

Name of the study	**Name of the consultant**	**Commencement date**	**Completion date/ Estimated completion date**	**Contract sum ($ million)**	**Whether the study result was published**
Transport and Land Use Assessment – Feasibility Study	Ove Arup & Partners Hong Kong Limited	May 2015	April 2020	5.7	Not applicable
Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	AECOM Asia Company Limited	January 2015	October 2019	6.2	The Final Report, Executive Summary and Information Digest of the study were released in December 2019

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum ($ million)	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[1]	28.0	Not applicable
Strategic Environmental Assessment for Hong Kong 2030+	Ove Arup & Partners Hong Kong Limited	March 2015	June 2020	4.9	Not applicable
Review of the Notional Architectural Scheme of Site 3 at the New Central Harbourfront	Aedas Limited	April 2015	June 2016	1.1	The Planning Brief was released in January 2017
Cross-boundary Travel Survey 2015	Consumer Search Hong Kong Limited	September 2015	December 2016	4.0	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	Late 2020	10.2	Not applicable

[1] The study has been suspended upon acceptance by the Airport Authority Hong Kong to the Government's invitation to submit an airport-related business 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 ($ million)	Whether the study result was published
Study on Existing Profile and Operations of Brownfield Sites in the New Territories	Ove Arup & Partners Hong Kong Limited	April 2017	November 2019	11.5	The Final Report and Executive Summary of the study were released in November 2019
Cross-boundary Travel Survey 2017	The Nielsen Company (Hong Kong) Limited	August 2017	February 2019	4.5	The survey report was released in February 2019
Sustainability Assessment for Hong Kong 2030+	RHL Surveyors Limited	September 2017	June 2020	5.0	Not applicable
Survey on Business Establishments in Kowloon East 2018	MOV Data Collection Center Limited	February 2018	February 2019	2.3	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	March 2020	7.1	The Final Report and Executive Summary of the study will be released shortly.

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum ($ million)	Whether the study result was published
Study on Strategic Cross-Boundary Land-based Transport Infrastructure in the Regional Context for Hong Kong 2030+	City University of Hong Kong	October 2018	April 2020	1.4	Not applicable
On-site Survey for the 2019 Area Assessments of Industrial Land in the Territory	Consumer Search Hong Kong Limited	September 2019	December 2020	3.6	Not applicable
Study on Phase One Development of New Territories North - San Tin/Lok Ma Chau Development Node – Feasibility Study	Ove Arup & Partners Hong Kong Limited	September 2019	March 2021	19.0	Not applicable
Urban Design Guidelines Revamp	TFP Farrells Limited	October 2019	July 2020	3.0	Not applicable
Enhancement of Cross-boundary Transport Model – Feasibility Study	MVA Hong Kong Limited	October 2019	October 2021	5.3	Not applicable
Study on Active Design for Healthier Lifestyle – Feasibility Study	Ove Arup & Partners Hong Kong Limited	February 2020	May 2021	4.5	Not applicable

- End -

Reply Serial No.

DEVB(PL)340

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5437)

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.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1348)

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 in 2016, and consultation with Yau Tsim Mong District Council in 2017 and TPB in 2018.	A total of about 350 participants joined the consultation activities.

Relevant Year	Name of the study	Public engagement activities	Number of participants
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.
2015	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities (HKBCF) Island of Hong Kong-Zhuhai-Macao Bridge – Feasibility Study[1]	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.
2019	Urban Design Guidelines Revamp	Briefing sessions, interviews/ meetings with stakeholders including practitioners of related industries, academia and relevant professional bodies and institutions.	About 40 participants joined the briefing sessions, interviews/ meetings.

[1] The study has been suspended upon acceptance by the Airport Authority Hong Kong to the Government's invitation to submit an airport-related business proposal for the topside development at the HKBCF Island.

The expenditure incurred in conducting the consultation is absorbed by 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 carried out 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 -

Reply Serial No.

DEVB(PL)341

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5438)

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 or were withdrawn by the applicants? What was the amount of departmental expenses involved?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1349)

Reply:

From 2015 to 2019, the Town Planning Board (TPB) received 171 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, 121 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 171 applications, TPB decided to agree/partially agree to 18 cases and not agree to 56 cases, while 59 cases were withdrawn by applicants and 35 applications are still under processing. Another two applications were not further processed by TPB as the applied use of one application did not require rezoning, while the other application ceased to exist upon the death of the applicant during the processing of the application. One application was considered invalid as it contained a proposal which was related to an area covered by an amendment incorporated into a draft statutory plan. 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 -

Reply Serial No.

DEVB(PL)342

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5439)

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 applications for change of land use that a landowner can make for the same site? Is there any restriction on the number of review requests that can be lodged in respect of an application?

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 1350)

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 nor 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 -

Reply Serial No.

DEVB(PL)343

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5446)

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.: 1357)

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. Of these, some 210 housing sites identified through land use reviews will, upon completion of necessary studies, rezoning and other relevant procedures, 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/Ha Tsuen and Yuen Long South, as well as Tung Chung New Town Extension, which are expected to provide some 210 000 housing units in total. Together with railway property development projects, over 230 000 housing units will be provided in the medium-to-long term. In total, the above 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 2019" published by the Transport and Housing Bureau in December 2019, the total housing supply target for the ten-year period from 2020-21 to 2029-30 will be 430 000 units. Based on the new public/private split of 70:30 revised in December 2018, the public and private housing supply targets will be 301 000 units and 129 000 units respectively. According to the forecasts as at December 2019, the estimated number of units, the location and the area of public housing projects to be completed by the Hong Kong Housing Authority and the Hong Kong Housing Society in the coming five years (2019-20 to 2023-24) by district are set out at **Annex**.

For public housing projects with completion dates scheduled for 2024-25 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 sites are still subject to feasibility studies or investigation. Some of these 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, it is difficult to provide detailed information and timetable at this stage. Nonetheless, timely information will be provided according to the rolling production programme. The Government will also consult relevant stakeholders at suitable juncture.

