Index Page

Replies to initial written questions raised by Finance Committee Members in examining the Estimates of Expenditure 2018-19

Director of Bureau : Secretary for Development
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Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)001	3276	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)002	0609	CHAN Chun-ying	138	(2) Buildings, Lands and Planning
DEVB(PL)003	1921	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)004	1922	CHAN Hak-kan	138	(2) Buildings, Lands and Planning
DEVB(PL)005	0715	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)006	2645	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)007	2646	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)008	0463	CHENG Chung-tai	138	(1) Director of Bureau's Office
DEVB(PL)009	1855	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)010	2592	CHOW Ho-ding, Holden	138	(2) Buildings, Lands and Planning
DEVB(PL)011	2098	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)012	1037	HO Kai-ming	138	(2) Buildings, Lands and Planning
DEVB(PL)013	0329	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)014	0330	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)015	0357	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)016	0358	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)017	3508	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning
DEVB(PL)018	3509	IP LAU Suk-yee, Regina	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)019	3019	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)020	3044	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)021	1030	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)022	2727	KWONG Chun-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)023	2731	KWONG Chun-yu	138	(2) Buildings, Lands and Planning
DEVB(PL)024	2011	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)025	2012	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)026	2950	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)027	2951	LAM Cheuk-ting	138	(2) Buildings, Lands and Planning
DEVB(PL)028	0910	LAM Kin-fung, Jeffrey	138	(2) Buildings, Lands and Planning
DEVB(PL)029	0296	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)030	0637	LAU Ip-keung, Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)031	3473	LEE Kok-long, Joseph	138	(2) Buildings, Lands and Planning
DEVB(PL)032	1882	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)033	1885	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)034	1889	LEE Wai-king, Starry	138	(2) Buildings, Lands and Planning
DEVB(PL)035	1134	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning
DEVB(PL)036	1138	LEUNG Che-cheung	138	(2) Buildings, Lands and Planning
DEVB(PL)037	1571	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)038	2532	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)039	0163	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)040	0413	LO Wai-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)041	0851	LO Wai-kwok	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)042	1043	LUK Chung-hung	138	(2) Buildings, Lands and Planning
DEVB(PL)043	2209	MA Fung-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)044	1017	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)045	2432	MAK Mei-kuen, Alice	138	(1) Director of Bureau's Office
DEVB(PL)046	2434	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)047	2435	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)048	2273	MOK Charles Peter	138	(2) Buildings, Lands and Planning
DEVB(PL)049	0682	NG Wing-ka, Jimmy	138	(2) Buildings, Lands and Planning
DEVB(PL)050	0061	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)051	0062	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)052	0063	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)053	0064	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)054	0069	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)055	0078	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)056	0086	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)057	3232	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)058	3397	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)059	3398	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)060	3402	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)061	3408	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)062	3418	SHEK Lai-him, Abraham	138	(2) Buildings, Lands and Planning
DEVB(PL)063	1297	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)064	1306	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)065	1717	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)066	1091	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)067	1122	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)068	1126	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)069	1129	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)070	1130	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)071	3268	TIEN Puk-sun, Michael	138	(2) Buildings, Lands and Planning
DEVB(PL)072	2364	TO Kun-sun, James	138	(2) Buildings, Lands and Planning
DEVB(PL)073	2059	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)074	1791	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)075	1792	WAN Siu-kin, Andrew	138	(2) Buildings, Lands and Planning
DEVB(PL)076	1039	WONG Kwok-kin	138	(2) Buildings, Lands and Planning
DEVB(PL)077	2325	WONG Kwok-kin	138	(2) Buildings, Lands and Planning
DEVB(PL)078	0491	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)079	0755	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)080	0756	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)081	0757	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)082	3565	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)083	1341	YEUNG Alvin	138	(2) Buildings, Lands and Planning
DEVB(PL)084	1342	YEUNG Alvin	138	(2) Buildings, Lands and Planning
DEVB(PL)085	1385	YIU Si-wing	138	(2) Buildings, Lands and Planning
DEVB(PL)086	0857	YUNG Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)087	0858	YUNG Hoi-yan	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)088	0859	YUNG Hoi-yan	138	(2) Buildings, Lands and Planning
DEVB(PL)089	0598	CHAN Chun-ying	82	
DEVB(PL)090	1928	CHAN Hak-kan	82	
DEVB(PL)091	1454	CHAN Han-pan	82	
DEVB(PL)092	0714	CHAN Tanya	82	
DEVB(PL)093	1809	CHENG Chung-tai	82	
DEVB(PL)094	1810	CHENG Chung-tai	82	
DEVB(PL)095	1811	CHENG Chung-tai	82	
DEVB(PL)096	2873	HO Kai-ming	82	
DEVB(PL)097	3071	HO Kwan-yiu, Junius	82	
DEVB(PL)098	0359	IP LAU Suk-yee, Regina	82	
DEVB(PL)099	1029	KWOK Wai-keung	82	
DEVB(PL)100	1031	KWOK Wai-keung	82	
DEVB(PL)101	2010	LAM Cheuk-ting	82	
DEVB(PL)102	2016	LAM Cheuk-ting	82	
DEVB(PL)103	2017	LAM Cheuk-ting	82	
DEVB(PL)104	2939	LAM Cheuk-ting	82	
DEVB(PL)105	2940	LAM Cheuk-ting	82	
DEVB(PL)106	1216	LAU Kwok-fan	82	
DEVB(PL)107	1220	LAU Kwok-fan	82	
DEVB(PL)108	1222	LAU Kwok-fan	82	
DEVB(PL)109	1223	LAU Kwok-fan	82	
DEVB(PL)110	1224	LAU Kwok-fan	82	
DEVB(PL)111	1225	LAU Kwok-fan	82	
DEVB(PL)112	3471	LEE Kok-long, Joseph	82	
DEVB(PL)113	3472	LEE Kok-long, Joseph	82	
DEVB(PL)114	3474	LEE Kok-long, Joseph	82	
DEVB(PL)115	1888	LEE Wai-king, Starry	82	
DEVB(PL)116	1470	LEUNG Che-cheung	82	
DEVB(PL)117	2535	LEUNG Mei-fun, Priscilla	82	
DEVB(PL)118	1045	LUK Chung-hung	82	
DEVB(PL)119	2959	MAK Mei-kuen, Alice	82	
DEVB(PL)120	1522	OR Chong-shing, Wilson	82	
DEVB(PL)121	0065	SHEK Lai-him, Abraham	82	

