

Panel on Development

List of outstanding items for discussion

(Position as at 12 July 2024)

**Proposed timing
for discussion/
Remarks**

(Please also refer to items of Public Works Programme on page 9)

**1. Funding applications in relation to the updating
and streamlining of the compulsory sale regime**

The Administration will brief members on the following two funding applications in relation to the updating and streamlining of the compulsory sale regime:

22 October 2024
for item (a)

Q1 2025
for item (b)

- (a) the proposed creation of two permanent directorate posts for the Lands Tribunal of the Judiciary, including one Judge of the District Court at Judicial Service Pay Scale (“JSPS”) Point 13 and one Member at JSPS Point 12, with immediate effect upon approval by the Finance Committee to cope with the anticipated increase in workload of the Lands Tribunal after the passage of the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 which was introduced into the Legislative Council on 19 December 2023; and

(Actual timing will
depend on the
passage of the Land
(Compulsory Sale
for Redevelopment)
(Amendment) Bill
2023)
(Note)

- (b) the proposed launch of a dedicated loan scheme with government guarantee to provide bridging loan for eligible minority owners having genuine liquidity problem to support their upfront payment of professional service fees to handle compulsory sale litigation cases.

Note: The Administration has suggested extending a special invitation to members of the Panel on Administration of Justice and Legal Services to join the discussion of item (a).

**Proposed timing
for discussion/
Remarks**

2. Development proposal of Ngau Tam Mei

The Administration will brief members on the initial development proposal of Ngau Tam Mei, including the major planning concepts and development themes.

22 October 2024

3. Proposals for promoting elderly friendly building design

The Administration will brief members on the proposals for promoting elderly friendly building design and to incorporate more comprehensively the concepts of universal design and accessibility into the Buildings Department's building design manual and relevant regulations and guidelines.

November 2024

4. Proposals to enhance enforcement under the Buildings Ordinance (Cap. 123) and regulation of contractors

The Administration will consult members on the proposals to amend the Buildings Ordinance (Cap. 123) with a view to stepping up enforcement against non-compliance of statutory orders/notices and strengthening the regulation of contractors.

November 2024

5. Development proposals of New Territories North New Town and Ma Tso Lung

The Administration will brief members on the initial development proposals of New Territories North New Town and Ma Tso Lung, including the major planning concepts and development themes.

Q4 2024

6. Improving the infrastructure in remote villages

At the Panel meeting on 25 January 2022, Ms Alice MAK, a then Member, suggested that the Administration should brief the Panel on the provision of fresh water supply in remote villages. Hon CHAN Yuet-ming raised in her letter to the then

Q4 2024
(Note)

**Proposed timing
for discussion/
Remarks**

Chairman dated 30 March 2022 (LC Paper No. CB(1)186/2022(01)) and reiterated at the Panel meeting on 16 January 2024 her suggestion of broadening the scope of discussion under this item to cover the provision of other infrastructural facilities (e.g. mobile network service, internet access via optic fibre/broadband, sewerage system and flood prevention system) for remote villages. At the Panel meeting on 16 January 2024, Hon TANG Ka-piu further suggested that the Administration should brief the Panel on the overall progress of providing water and electricity supply facilities in remote villages.

Note: The Administration has advised that an update on provision of water supply facilities for remote villages (e.g. Tung Ping Chau and Po Toi Island) was covered in the paper provided for the discussion of supply of Dongjiang water on 13 December 2023 (LC Paper No. CB(1)1110/2023(03)). As the infrastructure facilities mentioned by members span across bureaux and departments, the Development Bureau will work with relevant teams with a view to updating the Panel on the supply of water, flood prevention and other infrastructure facilities for remote villages in Q2 or Q3 of 2024.

7. Progress of work by the Sustainable Lantau Office

The Administration will brief members on the progress of work of the Sustainable Lantau Office of the Civil Engineering and Development Department including the Study on the Artificial Islands in the Central Waters.

Q4 2024
(Note)

Note: At the Panel meeting on 16 January 2024, Hon Tony TSE suggested that the Administration should update the Panel on the latest progress of the Study on the Artificial Islands in the Central Waters after the interim report made to the Panel in December 2022.