As for private housing, the supply target of 129 000 units for the ten-year period from 2020-21 to 2029-30 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.

Annex

Hong Kong Housing Authority (HA)'s Estimated Public Rental Housing (PRH)/ Green Form Subsidised Home Ownership Scheme (GSH) Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (hectare) (ha) (about)@
2019-20					
Urban	Kwun Tong	Sau Ming Road	300	300	0.3
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	3 900	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		
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street	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	**13 000**	
2020-21					
Urban	Eastern	Wing Tai Road	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	2 500	4.7#
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	6.6#
New Territories	Tai Po	Chung Nga Road East	700	700	0.6
			Sub-total	**6 100**	
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	6 400	8 900	12.4#
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	**20 700**	
2022-23					
Urban	Sham Shui Po	Pak Tin Phase 10	900	900	0.8
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100	6.6#
Extended Urban	Kwai Tsing	Tsing Hung Road^	2 900	3 700	2.2
		Lai Cho Road	800		0.6
New Territories	Tai Po	Tai Po Area 9	6 700	6 700	6.7
			Sub-total	**13 400**	

Estimated Year of Completion / District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2023-24					
Urban	Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 600	2 600	1.5
Extended Urban	Kwai Tsing	Ching Hong Road North Phase 1	900	2 500	5.1#
		Ching Hong Road North Phase 2	600		
		San Kwai Street	700		0.5
		Tai Wo Hau Road Phase 2	400		0.3
	Islands	Tung Chung Area 99	4 800	10 000	3.3
		Tung Chung Area 100	5 200		3.6
New Territories	Tuen Mun	Hin Fat Lane	1 000	2 500	0.6
		Tuen Mun Area 29 (West)	1 000		1.2
		Yip Wong Road Phase 1	600		0.9
	North	Fanling Area 36 Phase 4	800	800	0.8
			Sub-total	**18 400**	
			Total	**71 700**	

(Based on HA's Housing Construction Programme as at December 2019)

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

HA's Estimated
Other Subsidised Sale Flats (SSFs) Production (2019-20 to 2023-24)

Estimated Year of Completion/ District	Sub-district	Other SSFs Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 512	2.0#
		Fat Tseung Street West*	814		0.6
Extended Urban	Kwai Tsing	Texaco Road*	494	494	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1*	1 395	1 395	2.0#
			Sub-total	**4 400**	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street*	830	2 400	0.6
		Hang Kin Street*	735		0.5
		Wo Sheung Tun Street	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	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	**3 300**	
2022-23					
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900	6.6#
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 600	1.9
		On Muk Street Phase 1	500		0.4
			Sub-total	**3 600**	
2023-24					
Urban	Eastern	Java Road	200	200	0.1
	Kowloon City	Ko Shan Road	500	2 300	0.3
		Kai Tak Site 2B2	1 800		1.2
Extended Urban	Sai Kung	Anderson Road Quarry Site RS-1	1 900	2 500	1.4
		Chiu Shun Road	600		0.4
New Territories	Tuen Mun	Hang Fu Street	500	500	0.5
			Sub-total	**5 600**	
			Total	**23 700**	

(Based on HA's Housing Construction Programme as at December 2019)

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.

Hong Kong Housing Society (HKHS)'s Estimated PRH Production (2019-20 to 2023-24)

Estimated Year of Completion / District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)
2020-21					
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**	
2022-23					
Extended Urban	Sha Tin	Jat Min Chuen	100	100	0.1
			Sub-total	**100**	
2023-24					
New Territories	North	Pak Wo Road	500	800	1.1@
		Pak Wo Road*	300		
Urban	Southern	Shek Pai Wan Road	600	600	0.8
			Sub-total	**1 400**	
			Total	**2 700**	

(Based on HKHS's flat production forecast as at December 2019)

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.
@ The figure includes site area for Public Rental Housing, Subsidised Sale Flat and Senior Citizen Residences Scheme Project.

HKHS's Estimated SSF's Production (2019-20 to 2023-24)

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)*	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
			Sub-total	**1 600**	
2023-24					
New Territories	North	Pak Wo Road	700	700	1.1@
			Sub-total	**700**	
			Total	**2 300**	

(Based on HKHS's flat production forecast as at December 2019)

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 offered for pre-sale. Figures provided are actual number of flats.
@ The figure includes site area for Public Rental Housing, Subsidised Sale Flat and Senior Citizen Residences Scheme Project.

- End -

Reply Serial No.

DEVB(PL)344

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5448)

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 advise on the total area of brownfield sites in Hong Kong (HK) with a breakdown by land use (government land, residential land, abandoned vehicle storage, etc.), and provide information on the current status, survey methodology, progress and present findings of the "territory-wide survey on brownfield sites". Please provide 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.: 1359)

Reply:

Planning Department (PlanD) completed the "Study on Existing Profile and Operation of Brownfield Sites in the New Territories – Feasibility Study" ("the Brownfield Study") in November 2019. Based on on-site surveys, the Brownfield Study identified a total of 1 414 hectares (ha) of brownfield sites with active operations, and some other 165 ha with no operation, in the New Territories.

The detailed findings of the Brownfield Study (including a map viewer showing the geographical distribution of brownfield sites by "type of operation", "type of industry" and "area of sites" etc.), together with the Final Report and Executive Summary, have been uploaded onto PlanD's website (https://www.pland.gov.hk/pland_en/p_study/comp_s/Brownfield/Home_e.html). We also issued a paper to the Panel on Development to summarise the major findings and Government's follow-up actions for discussion at its meeting on 26 November 2019 (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/dev20191126cb1-160-6-e.pdf).

- End -

Reply Serial No.