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)122	0076	SHEK Lai-him, Abraham	82	
DEVB(PL)123	3407	SHEK Lai-him, Abraham	82	
DEVB(PL)124	3409	SHEK Lai-him, Abraham	82	
DEVB(PL)125	1296	TAM Man-ho, Jeremy	82	
DEVB(PL)126	1299	TAM Man-ho, Jeremy	82	
DEVB(PL)127	1302	TAM Man-ho, Jeremy	82	
DEVB(PL)128	1309	TAM Man-ho, Jeremy	82	
DEVB(PL)129	2244	TSE Wai-chun, Paul	82	
DEVB(PL)130	2245	TSE Wai-chun, Paul	82	
DEVB(PL)131	2246	TSE Wai-chun, Paul	82	
DEVB(PL)132	2248	TSE Wai-chun, Paul	82	
DEVB(PL)133	2249	TSE Wai-chun, Paul	82	
DEVB(PL)134	2250	TSE Wai-chun, Paul	82	
DEVB(PL)135	2251	TSE Wai-chun, Paul	82	
DEVB(PL)136	2252	TSE Wai-chun, Paul	82	
DEVB(PL)137	2253	TSE Wai-chun, Paul	82	
DEVB(PL)138	0492	WU Chi-wai	82	
DEVB(PL)139	0493	WU Chi-wai	82	
DEVB(PL)140	0496	WU Chi-wai	82	
DEVB(PL)141	0497	WU Chi-wai	82	
DEVB(PL)142	0747	WU Chi-wai	82	
DEVB(PL)143	0752	WU Chi-wai	82	
DEVB(PL)144	3539	WU Chi-wai	82	
DEVB(PL)145	1590	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)146	0591	CHAN Chun-ying	91	(1) Land Administration
DEVB(PL)147	1927	CHAN Hak-kan	91	
DEVB(PL)148	0709	CHAN Tanya	91	(1) Land Administration
DEVB(PL)149	0710	CHAN Tanya	91	(1) Land Administration
DEVB(PL)150	0711	CHAN Tanya	91	(1) Land Administration
DEVB(PL)151	0712	CHAN Tanya	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)152	0713	CHAN Tanya	91	(1) Land Administration
DEVB(PL)153	2101	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)154	2102	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)155	3059	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)156	0777	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)157	0799	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)158	3253	HO Chun-yin, Steven	91	(1) Land Administration
DEVB(PL)159	0314	IP LAU Suk-yee, Regina	91	(1) Land Administration
DEVB(PL)160	3245	IP LAU Suk-yee, Regina	91	(2) Survey and Mapping
DEVB(PL)161	2172	KWOK Ka-ki	91	
DEVB(PL)162	1707	KWONG Chun-yu	91	(1) Land Administration
DEVB(PL)163	2952	LAM Cheuk-ting	91	(1) Land Administration
DEVB(PL)164	2955	LAM Cheuk-ting	91	(1) Land Administration
DEVB(PL)165	2956	LAM Cheuk-ting	91	(1) Land Administration
DEVB(PL)166	0900	LAM Kin-fung, Jeffrey	91	(1) Land Administration
DEVB(PL)167	0300	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)168	0555	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)169	0556	LAU Ip-keung, Kenneth	91	(1) Land Administration
DEVB(PL)170	3149	LAU Ip-keung, Kenneth	91	(1) Land Administration (2) Survey and Mapping (3) Legal Advice
DEVB(PL)171	1217	LAU Kwok-fan	91	(1) Land Administration
DEVB(PL)172	1218	LAU Kwok-fan	91	(1) Land Administration
DEVB(PL)173	1219	LAU Kwok-fan	91	(1) Land Administration
DEVB(PL)174	1287	LAU Kwok-fan	91	(1) Land Administration
DEVB(PL)175	1249	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)176	1251	LEUNG Che-cheung	91	(1) Land Administration
DEVB(PL)177	2414	LEUNG Kenneth	91	(1) Land Administration
DEVB(PL)178	0162	LO Wai-kwok	91	(1) Land Administration
DEVB(PL)179	1042	LUK Chung-hung	91	(1) Land Administration
DEVB(PL)180	1016	MAK Mei-kuen, Alice	91	(1) Land Administration
DEVB(PL)181	2692	MO Claudia	91	(2) Survey and Mapping
DEVB(PL)182	0487	POON Siu-ping	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)183	0047	SHEK Lai-him, Abraham	91	
DEVB(PL)184	0072	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)185	0073	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)186	0074	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)187	0092	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)188	3404	SHEK Lai-him, Abraham	91	(1) Land Administration
DEVB(PL)189	1307	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)190	1308	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)191	1721	TAM Man-ho, Jeremy	91	(1) Land Administration (3) Legal Advice
DEVB(PL)192	3267	TIEN Puk-sun, Michael	91	(1) Land Administration
DEVB(PL)193	2363	TO Kun-sun, James	91	(1) Land Administration
DEVB(PL)194	2260	TSE Wai-chun, Paul	91	(1) Land Administration
DEVB(PL)195	0808	WU Chi-wai	91	(1) Land Administration
DEVB(PL)196	3566	WU Chi-wai	91	(1) Land Administration
DEVB(PL)197	3568	WU Chi-wai	91	(1) Land Administration
DEVB(PL)198	3569	WU Chi-wai	91	(1) Land Administration
DEVB(PL)199	3570	WU Chi-wai	91	(1) Land Administration
DEVB(PL)200	3572	WU Chi-wai	91	(1) Land Administration
DEVB(PL)201	3573	WU Chi-wai	91	(1) Land Administration
DEVB(PL)202	3576	WU Chi-wai	91	(1) Land Administration
DEVB(PL)203	0861	YUNG Hoi-yan	91	(1) Land Administration
DEVB(PL)204	1592	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)205	0592	CHAN Chun-ying	118	(1) Territorial Planning (2) District Planning (4) Technical Services
DEVB(PL)206	1019	CHAN Tanya	118	(1) Territorial Planning
DEVB(PL)207	2081	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)208	2082	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)209	2083	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)210	2094	CHU Hoi-dick	118	(2) District Planning
DEVB(PL)211	2095	CHU Hoi-dick	118	(1) Territorial Planning
DEVB(PL)212	2166	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)213	2169	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)214	2175	KWOK Ka-ki	118	
DEVB(PL)215	3020	KWOK Ka-ki	118	(2) District Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)216	3262	LAM Kin-fung, Jeffrey	118	(1) Territorial Planning (2) District Planning
DEVB(PL)217	0557	LAU Ip-keung, Kenneth	118	(1) Territorial Planning
DEVB(PL)218	3211	MAK Mei-kuen, Alice	118	(2) District Planning
DEVB(PL)219	0186	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)220	3175	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)221	3231	SHEK Lai-him, Abraham	118	(2) District Planning
DEVB(PL)222	1723	TAM Man-ho, Jeremy	118	(1) Territorial Planning
DEVB(PL)223	1340	YEUNG Alvin	118	(1) Territorial Planning
DEVB(PL)224	1344	YEUNG Alvin	118	(4) Technical Services
DEVB(PL)225	1779	YICK Chi-ming, Frankie	118	(2) District Planning
DEVB(PL)226	2074	CHU Hoi-dick	33	(3) Provision of Land and Infrastructure
DEVB(PL)227	0796	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure
DEVB(PL)228	3518	HO Chun-yin, Steven	33	(3) Provision of Land and Infrastructure
DEVB(PL)229	2220	MA Fung-kwok	33	(3) Provision of Land and Infrastructure
DEVB(PL)230	0634	SHIU Ka-fai	33	(3) Provision of Land and Infrastructure
DEVB(PL)231	0636	SHIU Ka-fai	33	(3) Provision of Land and Infrastructure
DEVB(PL)232	0498	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)233	0499	WU Chi-wai	33	(3) Provision of Land and Infrastructure
DEVB(PL)234	1780	YICK Chi-ming, Frankie	33	(3) Provision of Land and Infrastructure
DEVB(PL)235	3732	CHAN Chi-chuen	138	(2) Buildings, Lands and Planning
DEVB(PL)236	5587	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)237	5589	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)238	5590	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)239	5598	CHAN Tanya	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)240	6382	CHAN Tanya	138	(2) Buildings, Lands and Planning
DEVB(PL)241	4391	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)242	4401	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)243	4857	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)244	4858	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)245	4859	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)246	4860	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)247	4861	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)248	4862	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)249	4867	CHEUNG Chiu-hung, Fernando	138	(2) Buildings, Lands and Planning
DEVB(PL)250	6374	CHEUNG Chiu-hung, Fernando	138	(1) Director of Bureau's Office
DEVB(PL)251	4479	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)252	5060	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)253	5061	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)254	5062	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)255	5064	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)256	5075	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)257	5077	CHU Hoi-dick	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)258	5078	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)259	5079	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)260	5084	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
DEVB(PL)261	4202	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)262	4214	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)263	4215	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)264	4217	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)265	4218	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)266	4219	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)267	4220	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)268	4371	KWOK Ka-ki	138	(2) Buildings, Lands and Planning
DEVB(PL)269	6122	KWOK Wai-keung	138	(2) Buildings, Lands and Planning
DEVB(PL)270	5935	KWOK Wing-hang, Dennis	138	(2) Buildings, Lands and Planning
DEVB(PL)271	5931	LEUNG Kenneth	138	(2) Buildings, Lands and Planning
DEVB(PL)272	5362	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)273	5363	LEUNG Mei-fun, Priscilla	138	(2) Buildings, Lands and Planning
DEVB(PL)274	4143	LEUNG Yiu-chung	138	(2) Buildings, Lands and Planning
DEVB(PL)275	5418	MA Fung-kwok	138	(2) Buildings, Lands and Planning
DEVB(PL)276	6131	MAK Mei-kuen, Alice	138	(2) Buildings, Lands and Planning
DEVB(PL)277	4963	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)278	4966	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)279	4967	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)280	4971	SHIU Ka-chun	138	(2) Buildings, Lands and Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)281	5011	SHIU Ka-chun	138	(2) Buildings, Lands and Planning
DEVB(PL)282	5383	SHIU Ka-fai	138	(2) Buildings, Lands and Planning
DEVB(PL)283	5158	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)284	5195	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)285	5346	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)286	5910	TAM Man-ho, Jeremy	138	(2) Buildings, Lands and Planning
DEVB(PL)287	5800	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)288	5802	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)289	5804	TSE Wai-chun, Paul	138	(2) Buildings, Lands and Planning
DEVB(PL)290	3612	WU Chi-wai	138	(2) Buildings, Lands and Planning
DEVB(PL)291	5675	CHAN Tanya	82	
DEVB(PL)292	4866	CHEUNG Chiu-hung, Fernando	82	
DEVB(PL)293	6267	CHEUNG Chiu-hung, Fernando	82	
DEVB(PL)294	6268	CHEUNG Chiu-hung, Fernando	82	
DEVB(PL)295	6269	CHEUNG Chiu-hung, Fernando	82	
DEVB(PL)296	6297	CHEUNG Chiu-hung, Fernando	82	
DEVB(PL)297	3796	HO Kai-ming	82	
DEVB(PL)298	4073	KWOK Ka-ki	82	
DEVB(PL)299	4079	KWOK Ka-ki	82	
DEVB(PL)300	6087	LUK Chung-hung	82	
DEVB(PL)301	6088	LUK Chung-hung	82	
DEVB(PL)302	6089	LUK Chung-hung	82	
DEVB(PL)303	5369	MA Fung-kwok	82	
DEVB(PL)304	5370	MA Fung-kwok	82	
DEVB(PL)305	5867	MO Claudia	82	