**Proposed timing
for discussion/
Remarks**

**8. Report published by the Law Reform Commission
on Adverse Possession**

The Administration has considered a report released by the Law Reform Commission (“LRC”) on the topic of Adverse Possession on 20 October 2014. The Administration agrees with LRC’s recommendation that the existing provisions on adverse possession should be retained under the current deeds registration system, and will continue to keep in view the development of the law on adverse possession and related aspects for necessary review as and when necessary. The Development Bureau also explained its position on this matter first in an oral reply to a question at the Council meeting of 1 September 2021 and then in a written reply to a question at the Council meeting of 26 June 2024. The Administration will brief the Panel when there are further developments.

Q4 2024
— together with
progress on
preparation of the
Land Titles
(Amendment) Bill
(Note)

A letter from the Clerk to the Panel on Administration of Justice and Legal Services issued to the Secretary for Development on matters relating to the LRC Report on Adverse Possession in the 2022 session and the Development Bureau’s response (LC Paper Nos. CB(4)862/2022(01) and (02)) (English version only) were circulated to members of the Panel on Development on 5 October 2022.

Note: The Administration has advised that members were briefed on the legislative proposals for implementing title registration for newly granted land at the Panel meeting on 19 December 2022. The Panel was informed that the Administration would actively consider the feasibility of dis-applying the adverse possession law to new land registered under the proposed title registration system, and would handle the matters relating to the existing adverse possession law in tandem with the study on the full implementation of the title registration system on existing land. The Administration has indicated that it targets to put forward options on implementing the

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Remarks**

conversion of existing land to the title registration system for discussion with stakeholders and Legislative Council Members after the passage of legislation in relation to the proposed title registration system for newly granted land. An information paper prepared by the Administration on “Implementation of the Recommendations Made by the Law Reform Commission” (LC Paper No. AS6/2023) was circulated to all Members on 30 August 2023. The latest position of matters relating to the LRC Report on Adverse Possession is given in the Annex to the information paper (Item 59).

9. Supply of construction materials

At the Panel meeting on 16 January 2024, Dr Hon CHOW Man-kong suggested that the Administration should brief the Panel on the measures to ensure the supply of construction materials to cope with the demand of the construction industry.

Q4 2024

10. Near shore reclamation proposals

Dr Stephen WONG, a then Member, wrote to the then Chairman on 31 January 2022 (LC Paper No. CB(1)41/2022(01)) expressing views on the near shore reclamation proposals at four sites (namely Lung Kwu Tan, Ma Liu Shui, Siu Ho Wan and Sunny Bay) and proposed that the Panel should discuss the progress of these reclamation proposals.

Being arranged on
project basis
(Note)

Note: The Administration has advised that the progress of near shore reclamation proposals at the four sites was briefly reported by the Secretary for Development at the Panel meeting on 10 February 2022. Individual items relating to these proposals will be put to the Panel for discussion before further submission to the Public Works Subcommittee. With the Panel’s support to commence study on reclamation of Lung Kwu Tan in Q1 2023 and after obtaining the Finance Committee’s approval, the consultancy study has been awarded in December 2023 for commencement of work as soon as possible.

**Proposed timing
for discussion/
Remarks**

11. Redevelopment of three squatter areas in Kowloon East

At the Panel meeting on 17 January 2023, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the progress of the redevelopment of the three squatter areas in Kowloon East (i.e. Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village).

Being arranged on project basis
(Note)

Note: The Administration briefed members on the funding proposal for the site formation and infrastructure works for redeveloping the Ngau Chi Wan Village for public housing at the Panel meeting on 23 April 2024 and members supported the funding proposal. Members were also updated on the progress of the redevelopment projects at the other two squatter areas (i.e. site formation and infrastructure works for Cha Kwo Ling Village and Chuk Yuen United Village) which have been commenced and are in progress as scheduled.

12. Development of the Northern Metropolis

At the Panel meeting on 16 January 2024, Dr Hon Wendy HONG requested the Administration to update the Panel on the land use proposal for San Tin Technopole in the light of the public engagement exercise conducted in 2023.