DEVB(PL)345

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5455)

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:

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.: 1366)

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 area within industrial and industrial-related zonings in the past five years (i.e. 2016 to 2020) by districts is as follows:

District	**Area within industrial and industrial-related zones (hectares) (about)[1]**				
	2016	**2017**	**2018**	**2019**	**2020**
Central and Western	4	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
Kwai Tsing	649	649	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	280	280	280	280
Yuen Long	524	503	503	503	503

District	Area within industrial and industrial-related zones (hectares) (about)[1]				
	2016	**2017**	**2018**	**2019**	**2020**
North	224	224	224	220	220
Tai Po	90	90	90	90	90
Sha Tin	76	73	73	73	73
Sai Kung	165	165	165	165	165
Islands	436	436	436	436	436
Total[2]	**2 649**	**2 630**	**2 630**	**2 626**	**2 626**

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. The land area of these zones may include public roads, ancillary facilities and utility installations.

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

- End -

Reply Serial No.

DEVB(PL)346

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6652)

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 in 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.: 2045)

Reply:

Details of private development projects involving rezoning applications agreed/partially agreed by the Town Planning Board (TPB) over the past five years (2015 to 2019) 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 the information in relation to the rezoning applications arising from private redevelopment projects.

Annex

Private development projects involving rezoning applications agreed/partially agreed by the Town Planning Board (TPB) over the past five years (2015 to 2019)

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)
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" ("REC") 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
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 "Government, Institution or Community" ("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

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)
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
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 "Open Space" ("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

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)
Various lots in D.D. 51 and adjoining government land, Fanling (Note 1) 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
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" (Note 3) 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
Tak Sing Lane, Sai Ying Pun S/H3/32	Jonnex International Limited, Mr LEUNG Chung Ching, Edwin and Ms WONG Fung San, Hanny	495	From "O" and area shown as 'Pedestrian Precinct/Street' to "R(A)23" PR: 8.514 GFA: 3 431
Lot 2579 in D.D. 92, Sheung Shui S/NE-KTS/16	Base One Limited	37 560	From "CDA", "REC", "G/IC" and area shown as 'Road' to "CDA(1)" PR: 3 GFA: 112 680
Hillside Terrace, Ship Street, Schooner Street, Wan Chai S/H5/28	Yuba Company Limited	2 429	From "O", "R(C)" and "G/IC" to "CDA" PR: 5.16 GFA: 12 524

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.

Note 3: The TPB decided to partially agree to the application for rezoning the application site to a specific "Other Specified Uses" zoning, but did not agree to the proposed rezoning of the application site to "R(C)2".

- End -

Reply Serial No.

DEVB(PL)347

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6670)

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 the twelve "Priority Sites for Enhanced Conservation" identified under the New Nature Conservation Policy, please tabulate: A) the number of complaints on alleged unauthorised developments; B) the number of enforcement notices issued; C) the number of stop notices issued; D) the number of reinstatement notices issued; and E) the number of prosecution cases, in the past five years (2015 to 2019).

A) The number of complaints on alleged unauthorised developments

	2015	2016	2017	2018	2019
Ramsar Site					
Sha Lo Tung					
Tai Ho					
Fung Yuen					
Luk Keng Marsh					
Mui Tsz Lam and Mau Ping					
Wu Kau Tang					
Long Valley and Ho Sheung Heung					
Deep Bay Wetland outside Ramsar Site					
Cheung Sheung					
Yung Shue O					
Sham Chung					

B) The number of enforcement notices issued

	2015	2016	2017	2018	2019
Ramsar Site					
Sha Lo Tung					
Tai Ho					
Fung Yuen					
Luk Keng Marsh					
Mui Tsz Lam and Mau Ping					
Wu Kau Tang					
Long Valley and Ho Sheung Heung					
Deep Bay Wetland outside Ramsar Site					
Cheung Sheung					
Yung Shue O					
Sham Chung					

C) The number of stop notices issued

	2015	2016	2017	2018	2019
Ramsar Site					
Sha Lo Tung					
Tai Ho					
Fung Yuen					
Luk Keng Marsh					
Mui Tsz Lam and Mau Ping					
Wu Kau Tang					
Long Valley and Ho Sheung Heung					
Deep Bay Wetland outside Ramsar Site					
Cheung Sheung					
Yung Shue O					
Sham Chung					

D) The number of reinstatement notices issued

	2015	2016	2017	2018	2019
Ramsar Site					
Sha Lo Tung					
Tai Ho					
Fung Yuen					
Luk Keng Marsh					
Mui Tsz Lam and Mau Ping					
Wu Kau Tang					
Long Valley and Ho Sheung Heung					
Deep Bay Wetland outside Ramsar Site					
Cheung Sheung					
Yung Shue O					
Sham Chung					

E) The number of prosecution cases

	2015	2016	2017	2018	2019
Ramsar Site					
Sha Lo Tung					
Tai Ho					
Fung Yuen					
Luk Keng Marsh					
Mui Tsz Lam and Mau Ping					
Wu Kau Tang					
Long Valley and Ho Sheung Heung					
Deep Bay Wetland outside Ramsar Site					
Cheung Sheung					
Yung Shue O					
Sham Chung					

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2063)

Reply:

The number of complaints on alleged unauthorised developments (UDs), the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued, and the number of prosecution cases and number of summonses laid within the twelve "Priority Sites for Enhanced Conservation" identified under the New Nature Conservation Policy in the past five years are as follows:

A) The number of complaints on alleged UDs

	2015	**2016**	**2017**	**2018**	**2019**
Ramsar Site	10	12	7	5	5
Sha Lo Tung	11	3	1	1	2
Tai Ho	0	1	0	1	0
Luk Keng Marsh	1	1	0	0	0
Mui Tsz Lam	0	1	0	1	0
Long Valley and Ho Sheung Heung	4	0	1	3	5
Deep Bay Wetland outside Ramsar Site	27	20	47	6	32
Yung Shue O	1	0	3	2	0

Note: No complaints on alleged UDs were received in Fung Yuen, Wu Kau Tang, Cheung Sheung, Mau Ping and Sham Chung in the past five years.