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)306	5114	OR Chong-shing, Wilson	82	
DEVB(PL)307	4909	SHIU Ka-chun	82	
DEVB(PL)308	4910	SHIU Ka-chun	82	
DEVB(PL)309	4912	SHIU Ka-chun	82	
DEVB(PL)310	4913	SHIU Ka-chun	82	
DEVB(PL)311	4915	SHIU Ka-chun	82	
DEVB(PL)312	4949	SHIU Ka-chun	82	
DEVB(PL)313	4950	SHIU Ka-chun	82	
DEVB(PL)314	4951	SHIU Ka-chun	82	
DEVB(PL)315	4952	SHIU Ka-chun	82	
DEVB(PL)316	4953	SHIU Ka-chun	82	
DEVB(PL)317	4986	SHIU Ka-chun	82	
DEVB(PL)318	5002	SHIU Ka-chun	82	
DEVB(PL)319	5162	TAM Man-ho, Jeremy	82	
DEVB(PL)320	5207	TAM Man-ho, Jeremy	82	
DEVB(PL)321	3611	WU Chi-wai	82	
DEVB(PL)322	3624	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)323	3625	CHAN Chi-chuen	91	(2) Survey and Mapping
DEVB(PL)324	3727	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)325	3728	CHAN Chi-chuen	91	(1) Land Administration
DEVB(PL)326	5591	CHAN Tanya	91	(1) Land Administration
DEVB(PL)327	5594	CHAN Tanya	91	(1) Land Administration
DEVB(PL)328	5597	CHAN Tanya	91	(1) Land Administration
DEVB(PL)329	5631	CHAN Tanya	91	(1) Land Administration
DEVB(PL)330	5632	CHAN Tanya	91	(2) Survey and Mapping
DEVB(PL)331	5633	CHAN Tanya	91	(1) Land Administration (3) Legal Advice
DEVB(PL)332	4400	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)333	4856	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)334	4864	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)335	4865	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)336	6158	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)337	6159	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)338	6160	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)339	6161	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)340	6163	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)341	6165	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)342	6220	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)343	6221	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)344	6222	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)345	6223	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)346	6224	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)347	6225	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)348	6295	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)349	6296	CHEUNG Chiu-hung, Fernando	91	(1) Land Administration
DEVB(PL)350	4478	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)351	5086	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)352	5094	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)353	5104	CHU Hoi-dick	91	(1) Land Administration
DEVB(PL)354	5729	HUI Chi-fung	91	(1) Land Administration
DEVB(PL)355	5730	HUI Chi-fung	91	(1) Land Administration
DEVB(PL)356	4057	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)357	4058	KWOK Ka-ki	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)358	4059	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)359	4060	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)360	4096	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)361	4188	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)362	4207	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)363	4227	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)364	6325	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)365	6384	KWOK Ka-ki	91	(1) Land Administration
DEVB(PL)366	6093	MO Claudia	91	(1) Land Administration
DEVB(PL)367	6105	MO Claudia	91	(1) Land Administration
DEVB(PL)368	6106	MO Claudia	91	(1) Land Administration
DEVB(PL)369	4962	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)370	4964	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)371	4969	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)372	4970	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)373	4981	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)374	4982	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)375	4983	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)376	5056	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)377	6301	SHIU Ka-chun	91	(1) Land Administration
DEVB(PL)378	5154	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)379	5156	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)380	5157	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)381	5159	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)382	5161	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)383	5172	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)384	5174	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)385	5175	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)386	5176	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)387	5177	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)388	5178	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)389	5179	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)390	5180	TAM Man-ho, Jeremy	91	(1) Land Administration

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)391	5181	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)392	5182	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)393	5183	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)394	5184	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)395	5190	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)396	5199	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)397	5203	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)398	5204	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)399	5208	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)400	5238	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)401	5260	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)402	6383	TAM Man-ho, Jeremy	91	(1) Land Administration
DEVB(PL)403	6364	TIEN Puk-sun, Michael	91	(1) Land Administration
DEVB(PL)404	3616	WU Chi-wai	91	(1) Land Administration (2) Survey and Mapping
DEVB(PL)405	5270	YICK Chi-ming, Frankie	91	(1) Land Administration
DEVB(PL)406	3635	CHAN Chi-chuen	118	(1) Territorial Planning
DEVB(PL)407	3733	CHAN Chi-chuen	118	(2) District Planning
DEVB(PL)408	3734	CHAN Chi-chuen	118	(2) District Planning
DEVB(PL)409	5593	CHAN Tanya	118	(2) District Planning
DEVB(PL)410	5596	CHAN Tanya	118	(2) District Planning
DEVB(PL)411	4395	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning (2) District Planning
DEVB(PL)412	4868	CHEUNG Chiu-hung, Fernando	118	(1) Territorial Planning
DEVB(PL)413	4891	CHEUNG Chiu-hung, Fernando	118	(2) District Planning

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)414	4892	CHEUNG Chiu-hung, Fernando	118	(2) District Planning
DEVB(PL)415	4480	CHU Hoi-dick	118	(1) Territorial Planning
DEVB(PL)416	5083	CHU Hoi-dick	118	(1) Territorial Planning
DEVB(PL)417	5106	CHU Hoi-dick	118	(1) Territorial Planning
DEVB(PL)418	3792	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)419	4056	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)420	4068	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)421	4069	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)422	4070	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)423	4071	KWOK Ka-ki	118	(2) District Planning
DEVB(PL)424	6323	KWOK Ka-ki	118	(1) Territorial Planning
DEVB(PL)425	5944	KWOK Wing-hang, Dennis	118	(1) Territorial Planning
DEVB(PL)426	5733	MOK Charles Peter	118	(4) Technical Services
DEVB(PL)427	4985	SHIU Ka-chun	118	
DEVB(PL)428	4987	SHIU Ka-chun	118	(1) Territorial Planning
DEVB(PL)429	5160	TAM Man-ho, Jeremy	118	(1) Territorial Planning
DEVB(PL)430	5165	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)431	5171	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)432	5173	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)433	5185	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)434	5186	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)435	5188	TAM Man-ho, Jeremy	118	(1) Territorial Planning
DEVB(PL)436	5189	TAM Man-ho, Jeremy	118	(1) Territorial Planning
DEVB(PL)437	5191	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)438	5192	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)439	5193	TAM Man-ho, Jeremy	118	(2) District Planning
DEVB(PL)440	3613	WU Chi-wai	118	(2) District Planning
DEVB(PL)441	3614	WU Chi-wai	118	(2) District Planning
DEVB(PL)442	3615	WU Chi-wai	118	(2) District Planning
DEVB(PL)443	3617	WU Chi-wai	118	(2) District Planning
DEVB(PL)444	5050	CHU Hoi-dick	33	(3) Provision of Land and Infrastructure

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
DEVB(PL)445	6091	LUK Chung-hung	33	(3) Provision of Land and Infrastructure
DEVB(PL)446	5325	TAM Man-ho, Jeremy	33	(3) Provision of Land and Infrastructure
DEVB(PL)447	4072	KWOK Ka-ki	701	
DEVB(PL)448	5216	TAM Man-ho, Jeremy	701	

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3276)

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 this Programme, the provision for 2018-19 is $296.6 million (78.7%) higher than the revised estimate for 2017-18. This is mainly due to the increased cash flow requirement for non-recurrent items and creation of 18 posts. Please advise on the use of the increased provision for non-recurrent items, the titles and functions of the 18 posts, as well as the salary expenditure thereof in 2018-19?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 59)

Reply:

The increase in cash flow requirement for non-recurrent items includes $20 million to be distributed as subsidy for property owners to participate in the Smart Tender scheme and $290 million for launching the Operation Building Bright 2.0, partly offset by $35 million decrease in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners.

The details of and provisions for the 18 posts are as follows:

Rank	**No.**	**Estimated Expenditure on Salaries in 2018-19** ($ million)	**Duties**
Senior Administrative Officer	1	1.390	Administrative support for increasing land supply
Senior Town Planner	1	1.390	Professional support for increasing land supply

Rank	**No.**	**Estimated Expenditure on Salaries in 2018-19** ($ million)	**Duties**
Senior Executive Officer	4	3.956	Executive support for increasing land supply and streamlining land development process
Executive Officer I	2	1.468	Executive support for increasing land supply
Architect/Assistant Architect	3	2.247	Professional support for increasing land supply, streamlining land development process and work on harbourfront enhancement initiatives
Engineer/Assistant Engineer	1	0.749	Professional support for increasing land supply
Technical Officer/Technical Officer Trainee	1	0.269	Technical support for work on harbourfront enhancement initiatives
Assistant Clerical Officer	5	1.313	Clerical support for increasing land supply, streamlining land development process and work on harbourfront enhancement initiatives

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0609)

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

Question:

It is mentioned in Matters Requiring Special Attention under Programme (2) that the Planning and Lands Branch will set up a steering group to explore how best to consolidate and rationalise the standards and definitions adopted by the relevant departments under the Development Bureau in scrutinising development projects such that the approval process can be streamlined. In this connection, will the Government inform this Committee of the following:

(1) The estimated expenditure and manpower resources arrangement for the steering group; and

(2) The specific measures to be taken, as well as the timetable and objectives and effects to be achieved.