An information paper will be provided for the Panel after the Town Planning Board's hearing and deliberations of the representations on the relevant draft Outline Zoning Plans

13. Legislative amendments to the Waterworks Ordinance (Cap. 102)

Subsequent to the public consultation on the legislative amendment proposals of the Waterworks Ordinance (Cap. 102) completed in February 2021, the Administration is preparing for the drafting of the Bill with a view to introducing the Bill in 2026 and

To be decided

**Proposed timing
for discussion/
Remarks**

will brief the Panel on the legislative amendment proposal to strengthen the regulation of construction and maintenance of inside service and further enhance drinking water safety and water use efficiency in due course.

14. Maintenance and repair of lifts and escalators

The Administration will brief the Panel on the measures taken to enhance the proper maintenance and repair of lifts and escalators.

To be decided
(Note)

Note: At the Panel meeting on 16 January 2024, Hon TANG Ka-piu suggested that the Administration should brief the Panel on the aforesaid measures.

15. Future use of existing community isolation facilities

At the meeting of the Panel on Security (“SE Panel”) on 17 January 2023, Hon TANG Ka-piu suggested discussing issues relating to the future use of existing community isolation facilities following the subsiding of the Coronavirus Disease 2019 epidemic. The Clerk to SE Panel subsequently wrote to refer the above-mentioned matter to the Panel on Development for consideration and follow-up.

To be decided
(Note)

Note: The Administration has advised that the Chief Executive announced on 31 January 2023 that the Deputy Financial Secretary would be coordinating an assessment on the future use of the facilities, taking into account the potential changes in the epidemic situation, the return to normalcy and social needs. Upon reviewing the existing community isolation facilities and ensuring the retention of a certain amount of facilities, the relevant land will be released in phases and units of the isolation facilities will be reused. So far, the Administration has announced alternative uses of such facilities in Tsing Yi, San Tin, Tam Mei, the Loop, Hung Shui Kiu, the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge and Ma Sik Road in Fanling.

**Proposed timing
for discussion/
Remarks**

16. Review of Hong Kong Planning Standards and Guidelines

At the Panel meeting on 16 January 2024, the Chairman (Ir Dr Hon LO Wai-kwok) suggested that the Administration should review and update the Hong Kong Planning Standards and Guidelines (“HKPSG”) and brief the Panel on the matters concerned.

To be decided
(Note)

Note: The Administration has advised that topical reviews of specific standards and guidelines in HKPSG are conducted by individual bureaux/departments (“B/Ds”) as and when necessary, taking into account the concerned B/Ds’ latest policies and development requirements in the relevant areas. For instance, the then Transport and Housing Bureau/Transport Department briefed the Panel on Transport at its meeting held on 20 August 2021 on a range of measures to increase the provision of parking spaces, and HKPSG was subsequently updated to reflect the relevant latest standards. Since HKPSG is a collection of planning standards and guidelines covering a wide range of facilities and land uses that fall within the purview of different B/Ds, the Development Bureau will continue to remind relevant B/Ds to review the standards under their purview periodically, in consultation with relevant stakeholders and relevant Panels.

17. Review of squatter control policy

At the Panel meeting on 16 January 2024, Hon CHAN Han-pan suggested that the Administration should review the squatter control policy and brief the Panel on the matters concerned.

To be decided

**Proposed timing
for discussion/
Remarks**

Public Works Programme (“PWP”)

1. PWP Item No. 7786CL—Tung Chung New Town Extension—Site formation and infrastructure works (Phase 2)

The Administration will brief members on the proposal of upgrading the relevant PWP item to Category A.

November 2024

2. Capital Works Reserve Fund block allocations for 2025-2026

The Administration will brief members on the funding submission for Capital Works Reserve Fund block allocations for 2025-2026.

November 2024

3. PWP Item No. 7852CL-2A—Development of San Tin Technopole Phase 1 Stage 1 works—Site formation and engineering infrastructure

The Administration will brief members on the proposal of upgrading the relevant PWP item to Category A.

Q4 2024