B) The number of EN issued

	2015	**2016**	**2017**	**2018**	**2019**
Ramsar Site	0	2	0	0	0
Sha Lo Tung	3	5	2	0	0
Tai Ho	0	17	0	0	0
Long Valley and Ho Sheung Heung	1	0	3	33	6
Deep Bay Wetland outside Ramsar Site	38	41	55	3	45
Yung Shue O	6	0	0	0	5

Note: Fung Yuen and Mui Tsz Lam were not covered by a Development Permission Area (DPA) plan. No EN was issued in Luk Keng Marsh, Mau Ping, Wu Kau Tang, Cheung Sheung and Sham Chung in the past five years.

C) The number of SN issued

14 SNs were issued in Deep Bay Wetland outside Ramsar Site in 2019. Fung Yuen and Mui Tsz Lam were not covered by a DPA Plan. No SN was issued for all other "Priority Sites" in the past five years.

D) The number of RN issued

	2015	**2016**	**2017**	**2018**	**2019**
Ramsar Site	0	1	0	0	0
Sha Lo Tung	0	3	0	0	0
Tai Ho	0	0	0	14	0
Wu Kau Tang	1	0	0	0	0
Long Valley and Ho Sheung Heung	0	0	0	16	5
Deep Bay Wetland outside Ramsar Site	42	15	61	3	43
Yung Shue O	3	0	0	0	0

Note: Fung Yuen and Mui Tsz Lam were not covered by a DPA plan. No RN was issued in Luk Keng Marsh, Mau Ping, Cheung Sheung and Sham Chung in the past five years.

E) The number of prosecution cases (number of summonses laid)

	2015	**2016**	**2017**	**2018**	**2019**
Sha Lo Tung	0	1(1)	0	0	0
Long Valley and Ho Sheung Heung	0	0	0	1(1)	2(13)
Deep Bay Wetland outside Ramsar Site	4(4)	8(14)	2(4)	3(18)	1(2)

Note: Fung Yuen and Mui Tsz Lam were not covered by a DPA plan. There was no prosecution case in Ramsar Site, Tai Ho, Luk Keng Marsh, Mau Ping, Wu Kau Tang, Cheung Sheung, Yung Shue O and Sham Chung in the past five years.

- End -

Reply Serial No.

DEVB(PL)348

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6671)

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 the Wetland Buffer Area and the Wetland Conservation Area designated under the Town Planning Board Guidelines No. 12C, please tabulate: A) the number of complaints on alleged unauthorised developments; B) the number of enforcement notices issued; C) the number of stop notices issued; D) the number of reinstatement notices issued; and E) the number of prosecution cases, in the past five years (2015 to 2019).

A) The number of complaints on alleged unauthorised developments

	2015	2016	2017	2018	2019
Wetland Buffer Area					
Wetland Conservation Area					

B) The number of enforcement notices issued

	2015	2016	2017	2018	2019
Wetland Buffer Area					
Wetland Conservation Area					

C) The number of stop notices issued

	2015	2016	2017	2018	2019
Wetland Buffer Area					
Wetland Conservation Area					

D) The number of reinstatement notices issued

	2015	2016	2017	2018	2019
Wetland Buffer Area					
Wetland Conservation Area					

E) The number of prosecution cases

	2015	2016	2017	2018	2019
Wetland Buffer Area					
Wetland Conservation Area					

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2064)

Reply:

The number of complaints on alleged unauthorised developments (UDs), the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RN) issued, and the number of prosecution cases and number of summonses laid within the Wetland Buffer Area and the Wetland Conservation Area designated under the Town Planning Board Guidelines No. 12C in the past five years are as follows:

A) The number of complaints on alleged UDs

	2015	**2016**	**2017**	**2018**	**2019**
Wetland Buffer Area	130	148	95	67	110
Wetland Conservation Area	32	30	53	11	33

B) The number of EN issued

	2015	**2016**	**2017**	**2018**	**2019**
Wetland Buffer Area	112	103	131	170	167
Wetland Conservation Area	38	41	55	3	45

C) The number of SN issued

	2015	**2016**	**2017**	**2018**	**2019**
Wetland Buffer Area	0	0	0	0	0
Wetland Conservation Area	0	0	0	0	14

D) The number of RN issued

	2015	**2016**	**2017**	**2018**	**2019**
Wetland Buffer Area	53	69	31	64	145
Wetland Conservation Area	42	15	61	3	43

E) The number of prosecution cases (number of summonses laid)

	2015	**2016**	**2017**	**2018**	**2019**
Wetland Buffer Area	1(1)	5(22)	2(2)	4(18)	4(19)
Wetland Conservation Area	4(4)	8(14)	2(4)	3(18)	1(2)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6675)

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 the unauthorised developments handled by the Planning Department, please tabulate: A) the numbers of complaints on alleged unauthorised developments; B) the number of enforcement notices issued; C) the number of stop notices issued; D) the number of reinstatement notices issued; and E) the number of prosecution cases, and broken down by 18 districts in the past five years.

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 3003)

Reply:

The number of complaints on alleged unauthorised developments (UDs), the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued, and the number of prosecution cases, broken down by 18 districts in the past five years (i.e. 2015 to 2019) are as follows:

District	**No. of complaints on alleged UDs**	**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**
Tuen Mun	410	924 (99)	0 (0)	346 (18)	16
Yuen Long	4 765	7 205 (1 231)	14 (1)	1 597 (308)	179
North	1 485	2 329 (462)	9 (1)	979 (190)	83
Tai Po	365	841 (158)	0 (0)	416 (71)	16
Sha Tin	7	0 (0)	0 (0)	0 (0)	0

District	No. of complaints on alleged UDs	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
Sai Kung	372	354 (72)	0 (0)	247 (52)	23
Islands	165	216 (35)	0 (0)	54 (10)	5
Tsuen Wan	21	11 (4)	0 (0)	0 (0)	1
Kwai Tsing	3	0 (0)	0 (0)	0 (0)	0
Kwun Tong	3	0 (0)	0 (0)	0 (0)	0
Kowloon City	1	0 (0)	0 (0)	0 (0)	0
Central and Western	3	0 (0)	0 (0)	0 (0)	0
Southern	1	0 (0)	0 (0)	0 (0)	0
Total	**7 601**	**11 880 (2 061)**	**23 (2)**	**3 639 (649)**	**323**

Remarks: No complaint on alleged UDs in Eastern, Wan Chai, Sham Shui Po, Yau Tsim Mong and Wong Tai Sin Districts was received.