Asked by: Hon CHAN Chun-ying (Member Question No. (LegCo use): 45)

Reply:

(1) The work on streamlining development control is currently carried out by existing staff of the Planning and Lands Branch (PLB) of Development Bureau (DEVB), Buildings Department (BD), Lands Department (Lands D) and Planning Department (PlanD) as part of their overall duties. We are unable to provide a separate breakdown of the resources currently incurred solely for this work. To strengthen the secretariat support for this area of work, three time-limited civil service posts incurring approximately $2 million per year will be created in 2018-19.

(2) At present, BD, Lands D and PlanD act in different capacities and exercise powers under the building control, land administration and planning regimes respectively for processing application for private developments. While the departments have been working closely with stakeholders to facilitate the development process, the Government recognises that given their different objectives and loci and the evolution of the three regimes over the years, there may be further room to consolidate and rationalise the standards and definitions adopted by the three departments in scrutinising development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A steering group has therefore been set up under the PLB of DEVB, with representatives from DEVB and the three departments as members, with a view to drawing up proposals to streamline or improve the existing development control regime. The measures to be examined will cover –

(a) Intra-departmental measures, including –
- simplification of submission requirements;
- enhancement of transparency and certainty about the processing and the lead time required; and
- tapping into the support provided by professionals in the market, e.g. greater use of self-certification.

(b) Inter-departmental measures, including –
- alignment of technical definitions and approval standards adopted under the planning, lands and/or building control regimes; and
- consolidation of approval procedures amongst departments, including the delegation/entrustment of specific work processes by one department to another.

As regards timetable, we expect to review the topics one by one and will actively engage stakeholders when we draw up the proposals by batches. To this end, we have recently invited the relevant professional bodies and associations to nominate representatives for a special committee to be set up under the auspices of the Land and Development Advisory Committee. We aim to roll out the first batch of streamlined arrangements in the later half of 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1921)

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

Question:

Regarding the Pilot Scheme for Arbitration on Land Premium under Subhead 000, please advise on the following:

How many applications have been received since the extension of the Pilot Scheme in October 2016? Among these, how many cases have been completed? Please provide the processing expenditure and time involved for each of the cases. Will the Government consider further extending the coverage of the Pilot Scheme upon its completion and is there any implementation timetable in this respect?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 11)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years and has been extended for another two years up to October 2018.

As at the end of February 2018, the Lands Department (Lands D) had extended a total of 28 invitations to lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among these 28 invitations, one involving a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. For that particular case, it took about 11 weeks from the formation of the Arbitral Tribunal to the issue of final award and the Government incurred an expenditure of around $1.3 million on professional expenses and its share of the arbitration fees (not counting the in-house manpower resources deployed). Lands D is currently pursuing another potential arbitration case involving a commercial development. The applicants of the remaining 26 invitations chose to continue the premium negotiations with Lands D, including one case in which the applicant had agreed in principle to proceed with arbitration, but eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently, that case was settled through premium negotiation.

After the launch of the Pilot Scheme, the Government has received comments and suggestions from some stakeholders on the implementation. With the accumulation of more experience and views collected from stakeholders, a review on the Pilot Scheme will be conducted towards the end of the trial period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1922)

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

Question:

Regarding the new title registration system under Subhead 000, please advise on the following:

The Land Titles Ordinance (Cap. 585) has not yet come into force since its enactment in July 2004. According to the Development Bureau's response in the Public Accounts Committee Report No. 69, it will consult the Land Titles Ordinance Review Committee and the Land Titles Ordinance Steering Committee in the latter half of 2018 before conducting a public consultation on the results thereof. In this connection, will the Government further inform this Committee of the implementation progress so far? Will the Government prepare a timetable for the legislative amendment?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 12)

Reply:

The Land Title Registration System (LTRS) is inherently complicated. It involves complex legal issues and carries significant implications. The Government has been trying to bridge different expectations of key stakeholders on the LTRS with a view to resolving outstanding issues including the mechanism of converting existing land and properties to the LTRS, and the rectification and indemnity arrangements under the Land Titles Ordinance ("LTO").

Meanwhile, to enable early implementation of the LTRS in Hong Kong, we are proactively forging consensus among key stakeholders on the implementation of the LTRS on new land first ("new land first" proposal). Tentatively, subject to a broad consensus being reached with the key stakeholders on the "new land first" proposal by mid-2018, we will consult the LTO Review Committee (LTORC) and the LTO Steering Committee (LTOSC) in the fourth

quarter of 2018 on the "new land first" proposal. In light of their comments, we will refine the "new land first" proposal, including the proposed scope of new land and the proposed rectification and indemnity arrangements, for submission to the Legislative Council. We aim to come up with an initial timetable for this submission and the introduction of the Land Titles (Amendment) Bill after consulting the LTORC and LTOSC.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0715)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(-)
Programme:	(-)
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Please advise on the number of owners' corporations (OCs) of individual New Territories Small Houses formed in the entire New Territories as at 31 December 2017.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 7)

Reply:

The Development Bureau (Planning and Lands Branch) does not compile any information on owners' corporations formed for small houses in the New Territories. 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.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2645)

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

Question:

It is mentioned in paragraph 136 of the Budget speech that the Task Force on Land Supply (TFLS) will launch a public engagement exercise in the first half of this year to discuss with all sectors of the community the options and priorities for increasing land supply. Recommendations will be submitted to the Government by the end of this year. Regarding the TFLS, please set out, in details, the meeting dates and individual members' attendance rate, as well as making public all discussion papers and meeting minutes. Please also provide details of the public engagement exercise to be conducted in the first half of this year, including the commencement and ending dates, details of the activities, whether focus groups will be set up for stakeholders of various land supply options to express their views, whether the report will be made available to the public, as well as the estimated expenditure and number of staff to be involved.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 37)

Reply:

As at 13 March 2018, the Task Force on Land Supply (TFLS) had convened 13 meetings. The agendas, relevant discussion papers and post-meeting press releases summarising the gist of discussions of TFLS have been uploaded to the website of the Development Bureau (DEVB). The attendance of the 30 members at the 13 TFLS meetings from 6 September 2017 to 13 March 2018 (not counting the numerous sub-group meetings preparing for the public engagement (PE) exercise) is as follows -

No. of meetings attended/ Attendance Rate	**No. of Members**
13 meetings/ 100%	15
10 – 12 meetings/ 77 – 92%	11
8 – 9 meetings/ 62 – 69%	4

TFLS is preparing to conduct a five-month PE exercise starting in the second quarter of 2018 to engage the community on discussions on the pros and cons of different land supply options and their priorities, with a view to achieving the broadest consensus in the community on the land supply options and strategy. The PE will reach out to a wide spectrum of the community through myriad activities and channels, including forums, workshops, visits, meetings, roving exhibitions, community outreach efforts, website and media. Various informational and publicity materials will also be provided to raise public awareness and understanding of the relevant issues. Following the PE, TFLS will, taking into account the public views received, submit a report with recommendations to the Government before the end of the year. The report of the TFLS will be made available to the public.