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 that did not fall within any DPAs (mainly urban areas and new towns), the Planning Department would refer the cases to other government departments for enforcement action in accordance with the relevant legislation and/or lease concerned as appropriate.

- End -

Reply Serial No.

DEVB(PL)350

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4719)

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:

It is mentioned in the Budget Speech that "the Planning Department will … on the first batch of shortlisted brownfield clusters suitable for public housing development … It is estimated to provide over 20 000 public housing units". In this regard, please inform this Committee of the number of sites involved, their respective locations, individual site areas, the landlord/Government department by which each site was originally owned, their duration as brownfield sites, expected date (year/month) available for housing development, estimated number of housing units to be provided and expected date of completion.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 320)

Reply:

Planning Department (PlanD) has completed the first-phase review of 160 hectares (ha) of brownfield sites closer to existing infrastructure, and shortlisted eight brownfield clusters respectively located in Yuen Long, Tuen Mun and Tai Po suitable for engineering feasibility studies (EFSs) in relation to public housing development. It is estimated that the eight clusters covering 36 ha of brownfield sites may involve approximately 230 brownfield operations. Through amalgamation with adjoining land parcels for integrated development, the total study area would amount to 63 ha, of which about 81% falls on private land with the rest on government land. Civil Engineering and Development Department aims to kick-start the EFSs on the eight shortlisted brownfield clusters progressively starting from the second quarter of this year to establish the development parameters (including the proposed site areas, development intensity, expected flat yield, etc.). It is roughly estimated at this stage that the above eight brownfield clusters may altogether produce over 20 000 public housing units. We will explore through the EFSs the technical feasibility of a higher development density and hence will only be in a position to advise the estimated flat yield, number of brownfield operations to be cleared and land ownership status for individual clusters upon completion of the EFSs.

Development Bureau has examined with relevant departments how to further simplify and expedite the subsequent work, including compressing the time required for EFSs as far as possible, speeding up such statutory procedures as rezoning, gazettal of works and land resumption immediately upon completion of EFSs, and pursuing certain procedures concurrently as circumstances would permit. As for these eight brownfield clusters, at this stage, we expect to transform them into "spade-ready sites" and hand over the sites to Housing Department for construction of public housing in about six years (versus at least eight years now in general). We aim at compressing the production time with a view to delivering certain housing units within ten years from the commencement of EFS to increase the supply in the short to medium term.

Details about the shortlisted clusters are set out in an information note issued to the Panel on Development on 18 March 2020. Please refer to LC Paper No. CB(1)463/19-20(01) (https://www.legco.gov.hk/yr19-20/english/panels/dev/papers/devcb1-463-1-e.pdf).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4768)

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:

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.: 388)

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 2020 by District Council (DC) districts are set out in the table below.

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.

DC District	**Area within major land use zoning as at end of February 2020 (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	51	150	0	0	87	0	56	523
Eastern	16	224	0	17	176	0	70	521
Southern	4	342	5	20	258	0	76	1 863
Yau Tsim Mong	87	116	0	13	82	0	89	2

DC District	Area within major land use zoning as at end of February 2020 (hectares) (about)							
	C[i]	**R[ii]**	**V**	**I[iii]**	**G/IC[iv]**	**AGR**	**O[v]**	**GB & NCA[vi]**
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	63	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	334	503	220	448	1 561	107	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*	**648**	**6 716**	**3 377**	**2 626**	**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", "Residential, Institutional and Commercial Uses" 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.

- End -

Reply Serial No.

DEVB(PL)352

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4769)

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:

a) 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

b) 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;

c) the staff establishment and expenditure involved in the process of implementing the RNs;

d) how will the Government develop improvement measures and staff establishment in response to the results of direct investigations conducted by The Ombudsman in January 2019?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 389)

Reply:

(a) 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	**2015**	**2016**	**2017**	**2018**	**2019**
No. of inspections	593	671	765	783	809
No. of cases with RN issued	64	55	72	82	107
No. of cases with CN issued	29	43	62	76	92

PlanD has not compiled aggregate statistics about the working hours and the timing in relation to these inspections over the years.

(b) & (c)

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 2015, 69 in 2016, 79 in 2017, 91 in 2018 and 93 in 2019. As the work in respect of UDs 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.

(d) PlanD has taken action to follow up on the recommendations made in The Ombudsman's direct investigation report in relation to the overall enforcement action against UDs. The number of staff members in CEPS has increased over the years to step up planning enforcement and prosecution actions against UDs in the rural areas of NT. New technologies like the wider use of unmanned aerial vehicles are adopted to facilitate surveying, monitoring and collection of evidence.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4770)

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:

a) 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

b) 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.: 390)

Reply:

(a) 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	**2015**	**2016**	**2017**	**2018**	**2019**
No. of inspections	2	11	24	23	10
No. of cases with RN issued	0	1	3	3	1
No. of cases with CN issued	1	0	0	6	2

PlanD has not compiled aggregate statistics about the working hours and the timing in relation to these inspections over the years.