Secretariat support to TFLS is provided by staff of DEVB as part of their overall duties. We are unable to provide a separate breakdown of manpower and expenses involved solely for this work. External professional services have also been/will be engaged to assist in tasks relating to the conduct of the above PE activities. While the PE activities to be held are still under discussion and subject to review by TFLS, we have initially budgeted around $12 million for the PE exercise in 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2646)

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

Question:

It is mentioned in paragraph 135 of the Budget speech that apart from releasing approximately 560 000 square metres of commercial/office floor area through reprovisioning the existing government facilities in the two action areas in Kwun Tong and Kowloon Bay, it is expected that a number of commercial sites located at the Kai Tak Development Area, above the terminus of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL), and at the new Central Harbourfront, Caroline Hill Road, Queensway Plaza and Sai Yee Street, etc. will also be put up for sale in the next few years. These sites will provide a total floor area of about 1.1 million square metres. Please provide, in details, the respective planning progress of the above-mentioned sites, the estimated types, completion date and expenditure involved of the commercial buildings to be developed. Please also provide, in details, the tendering process, including the dates and modes of tender invitation, as well as the estimated revenue from, each of the above-mentioned projects. Will the revenue from the structure above the XRL terminus be used to subsidise the construction costs and operating expenses of the XRL? If yes, what are the details?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 38)

Reply:

In order to cater for the economic development needs of the community, the Government will continue to increase the supply of commercial floor area through various initiatives. Apart from the planned commercial floor area of about 560 000 square metres to be released in the two action areas in Kwun Tong and Kowloon Bay through relocation or rationalisation of the existing government facilities, we expect to put up a number of commercial sites through government land sale from 2018-19 onwards. These sale sites have a capacity to provide a total of around 1.1 million square metres of floor area. Four of them are included in the 2018-19 Land Sale Programme (LSP), namely (i) KIL 11262 at the junction of Lin Cheung Road and Austin Road West, Kowloon, (ii) NKIL 6546 at Kai

Tak Area 4C Site 4, Kowloon, (iii) NKIL 6547 at Kai Tak Area 4C Site 5, Kowloon and (iv) NKIL 6588 at Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon. The four sites are capable of providing about 531 300 square metres of floor area in total. The details of the sites are set out in the following table:

Location (Lot number)	**Site area (hectares) (Note 1)**	**Estimated gross floor area (GFA) (square metres)**	**Progress of amendments to the Outline Zoning Plan (OZP)**
Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	5.8800	294 000	Amendments to the OZP not required.
Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	1.0694	80 200	Amendments to the OZP in progress.
Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	0.9482	56 900	Amendments to the OZP in progress.
Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon (NKIL 6588)	3.1300	100 200 (Note 2)	Amendments to the OZP completed.

Note 1: Actual site area is subject to survey.
Note 2: Including about 7 000 square metres of GFA for arts and performance related use.

Information on other commercial sites which we expect to put up for sale after 2018-19 is as follows:

Location	**Site area (hectares) (Note 1)**	**Estimated GFA (square metres) (Note 2)**	**Progress of amendments to the OZP**
New Central Harbourfront	4.76	171 200	Amendments to the OZP completed. Gazettal on road works in progress.
Queensway Plaza, Admiralty	0.622	93 300	Amendments to the OZP completed. Gazettal on road works to be commenced.

Location	Site area (hectares) (Note 1)	Estimated GFA (square metres) (Note 2)	Progress of amendments to the OZP
Caroline Hill Road, Causeway Bay	2.66	100 000	Portion of the site will be carved out for the construction of a District Court Complex with 70 000 square metres of GFA (on top of the 100 000 square metres of commercial GFA). Amendments to the OZP to be gazetted.
Sai Yee Street, Mong Kok	1.18	141 600	Amendments to the OZP to be gazetted.
Kai Tak Area 4B Site 5, Kowloon	1.39	90 400	Amendments to the OZP in progress.

Note 1: Actual site area is subject to survey.

Note 2: Estimated GFA is subject to the statutory planning control of individual sites and the development requirements to be incorporated in the Conditions of Sale. Except Kai Tak Area 4B Site 5, Kowloon, other sites comprise a portion of floor area for non-commercial uses.

In general, the Government will adopt public tender as the mainstream approach for disposing of land under LSP. Following established practice, government sites expected to be put up for sale in the relevant year will be ascertained and announced in advance in the annual LSP, taking into account prevailing circumstances, such as the readiness of individual sites, the supply situation from other sources and market conditions. The buildings to be constructed on the commercial sites and their type of users (including whether some floor areas will be devoted to office/retail/hotel use) will be subject to the statutory planning control of individual sites and the development requirements to be incorporated in the Conditions of Sale; and, where flexibility is allowed for the types of commercial uses to be provided, preferences of the successful tenderers taking into account factors such as market circumstances and business strategies. The completion date is subject to the Building Covenant period to be specified in the Conditions of Sale. The expenditure involved in the development will be subject to the actual design of the successful tenderers.

Regarding the site atop the West Kowloon Station of the Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, the site will be disposed of by the Government with due attention paid to ensuring proper integration with the West Kowloon Station. As with the arrangements for other commercial sites disposed by the Government in the open market, all revenue from the disposal of that site will be paid into the Capital Works Reserve Fund.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0463)

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:

What is the estimated annual expenditure on remuneration for the Secretary for Development in 2018-19?

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use): 8)

Reply:

The provision for salary in respect of the position of the Secretary for Development in 2018-19 is $4.01 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1855)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 802 Operation Building Bright 2.0)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Please provide the estimated expenditure and work plan for the new item of Operation Building Bright 2.0 for the coming financial year. Why is the funding bid submitted to the Legislative Council (LegCo) for approval in the context of the Appropriation Bill 2018 instead of being separately submitted to LegCo Finance Committee for funding approval?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 1117)

Reply:

To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) in mid-2018 at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). We expect the funding commitment of $3 billion to be disbursed over a six-year period, supporting the commissioning of inspection and repair works of around 2 500 buildings. Based on current projections, the estimated cash flow requirement in 2018-19 is $290 million, covering around 250 buildings.

It is not a new arrangement to include in the draft Estimates funding proposals for creating commitments or increasing expenditure ceilings for approved commitment items under the General Revenue Account, for consideration by the Legislative Council (LegCo) in the context of the Appropriation Bill. The Government explained the relevant arrangements to the Finance Committee in early 2015. Before the funding proposal for OBB 2.0 was included in the draft Estimates, we provided relevant information to and consulted the LegCo Panel on Development on 20 December 2017. We 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. We note that LegCo Members and the community generally welcome the early introduction of OBB 2.0. Once the funding proposal is approved in the context of the

Appropriation Bill, OBB 2.0 as a funded item can be launched as early as possible, starting with the invitation of applications for the first round targeting eligible buildings with outstanding MBIS notices or pre-notification letters at that material time. In view of the lead time required for owners to reach a consensus, Urban Renewal Authority has already sent publicity materials to relevant buildings, informing them of the proposed OBB 2.0 and its tentative implementation schedule, and appealing to them to start planning for the prescribed inspection and repair works with a view to making an application for participation in OBB 2.0. A total of ten district briefings have been conducted in March and April 2018 to brief owners of target buildings on the details of the initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2592)

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 Buildings, Lands and Planning, the estimate for 2018-19 represents an increase of 77.8% in the financial provision for 2017-18. Please advise on the major use of the substantially increased provision and details of the allocation of resources.

Asked by: Hon CHOW Ho-ding, Holden (Member Question No. (LegCo use): 22)

Reply:

The increase of $294.7 million (77.8%) in the 2018-19 estimate over the original estimate for 2017-18 for Programme (2) is mainly due to increase in cash flow requirement for non-recurrent items ($275 million) and increased salary provision arising from the creation of 18 posts ($12.8 million). The increase in cash flow requirement for non-recurrent items includes $20 million to be distributed as subsidy for property owners to participate in the Smart Tender scheme and $290 million for launching the Operation Building Bright 2.0, partly offset by $35 million decrease in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2098)

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 area of housing land for private residential developments in the past and the coming ten years, please advise on the following aspects:

i. Flat production

	2008-09 to 2012-13	2013-14 to 2017-18	2018-19 to 2022-23	2023-24 to 2027-28
Area of housing land for private residential developments				

ii. Flat completion

	2008-09 to 2012-13	2013-14 to 2017-18	2018-19 to 2022-23	2023-24 to 2027-28
Area of housing land for private residential developments				

iii. Flat supply

	2008-09 to 2012-13	2013-14 to 2017-18	2018-19 to 2022-23	2023-24 to 2027-28
Area of housing land for private residential developments				

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 22)

Reply:

Information on land area from various private housing land supply sources in the past ten financial years (from April 2008 up to February 2018)is set out below:

Source of private housing land supply	**Land area (square metres) (about)**	
	2008-09 to 2012-13	**2013-14 to 2017-18 (up to February 2018)**
Government land sale (Note 1)	712 700	1 142 600
Railway property development projects (Note 1)	192 800	321 900
Projects of Urban Renewal Authority (Note 1)	30 000	44 600
Private development/redevelopment projects subject to lease modification/land exchange	(Note 2)	795 300 (Note 3)
Private development/redevelopment projects not subject to lease modification/land exchange	(Note 4)	

Note 1: Based on the date of tender invitation/sale date by auction by the Government, MTRCL Corporation Limited and Urban Renewal Authority.

Note 2: The Development Bureau does not have readily available statistics on the land area of private development/redevelopment projects subject to lease modification/land exchange before 2012-13.

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

Note 4: The Development Bureau does not have readily available statistics on the land area of private development/redevelopment projects not subject to lease modification/land exchange.

With respect to annual private housing land supply for future years, the annual 2018-19 Land Sale Programme was announced on 1 March 2018 and it contains, amongst others, 27 private housing sites with a total area of around 272 400 square metres. Government sites expected to be put up for sale in future years will be ascertained and announced on an annual basis, shortly before the start of the financial year concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1037)

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 the Budget that the Planning and Lands Branch of the Development Bureau will launch Operation Building Bright (OBB) 2.0. Please inform this Committee of the following:

1. The number of buildings which have applied for participation in OBB in the past and the number of buildings granted with subsidies;

2. The distribution of subsidised buildings by building age (30-34 years, 35-49 years, 50-54 years, 55-59 years, 60-64 years, 65-69 years and 70 years or above);

3. The percentage of subsidy amount granted to each subsidised building against the total costs of repair works.

Asked by: Hon HO Kai-ming (Member Question No. (LegCo use): 46)

Reply:

1. Operation Building Bright (OBB) was a special one-off measure launched in 2009 amidst the financial tsunami. It aimed to achieve the dual objectives of creating more job opportunities for the construction sector as well as improving building safety.