(b) 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 2015, 69 in 2016, 79 in 2017, 91 in 2018 and 93 in 2019. As the work in respect of UDs 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

(Question Serial No. 4771)

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.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 391)

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 : 293 100**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	260 classrooms	365	365	105
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	306 classrooms	410	470	164
Hospital	5.5 beds per 1 000 persons	1 611 beds	826	826	(785)

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	2	4	4	2
Library	1 district library for every 200 000 persons	1	3	3	2
Sports Centre	1 per 50 000 to 65 000 persons	4	6	6	2
Wan Chai DC District **Existing Population : 180 100** **Planned Population : 221 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	170 classrooms	449	449	279
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	171 classrooms	409	445	274
Hospital	5.5 beds per 1 000 persons	1 216 beds	2 206	2 461	1 245
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 : 551 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	570 classrooms	847	847	277

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	617 classrooms	767	743	126
Hospital	5.5 beds per 1 000 persons	3 032 beds	1 829	2 429	(603)
Clinic/Health Centre	1 per 100 000 persons	5	6	7	2
Library	1 district library for every 200 000 persons	2	6	7	5
Sports Centre	1 per 50 000 to 65 000 persons	8	6	6	(2)
Southern DC District **Existing Population : 275 000** **Planned Population : 317 700**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	296 classrooms	493	493	197
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	334 classrooms	430	460	126
Hospital	5.5 beds per 1 000 persons	1 747 beds	3 522	4 522	2 775
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0
Library	1 district library for every 200 000 persons	1	4	4	3
Sports Centre	1 per 50 000 to 65 000 persons	4	6	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	
Yau Tsim Mong DC District **Existing Population : 343 000** **Planned Population : 431 000**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	384 classrooms	528	528	144
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	413 classrooms	583	607	194
Hospital	5.5 beds per 1 000 persons	2 370 beds	3 127	3 647	1 277
Clinic/Health Centre	1 per 100 000 persons	4	4	5	1
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	7	2
Sham Shui Po DC District **Existing Population : 405 900** **Planned Population : 500 000**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	619 classrooms	766	766	147
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	818 classrooms	785	923	105
Hospital	5.5 beds per 1 000 persons	2 750 beds	1 302	1 802	(948)
Clinic/Health Centre	1 per 100 000 persons	5	5	7	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	
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	7	6	8	1
Kowloon City DC District **Existing Population : 418 700** **Planned Population : 548 600**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	594 classrooms	1 051	1 116	522
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	853 classrooms	1 083	1 197	344
Hospital	5.5 beds per 1 000 persons	3 017 beds	3 960	6 360	3 343
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 : 451 400**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	517 classrooms	665	665	148
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	630 classrooms	743	767	137

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	2 482 beds	1 221	1 577	(905)
Clinic/Health Centre	1 per 100 000 persons	4	6	7	3
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	6	0
Kwun Tong DC District **Existing Population : 648 500** **Planned Population : 803 100@**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	997 classrooms	906	996	(1)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 203 classrooms	1 003	1 153	(50)
Hospital	5.5 beds per 1 000 persons	4 416 beds	1 499	2 559	(1 857)
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)

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	
Kwai Tsing DC District **Existing Population : 520 600** **Planned Population : 552 600**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	620 classrooms	867	927	307
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	713 classrooms	783	783	70
Hospital	5.5 beds per 1 000 persons	3 039 beds	2 693	3 883	844
Clinic/Health Centre	1 per 100 000 persons	5	6	6	1
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	8	8	9	1
Tsuen Wan DC District **Existing Population : 318 900** **Planned Population : 315 400**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)
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	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2
Tuen Mun DC District **Existing Population : 489 300** **Planned Population : 622 000***					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	739 classrooms	974	1 034	295
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	991 classrooms	985	1 081	90
Hospital	5.5 beds per 1 000 persons	3 421 beds	3 692	3 692	271
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	6	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	1 181 classrooms	1 163	1 553	372
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 691 classrooms	1 271	2 033	342

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	5 655 beds	1 095	3 695	(1 960)
Clinic/Health Centre	1 per 100 000 persons	10	5	10	0
Library	1 district library for every 200 000 persons	5	3	3	(2)
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
North DC District **Existing Population : 315 300** **Planned Population : 602 100**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	732 classrooms	605	845	113
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 038 classrooms	708	1 266	228
Hospital	5.5 beds per 1 000 persons	3 311 beds	646	2 146	(1 165)#
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)

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	
Tai Po DC District **Existing Population : 303 900** **Planned Population : 409 200**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	476 classrooms	566	566	90
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	656 classrooms	503	659	3
Hospital	5.5 beds per 1 000 persons	2 250 beds	1 579	2 379	129
Clinic/Health Centre	1 per 100 000 persons	4	2	3	(1)
Library	1 district library for every 200 000 persons	2	1	2	0
Sports Centre	1 per 50 000 to 65 000 persons	6	5	7	1
Sha Tin DC District **Existing Population : 659 800** **Planned Population : 745 800**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	821 classrooms	1 222	1 252	431
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 039 classrooms	1 119	1 227	188
Hospital	5.5 beds per 1 000 persons	4 101 beds	3 062	5 051	950
Clinic/Health Centre	1 per 100 000 persons	7	4	7	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	3	4	4	1
Sports Centre	1 per 50 000 to 65 000 persons	11	6	11	0
Sai Kung DC District **Existing Population : 461 900** **Planned Population : 559 900^**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	605 classrooms	752	842	237
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	785 classrooms	762	852	67
Hospital	5.5 beds per 1 000 persons	3 079 beds	1 228	2 828	(251)
Clinic/Health Centre	1 per 100 000 persons	5	3	5	0
Library	1 district library for every 200 000 persons	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	8	7	9	1
Islands DC District **Existing Population : 156 800** **Planned Population : 448 200**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	293 classrooms	263	421	128

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	536 classrooms	302	594	58
Hospital	5.5 beds per 1 000 persons	2 465 beds	267	587	(1 878)
Clinic/Health Centre	1 per 100 000 persons	4	7	8	4
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.

6. Small libraries are counted towards meeting the HKPSG requirement.

7. The requirement of Government, Institution or Community (GIC) facilities under HKPSG based on planned population is rounded down.

Notes

@ The planned population of 803 100 for Kwun Tong DC district includes the planned population of about 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 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 Kwu Tung North for hospital use but information on the estimated beds provision on the site is yet to be available from the Food and Health Bureau.