   There were two categories of buildings under OBB, namely Category 1 and Category 2 target buildings. Category 1 target buildings were those whereby the owners' corporations (OCs) concerned were prepared to carry out repair works on a voluntary basis. The OCs of Category 1 target buildings had to apply for participating in OBB. There were two rounds of applications for Category 1 target buildings, and applications for the two rounds were closed on 6 June 2009 and 24 December 2010 respectively. A total of 1 678 applications from OCs were received in the two rounds of applications. Excluding buildings which did not fulfil the eligibility criteria and/or

requirements and those which had subsequently withdrawn their applications, 1 257 applications from Category 1 target buildings, involving 1 559 buildings, were granted approval or approval in principle.

Category 2 target buildings were those having difficulties in co-ordinating repair works falling under the scope of OBB, such as buildings without OCs. A total of 1 472 buildings were confirmed as Category 2 target buildings under OBB. Of those buildings, 194 eventually organised repair works voluntarily and followed the approach for Category 1 target buildings in carrying out repair works, while the Buildings Department (BD) arranged repair works for the rest.

In summary, a total of 3 031 target buildings in different categories were included for assistance under OBB.

2. According to information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the BD, the distribution of private buildings that participated in OBB across the different age groups specified in this question is set out below-

	Building Age (years)							
	30-34	**35-49**	**50-54**	**55-59**	**60-64**	**65-69**	**70 or above**	**Total**
No of buildings participated in OBB	0	1 073	681	755	478	29	15	3 031

3. For each application approved for action under OBB, owners of the target buildings concerned (including residential and commercial units) would receive a grant amounting to 80% of the cost of repair in the common areas, subject to a ceiling of $16,000 per unit. Elderly owner-occupiers aged 60 or above would receive a grant to cover the full cost of repair of the common areas, subject to a ceiling of $40,000 per unit.

From the inception of OBB in 2009 up to 31 December 2017, the total number of household units provided with financial assistance is about 136 700, involving a total amount of $2,575 million released. The HKHS, the URA and the BD do not have readily available statistics on the amount of subsidies granted to each subsidised building as a percentage of the total costs of repair works for the concerned building.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0329)

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:

Matters Requiring Special Attention in 2018-19 under Programme (2) Buildings, Lands and Planning of the Planning and Lands Branch of the Development Bureau includes the item of "formulating measures to revitalise industrial buildings". In this connection, please inform this Committee on the following:

(1) The number of properties benefitted from the measure of revitalisation of industrial buildings and the gross floor area and converted use(s) involved, in each of the past five years;

(2) Whether reviews have been conducted to find the number of industrial buildings still suitable for revitalisation; if yes, of the details; if not, of the reasons;

(3) At present, the average waiting time for general Public Rental Housing applicants is 4.7 years. Many people or families on the waiting list are now inadequately housed in substandard living environment. Will the Government consider buying industrial buildings that have undergone wholesale conversion to be used as temporary hostels to be operated by non-profit making organisations or social enterprises so as to improve the living environment of those on the waiting list in the short term to solve their most pressing problem? If yes, what are the details; if not, what are the reasons?

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 2)

Reply:

(1) To incentivise the revitalisation of industrial buildings (IBs) for non-industrial purposes, the Government introduced a time-limited scheme between April 2010 and March 2016. The scheme offered concessionary arrangements for waiver fees/premium to facilitate the wholesale conversion or redevelopment of old IBs. This resulted in 99 approved cases for wholesale conversion and 14 approved cases for redevelopment so far, altogether with a capacity to provide a total gross floor area of about 1 860 000 square metres of converted or new floor area for non-industrial

uses (such as hotels, offices, and residential development) upon completion of works[1]. Lands Department is currently processing 57 remaining applications for wholesale conversion received before the deadline. As we have been keeping track of the progress with the time-limited scheme on a cumulative basis, we do not have readily available statistics based on cases approved each year.

(2) According to occupation permits issued by the Buildings Department, there are about 1 800 IBs in Hong Kong as at end of 2017. Excluding the 170 cases approved or under processing under the time-limited exercise, the remaining IBs may have the potential for conversion or redevelopment if the concerned owners are no longer keen to pursue industrial uses on site, including those IBs which are located in areas no longer zoned for "Industrial" use on statutory plans. We are reviewing whether another round of measures may be introduced to facilitate the revitalisation of IBs. We aim to complete the review by mid-2018.

(3) Currently, the Government does not have any plan to acquire landed properties in the private market for the purpose of providing transitional housing. While the Government will continue to devote its efforts on increasing land supply and developing permanent housing, the Chief Executive announced in her 2017 Policy Address that the Government will facilitate the implementation of various short-term initiatives spearheaded by the community to increase the supply of transitional housing. Such community initiatives may include exploring the wholesale conversion of individual IBs into transitional housing. The Transport and Housing Bureau will assess any such proposals initiated by the community or private IB owners with the support of the Development Bureau and other relevant bureaux/departments.

- End -

[1] Statistics as at 31 December 2017. Cases which were withdrawn or terminated after approval have been excluded.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0330)

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 budget and manpower approved for the study of "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" in each of the year since 2015.

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 3)

Reply:

Commenced in 2015 to update the territorial development strategy, "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work.

Separately, external expertise/professional services have been engaged to undertake technical assessments (including Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses) and conduct public engagement activities under "Hong Kong 2030+". The total expenditures for these external services are estimated to be about $29 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0357)

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 133 of the Budget speech, it is mentioned that "including the 15 sites rolled over from 2017-18, the 2018-19 Land Sale Programme comprises a total of 27 residential sites capable of providing about 15 200 residential units". At present, when the Government puts up land for sale through public auction under the land sale programme, in additional to publishing the name and tender amount of the successful tenderer, the names of the other tenderers and their parent company are also published.

The Government announces that starting from the first quarter of 2018-19, after all transaction procedures in relation to the successful bid are completed (i.e. about four weeks after announcement of the successful tenderer), the Government will further publish the tender amounts of all the other tender submissions on an anonymous basis for reference by the industry and the market to enhance market transparency. In this connection, will the Government inform this Committee of the following:

(1) If only future data are to be published, the industry and the market may not have sufficient data to analyse the conditions of the land market. Are there any plans to publish the tender amounts of the relevant tenders over the past three years similarly on an anonymous basis? If yes, what are the details? If not, what are the reasons?

(2) Please provide the estimated manpower and expenditure involved in the relevant work.

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 30)

Reply:

(1) The new tender arrangements introduced by the Government to enhance the transparency of land sale tenders will be implemented with effect from a future date, after making appropriate amendments to the relevant clauses in the tender notices and forms of tender for tender invitations in 2018-19 and beyond. Since the relevant tender notices and forms of tender for land sale tenders rolled out before the first quarter of 2018-19 did not contain the aforesaid amended clauses, the Government does not think it is appropriate to unilaterally disclose the tender amounts of the unsuccessful bids in the past three years without the consent of the unsuccessful tenderers.

(2) The aforesaid new arrangements will be implemented by the existing staff of the Lands Department as part of their regular duties. We do not maintain a breakdown on the manpower and expenditure involved in the relevant work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0358)

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 harbourfronts on both sides of the Victoria Harbour are one of the most precious assets of Hong Kong and should be carefully protected with sound planning. In this connection, will the Government inform this Committee of the following:

(1) Under Programme (2), there is an item stating that the bureau will "continue to work with the Harbourfront Commission (HC) to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all". What public engagement exercises have been conducted by the Development Bureau (DEVB) and HC over the past three years and what are the manpower and budgets involved?

(2) Under Programme (2), there is another item stating that the bureau will "co-ordinate the formulation and implementation of harbourfront enhancement projects under HC's purview". What harbourfront enhancement projects have been formulated by the HC over the past three years? Please provide the details and the manpower and budgets involved.

(3) Under Programme (2), there is another item stating that the bureau has "continued to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects". The New People's Party discovered earlier on that a private developer had the intention to build an industrial building of 20 storeys or more at the Quarry Bay harbourfront, which will severely damage the integrity of the harbourfront. Has any holistic review of the harbourfront on both sides of the Victoria Harbour been conducted in the past and what are the manpower and budgets involved? If yes, what are the details? If not, what are the reasons?

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 31)

Reply:

(1) Together with the Harbourfront Commission (HC), the Government has been engaging stakeholders in discussion on harbourfront-related matters through various channels. These include different stages of public engagement exercises as part of urban design or engineering studies commissioned for harbourfront initiatives, as well as specially arranged public engagement activities for individual harbourfront projects. Examples of public engagement exercises/activities conducted in the past three years included those for the Urban Design Study for the Wan Chai North and North Point Harbourfront Areas, and the proposed boardwalk underneath Island East Corridor. As part of these public engagement efforts, members of the public were welcome to observe the proceedings of the HC and its four Task Forces and offer comments on their work. As the public engagement exercises/activities were carried out as part of studies concerned or as part of the overall duties of government colleagues involved, we are unable to provide the manpower and expenditure incurred solely for this area of work.

(2) In the past three years, after consulting our key stakeholders, we re-launched the short-term tenancies for the Observation Wheel Site and the Event Site at the new Central harbourfront, as well as made preparations for the community garden-cum-open space project in Kennedy Town. We also took forward a number of quick-win projects for harbourfront enhancement, including promenade and open space project at Tai Kok Tsui.

Furthermore, with the dedicated funding of $500 million announced in the Policy Address of January 2017, the HC has decided to pursue four harbourfront enhancement projects and two studies on policy or design matters crucial to future harbourfront development. Details of the six projects/studies are as follows-

(a) providing an open space at Eastern Street North in Sai Ying Pun;
(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;
(c) enhancing the Tsuen Wan waterfront;
(d) constructing an urban park in front of the Hung Hom Ferry Piers;
(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and
(f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

The above six projects/studies are at different planning stages. In 2018-19, we will continue with the planning work of the projects/studies, including carrying out the design work for (a), (b) and (c), launching an expression of interest exercise for (d), and outsourcing the studies for (e) and (f). As these initiatives are being taken forward as part of the overall duties of government colleagues concerned, we are unable to provide the manpower and expenditure solely for this area of work.

(3) The case at Hoi Yu Street in Quarry Bay involves construction of a proposed industrial building carried out by a private lot owner in accordance with the building plans which had been approved before the area concerned was rezoned from "Industrial" to "Other Specified Uses (Cultural and/or Commercial, Leisure and Tourism related Uses)". Although the construction works are not in contravention of any town planning and building regulatory regimes or lease conditions, the Government has been communicating with the private lot owner to explore whether there would be an alternative development proposal more compatible with the current planning intention. The discussion is ongoing. As and when there is any substantive progress with the discussion, we will make a public announcement of the way forward.

In the past five years, the Government completed a number of planning studies/ reviews, such as those for the Kennedy Town, Cheung Sha Wan, Kowloon City, Yau Tong, and Cha Kwo Ling, as well as the provision of public cargo working areas in the territory. The urban design study for the harbourfront areas from Wan Chai to North Point is ongoing. As these initiatives are being taken forward as part of the overall duties of government colleagues concerned, we are unable to provide the manpower and expenditure solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3508)

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's initiatives to increase land supply in the medium to long term include "pressing ahead with a number of projects in new development areas (NDAs) and railway property development projects such as Siu Ho Wan, in order to provide about 220 000 residential units". Regarding the various NDAs and the Siu Ho Wan project, will the Government please set out, in tabular form, the (1) budget of the development projects; (2) estimated year of development completion; (3) area of residential sites; (4) number of residential units to be provided; (5) proportion of public and private residential units; and (6) implementation progress of the relevant technical studies on transportation infrastructures.

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 61)

Reply:

The relevant information is set out in the table below –

	Tung Chung New Town Extension	**Kwu Tung North/Fanling North New Development Areas (NDAs)**	**Hung Shui Kiu NDA**	**Yuen Long South Development**	**Siu Ho Wan Depot Development**
Total project cost ($m)	Pending assessment upon completion of relevant studies				
Estimated year of completion	First population intake : 2023/24 Full completion : 2030	First population intake : 2023 Full completion : 2031	First population intake : 2024 Full completion : 2037/38	First population intake : 2027/28 Full completion : 2038	Subject to the progress of necessary statutory and administrative procedures and relevant technical studies (Note 1)

	Tung Chung New Town Extension	**Kwu Tung North/Fanling North New Development Areas (NDAs)**	**Hung Shui Kiu NDA**	**Yuen Long South Development**	**Siu Ho Wan Depot Development**
Total area of residential sites (hectare)	80 *(including site within "Other Specified Uses" ("OU") annotated "Commercial and Residential Development cum Public Transport Interchange" zone)*	86 *(including sites within "OU (Mixed Use)" and "OU (Commercial/ Residential Development with Public Transport Interchange)" zones)*	80 *(including sites within "OU (Mixed Use)" zone)*	60 *(including sites within "OU (Mixed Use)" zone)*	30
Estimated number of flats	49 400	71 700 (Note 2)	61 000	28 500	Not less than 14 000
Proportion of public housing to private housing	63% :37%	68% :32% (Note 2)	51% :49% *(69% : 31% if Tin Shui Wai New Town is included)*	61% :39%	Development details including housing mix are subject to study and will be included in the planning application in the form of a layout plan for approval by the Town Planning Board after approval of the draft Outline Zoning Plan.

	Tung Chung New Town Extension	**Kwu Tung North/Fanling North New Development Areas (NDAs)**	**Hung Shui Kiu NDA**	**Yuen Long South Development**	**Siu Ho Wan Depot Development**
Progress of concerned engineering studies	Planning & Engineering Study has been completed. Reclamation works in Tung Chung East commenced in end 2017. Detailed design for infrastructure and site formation works is in progress.	Planning & Engineering Study has been completed. Detailed design for infrastructure and site formation works is in progress.	Planning & Engineering Study has been completed. Detailed design for infrastructure and site formation works is in progress.	Planning & Engineering Study will be completed in 2018.	Relevant Environmental Impact Assessments were completed in November 2017. Other technical studies are on-going.

Note 1: The relevant draft Outline Zoning Plan was gazetted in March 2018.

Note 2 : The proposed number of public housing units and the housing mix are subject to the Town Planning Board's approval of the application for increasing the development intensity of KTN/FLN NDAs to be submitted under s.16 of the Town Planning Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3509)

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 "single site, multiple use" model in multi-storey developments on "Government, Institution or Community" (G/IC) sites, will the Development Bureau inform this Committee of the following:

(1) The new or redeveloped G/IC projects identified or planned to adopt the "single site, multiple use" model; and

(2) Details of the preliminary planning for the above-mentioned projects, as well as the estimated expenditure thereof.

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 62)

Reply:

The relevant bureaux/departments (B/Ds) responsible for planning, implementing and taking forward the development/redevelopment of Government, Institution or Community (G/IC) facilities have all along been required to uphold the principle of land use optimisation. When departments put forward requests for providing community facilities or services through developing/redeveloping G/IC sites, the Planning Department will, having considered the relevant factors (such as land uses, surrounding environment, planning parameters) and in consultation with the relevant B/Ds, give advice on the departments' requests and make the land reservation if required. Where appropriate and feasible, various compatible facilities and services will be accommodated in the same building complex, with a view to optimising land utilisation and facilitating access to these facilities by the public.

As mentioned in the Policy Agenda in October 2017 and the 2018-19 Budget, in order to make optimal use of the limited land resources, the Government will pursue more vigorously the "single site, multiple use" model in multi-storey developments which will help consolidate and provide more G/IC facilities in a land efficient manner. In taking forward such projects, apart from ensuring the compatibility of different uses, there are interfacing issues relating to project timing, funding arrangements and management and maintenance responsibilities in respect of the different G/IC facilities and services. The handling of these interfacing issues requires co-ordinated efforts across concerned B/Ds. To this end, the Development Bureau together with the relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordination.

As the "single site, multiple use" model is a general principle that B/Ds have been following, amongst others, in planning the development/redevelopment of G/IC facilities, we have not conducted specific studies per se on the subject. Some examples of such projects include Kowloon City Government Offices completed in 2013, West Kowloon Government Offices under construction, the proposed community hall-cum-social welfare facilities at Queen's Hill, Fanling and the proposed redevelopment of Tuen Mun Clinic (TMC) mentioned in the 2018-19 Budget. For the TMC redevelopment, the Government is conducting preliminary feasibility study for the proposed redevelopment. Our initial thinking is to reprovision in-situ and consolidate the existing healthcare and other government services and provide suitable welfare facilities in the new multi-storey building.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3019)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(-)
Programme:	(-)
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Regarding the current status of small houses:

1. Please advise on the number of owners' corporations (OCs) of individual houses in village type development zones (V zones) formed in each of the past five years. Please set out, in tabular form, the names of the OCs formed.