^ 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

(Question Serial No. 4772)

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.

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.

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.

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 392)

Reply:

The required information for various areas 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	
(1) Tsing Yi Area[1] **Existing Population : 184 200** **Planned Population : 200 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	231 classrooms	184	244	13
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	256 classrooms	324	324	68
Hospital	5.5 beds per 1 000 persons	1 101 beds	0	0	(1 101)
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	2	4	4	2
(2) Tung Chung Area[2] **Existing Population : 86 400** **Planned Population : 299 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	233 classrooms	209	299	66
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	503 classrooms	210	420	(83)
Hospital	5.5 beds per 1 000 persons	1 646 beds	180	500	(1 146)
Clinic/Health Centre	1 per 100 000 persons	2	1	2	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

[1] The Tsing Yi Area includes area covered by the planning scheme boundary of the Tsing Yi Outline Zoning Plan (OZP).

[2] The Tung Chung Area includes area covered by the planning scheme boundary of the Tung Chung Town Centre Area 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	
(3) Tsuen Wan Area[3] **Existing Population : 318 900**		**Planned Population : 315 400**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	324 classrooms	304	304	(20)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	385 classrooms	488	515	130
Hospital	5.5 beds per 1 000 persons	1 734 beds	1 147	1 447	(287)
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	5	6	2

General Remarks

(a) "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.
(b) Figure in bracket denotes shortfall in provision against the planned provision.
(c) 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.
(d) The existing and planned provisions of primary and secondary schools exclude the classrooms in international schools.
(e) The provision of hospital beds is assessed on a regional basis.
(f) Small libraries are counted towards meeting the HKPSG requirement.
(g) The requirement of Government, Institution or Community facilities under HKPSG based on planned population is rounded down.

[3] The Tsuen Wan Area includes mainly areas covered by the planning scheme boundary of the Tsuen Wan OZP, the Tsuen Wan West OZP, the Chuen Lung and Ha Fa Shan OZP and the Ma Wan OZP.

- End -

Reply Serial No.

DEVB(PL)356

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6085)

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 set out the quantity, value and stock of surgical masks produced by the Correctional Services Department (CSI masks) that the Planning Department (PlanD) obtained from the Government Logistics Department (GLD) each month in the past three years in the following table:

Month/Year	No. of CSI masks obtained	Value of CSI masks obtained	Stock of CSI masks

b. Please set out the quantity, value, stock and consumption of surgical masks that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of surgical masks obtained from GLD (value)	No. of surgical masks procured (value)	Stock	Consumption

c. Please set out the quantity, value, stock and consumption of N95 masks that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of N95 masks obtained from GLD (value)	No. of N95 masks procured (value)	Stock	Consumption

d. Please set out the quantity, value, stock and consumption of gowns that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of gowns obtained from	No. of gowns procured (value)	Stock	Consumption

	GLD (value)			

e. Please set out the quantity, value, stock and consumption of protective coverall suits that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of protective coverall suits obtained from GLD (value)	No. of protective coverall suits procured (value)	Stock	Consumption

f. Please set out the quantity, value, stock and consumption of face shields that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of face shields procured	Value of face shields procured	Stock of face shields	Consumption

g. Please set out the quantity, value, stock and consumption of goggles that PlanD obtained from GLD or procured each month in the past three years in the following table:

Month/Year	No. of goggles procured	Value of goggles procured	Stock of goggles	Consumption

h. Did PlanD supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations in the past three years? If yes, please provide the relevant information, including the quantity, consumption and stock, in the following table:

Month/Year	Name of organisations	Manner of provision (e.g. sold or supplied for free)	Surgical masks	N95 masks	Face shields	Goggles	Gowns	Protective coverall suits

i. If PlanD is to supply or sell surgical masks, N95 masks, face shields, goggles, gowns and protective coverall suits to other organisations, what are the departments and the ranks of the officers responsible for making such decisions? Please provide the ranks of the officers involved in each decision, the date they made the decision and other relevant information.

Asked by: Hon MO Claudia (LegCo internal reference no.: 174)

Reply:

In the past three years, the Planning Department (PlanD) has obtained from the Government Logistics Department (GLD) personal protection equipment (PPE) (including surgical

masks produced by the Correctional Services Department) and procured masks from the market for use by staff with operational needs. Since the global demand for PPE is increasing sharply,

the Government is currently facing stiff competition in its procurement. As such, the Government considers it inappropriate to disclose at this stage further details on the stock, value, consumption, etc. of PPE in individual departments recently and over the past few years so as to avoid undermining the bargaining power of GLD and the departments in the procurement of PPE.

PlanD has not supplied or sold any surgical masks, N95 masks, face shields, goggles, gowns or protective coverall suits to other organisations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3950)

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:

As mentioned in the estimates, the Planning Department estimates that 4 planning standards and guidelines will be formulated or revised in 2020. Given that the original planning standards of Hong Kong was designed in 1970's, it seems that the planning standards of Hong Kong fail to address Hong Kong's latest needs as an international city despite those minor updates made over last few decades. Will the Administration consider implementing an overall reform for local planning standards? Will it consider reforming Town Planning Board by reforming it as an independent institution? If yes, is there any timetable for that? If no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 82)

Reply:

The Hong Kong Planning Standards and Guidelines (HKPSG) is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities. It serves to ensure that during the planning process, the Government will reserve adequate land to facilitate social and economic development and provide appropriate public facilities to meet the needs of the public. Various bureaux and departments (B/Ds) will formulate, review and amend the planning standards and guidelines falling under their purview from time to time taking into account the latest policy considerations and initiatives. In this regard, the formulation and review of individual planning standards and guidelines is an on-going process, to be initiated as and when necessary by relevant B/Ds to reflect their prevailing policies and views of the stakeholders. For example, the Labour and Welfare Bureau and Social Welfare Department, with the support of Planning Department (PlanD), have recently incorporated into the HKPSG population-based planning standards for elderly facilities and child care services. PlanD will continue to assist B/Ds to incorporate updated or new standards and guidelines into the HKPSG for promulgation to the public.

As regards the Town Planning Board (TPB), it is an independent statutory body established under section 2 of the Town Planning Ordinance (Cap. 131), with its main functions to promote the health, safety, convenience and general welfare of the community through systematic preparation of plans for the layout of Hong Kong and consideration of planning applications. With its current membership covering a wide spectrum and balanced mix of professions and community interests, TPB discharges its statutory functions independently and effectively.

- End -

Reply Serial No.

DEVB(PL)358

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4085)

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 is shortage of land supply in Hong Kong. In view of the increase in the number of railway lines, the traffic conditions of Kowloon and the New Territories have significantly improved, thus creating favourable conditions to increase the population in these areas. In this regard, will the Government inform this Committee of the following:

1. what are the considerations for increasing the plot ratio when developing an area?

2. will the Government consider increasing the plot ratio for housing development in Kowloon and the New Territories to create more building area? If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 63)

Reply:

As announced by the Chief Executive in the 2014 Policy Address, the Government has relaxed the planning policy guidelines by allowing an increase of the maximum domestic Plot Ratios (PRs) for both private and public residential sites located in certain Density Zones by 20% where planning terms permit, except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated. The aforementioned maximum domestic PR for sites located in the respective Density Zones of the Main Urban Areas and New Towns refined since 2014 are set out at **Annex A**. In view of shortage in public housing supply, the Government further refined the policy in December 2018 by allowing an additional increase of the maximum domestic PRs of public housing sites by up to 10% where their technical feasibility permits (i.e. increase in maximum domestic PRs allowed by 30% in total). The prevalent maximum domestic PRs allowed for public residential sites in different Density Zones of the Main Urban Areas and New Towns, taking account of the above two policy refinements, are set out at **Annex B**.

The development intensity of individual housing sites and degree of possible increase would be determined having regard to the relevant planning guidelines and the maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required to demonstrate that there would be no insurmountable problems to the traffic and infrastructure facilities or incompatibility with the surroundings, as well as approval by the Town Planning Board.

Annex A

Maximum Domestic Plot Ratios (PRs) for Sites Located in the Respective Density Zones of the Main Urban Areas and New Towns Permissible as Announced in 2014 Policy Address

Main Urban Areas

(a) Density Zone 1 – **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(b) Density Zone 2 – PR to be increased by 20% (maximum domestic PR to increase from 5 to 6); and

(c) Density Zone 3 – PR to be increased by 20% (maximum domestic PR to increase from 3 to 3.6).

New Towns

(a) Density Zone 1 - PR to be increased by 20% (maximum domestic PR to increase from 5 to 6);

(b) Density Zones 2 and 3 – PR to be increased by 20%; and

(c) Density Zone 4 (low density zone) – PR to be increased by 100%.

Annex B

Maximum Domestic Plot Ratios (PRs) for Public Housing Sites Located in the Respective Density Zones of the Main Urban Areas and New Towns Permissible upon Policy Refined in 2014 and 2018

Main Urban Areas

(a) Density Zone 1 – **no increase in PR** (maximum domestic PR remains at 8/9/10 as the density of the built-up area is already high);

(b) Density Zone 2 – PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5); and

(c) Density Zone 3 – PR to be increased by 30% (maximum domestic PR to increase from 3 to 4).

New Towns

(a) Density Zone 1 - PR to be increased by 30% (maximum domestic PR to increase from 5 to 6.5);

(b) Density Zones 2 and 3 – PR to be increased by 30%; and

(c) Density Zone 4 (low density zone) – PR to be increased by 100%. (no change in 2018).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4289)

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 the previous 5 years, the Development Bureau commenced studies on the development of multi-storey buildings for accommodating brownfield operations in light of the local needs. Please advise the expenditures of the studies and its public consultations respectively. If there were public consultations, please provide the detailed information.

Asked by: Hon CHAN Tanya (LegCo internal reference no.: 255)

Reply:

The Civil Engineering and Development Department is carrying out the "Study on proposed multi-storey buildings in Yuen Long area for brownfield operations" and the "Study on proposed multi-storey buildings in Hung Shui Kiu New Development Area for brownfield operations". The expenditures of the above studies, up to 31 January 2020, are about $10.4 million and $9.7 million respectively.

In the course of the studies, we consulted trade representatives in November 2017 on issues such as design requirements and technical feasibility of the proposed multi-storey buildings (MSBs) in order to understand their operational needs and solicit views. They generally accepted that accommodating brownfield operations in the proposed MSBs could be technically feasible if specific building design features and supporting facilities were provided. Having regard to the design requirements, technical feasibility and the views gathered, the consultants formulated the recommended conceptual design schemes, and arranged briefings for tenants of Yuen Long Industrial Estate and trade representatives in September 2018. The participants generally supported the recommended conceptual design schemes. Furthermore, we informed the Yuen Long District Council and relevant Rural Committees of the preliminary findings of the studies in September and October 2018. The expenditure incurred was part of the overall cost of the studies as mentioned.

- End -

Reply Serial No.

DEVB(PL)360

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5021)

Head: (701) Capital Works Reserve Fund: Land Acquisition

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

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 year of grant.

Year	Number of Claims Received
2015-16	
2016-17	
2017-18	
2018-19	
2019-20	

Year	Amount Granted	Villages Involved	Specific Use
2015-16			
2016-17			
2017-18			
2018-19			
2019-20			

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 874)

Reply:

For the past five years, the Lands Department received a total of 15 claims for "Tun Fu" allowance. The number of claims received in each year is tabulated below –

Year	Number of Claims Received
2015-16	3
2016-17	3
2017-18	4
2018-19	1
2019-20 (up to end February 2020)	4

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
2015-16	$379,400 (for 17 claims)	North district (5 villages) Tai Po district (12 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.
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	$1,030,000 (for 1 claim)	Yuen Long district (6 villages)	
2019-20 (up to end February 2020)	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 -