2. Please advise on the number of OCs of individual houses formed in each of the past five years. Please set out, in tabular form, the names of the OCs formed.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 19)

Reply:

The Development Bureau (Planning and Lands Branch) does not compile any information on owners' corporations formed by individual houses, no matter whether the houses are in the village type development zones 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.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3044)

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

Question:

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

1. The estimated expenditure for the dedicated Harbour Office and the staff establishment thereof;

2. The actual functions of the Harbour Office and the difference of which from those of the existing HC;

3. How will the office effectively gather public views so as to make decisions in the best interests of the community?

4. Please advise on the Government projects aiming for protection of the harbourfront and the expenditure and staff establishment involved over the past five years.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 46)

Reply:

The 2018-19 Budget has reserved additional resources for establishing a Harbour Office under the Development Bureau, in place of the existing Harbour Unit, to provide enhanced support to the Harbourfront Commission (HC) in taking forward harbourfront enhancement initiatives. Taking into account both the newly added manpower and the existing staff working in the Harbour Unit, the Harbour Office will be staffed by a multi-disciplinary team comprising 18 professional and supporting officers. Its estimated expenditure in 2018-19 is $33.3 million covering salaries and other operating expenditure.

The Harbour Office will be responsible for executing the harbourfront enhancement initiatives agreed by HC, amongst other functions. For example, one of its priority tasks in 2018-19 is to take forward the six projects/studies that the HC has decided to fund with the dedicated funding of $500 million announced in the Policy Address of January 2017. Details of the six projects/studies are as follows –

(a) providing an open space at Eastern Street North in Sai Ying Pun;
(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;
(c) enhancing the Tsuen Wan waterfront;
(d) constructing an urban park in front of the Hung Hom Ferry Piers;
(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and
(f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

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

In the past five years, the Harbour Unit took forward a range of harbourfront enhancement projects. These include, for example, quick-win projects in the form of advance promenades and open spaces at the new Central harbourfront, Kwun Tong and Tai Kok Tsui; improvements to pedestrian signage at districts along the harbourfront; letting out the Observation Wheel Site and Event Site at the new Central harbourfront to private operators; and taking forward the establishment of a community garden-cum-open space at Kennedy Town. The above has yet to take into account government projects in the vicinity of the harbour taken up by other bureaux/departments, such as provision of pubic open space.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1030)

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

Question:

It is mentioned in paragraph 134 of the Budget speech that "in the short to medium term, the Government will provide about 380 000 residential flats in total by rezoning sites, increasing development density as appropriate, and taking forward projects at the Kai Tak Development Area and Anderson Road Quarry, railway property development projects and urban renewal projects. As for the medium to long term, we will press ahead with a number of projects in new development areas and railway property development projects such as Siu Ho Wan, in order to provide about 220 000 residential units." In this connection, will the Government inform this Committee of the following:

(1) Please set out, in tabular form, the respective details and amount of expenditure of Tung Chung New Town Extension, Kwu Tung North, Fanling North, Hung Shui Kiu and Yuen Long South new development areas (NDAs) over the past three financial years;

(2) The estimated expenditure and details thereof for the NDAs mentioned in (1) in 2018-19; and

(3) The proportion of public and private housing for the NDAs mentioned in (1), as well as the respective numbers of public and private housing units.

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 33)

Reply:

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

Development	Expenditure from 2015-16 to 2017-18	Expenditure Items (Note 1)
TCNTE	$152.9 million	• Planning and engineering study • Detailed design and site investigation • Reclamation and advance works
KTN/FLN NDAs	$122.6 million	• Detailed design and site investigation for advance and first stage of site formation and engineering infrastructure works • Site formation and associated infrastructure works for purpose-built Complex of Residential Care Homes for Elderly in Area 29, KTN NDA
HSK NDA	$53.5 million	• Planning and engineering study • Detailed design and site investigation for advance works phases 1 & 2 and stage 1 works • Feasibility studies on proposed multi-storey buildings for brownfield operations • Feasibility study on environmentally friendly transport services (Note 2) • Feasibility study on fostering a pedestrian and bicycle-friendly environment (Note 2)
YLS Development	$17.8 million	• Planning and engineering study • Detailed design and site investigation for stage 1 works

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

* (a) According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

(b) Expenditure charged to the Capital Works Reserve Fund does **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

Note 2: The study also covers YLS Development.

(2) The estimated expenditure and details thereof for TCNTE, KTN/FLN and HSK NDAs and YLS Development in 2018-19 (only in respect of project estimates already approved by Finance Committee of Legislative Council or by the Controlling Officers under delegated authority) are tabulated below:-

Development	**Estimated Expenditure in 2018-19**	**Expenditure Items** (Note 1)
TCNTE	$1,255.3 million	• Detailed design and site investigation • Reclamation and advance works
KTN/FLN NDAs	$23.2 million	• Detailed design and site investigation for advance and first stage of site formation and engineering infrastructure works • Site formation and associated infrastructure works for purpose-built Complex of Residential Care Homes for Elderly in Area 29, KTN NDA
HSK NDA	$24.3 million	• Planning and engineering study • Detailed design and site investigation for advance works phases 1 & 2 and stage 1 works • Feasibility studies on proposed multi-storey buildings for brownfield operations • Feasibility study on environmentally friendly transport services (Note 2) • Feasibility study on fostering a pedestrian and bicycle-friendly environment (Note 2)
YLS Development	$6.0 million	• Planning and engineering study • Detailed design and site investigation for stage 1 works

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

* (a) According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

(b) Expenditure charged to the Capital Works Reserve Fund does **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

Note 2: The study also covers YLS Development.

(3) The provision of public and private housing in TCNTE, KTN/FLN and HSK NDAs and YLS Development and the respective housing mixes are tabulated below:-

Development	**Proposed Number of Public Housing Units**	**Proposed Number of Private Housing Units**	**Housing Mix (public:private)**
TCNTE	30 900	18 500	63% :37%
KTN/FLN NDAs	48 400 (Note 3)	23 300	68% :32% (Note 3)
HSK NDA	31 200	29 800	51% :49% *(69% : 31% if Tin Shui Wai New Town is included)*
YLS Development	17 300	11 200	61% :39%

Note 3: The proposed number of public housing units and the housing mix are subject to the Town Planning Board's approval of the application for increasing the development intensity of KTN/FLN NDAs to be submitted under s.16 of the Town Planning Ordinance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2727)

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 vacant government sites (VGSs) or school premises (VSPs),

i) Please set out, in tabular form, the respective lessee organisations, rental and lease expiry date of the VGSs or VSPs rented out on short-term tenancies.

VGA or VSP	Current Lessee Organisation	Rental Paid by the Organisation	Lease Expiry Date

ii) It is mentioned in the Budget that the Government will set aside $1 billion to subsidise the costs of basic works of eligible projects launched by organisations leasing VGS or VSP; please advise on the approval approach and details thereof, and the number of projects expected to be subsidised.

Asked by: Hon KWONG Chun-yu (Member Question No. (LegCo use): 71)

Reply:

i) Once a vacant government site (VGS) or vacant school premises (VSP) has been tendered or allocated for specific use(s) under a short-term tenancy (STT), its former status as a vacant site or premises is no longer significant. As such, the Lands Department (Lands D) does not have readily available statistics on the STTs involving former VGSs and VSPs. As an alternative reference, in the past two financial years (i.e. 2016-17 and 2017-18 up to the end of January 2018), out of the VGSs and VSPs managed by Lands D, a total of nine STTs were approved for various not-for-profit uses. For all these cases, the STTs were granted at nominal rent. The Development Bureau (DEVB) does not have information on the tenancy of VSPs under the management of other bureaux/departments.

Details of the nine cases approved by Lands D are as follows –

Address	Name of Tenant	Lease Term
Sin Fat Road, Kwun Tong (VGS)	Chelsea Foundation (HK) Ltd	3 years term certain from 3 January 2017 and thereafter quarterly
J/O Jordan Road and Canton Road (VGS)	Yaumati Kai Fong Welfare Advancement Association	1 year term certain from 4 August 2017 and thereafter quarterly
Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street (VGS)	Hong Kong Chinese Martial Arts Dragon and Lion Dance Development Foundation Ltd	1 year term certain from 27 July 2017 and thereafter quarterly
Ah Kung Kok Fishermen Village, Sha Tin (VGS)	Shatin Women's Association Ltd	3 years term certain from 1 April 2016 and thereafter quarterly
Wong Yin Street, Tuen Mun (VGS)	Hong Kong Society of Rehabilitation	1 year term certain from 2 May 2017 and thereafter quarterly
Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	The Industrial Evangelistic Fellowship Ltd	Quarterly from 27 June 2015
Former Tsing Boor School, Sai Kung (VSP)	The Salt & Light Preservation Centre Ltd.	5 years term certain from 15 May 2016 and thereafter quarterly
Former Wan Kwong School, Sai Kung (VSP)	Tai Wan Tau Village Representative	1 year term certain from date of Agreement and thereafter annually (approved in principle but pending offer and acceptance)
Former Tai Lam Chung Public School, Tuen Mun (VSP)	Tai Lam Chung Culture and Recreation Association Limited	1 year term certain from 1 October 2017 and thereafter quarterly (approved in principle but pending offer and acceptance)

ii) To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) DEVB will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2731)

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

Question:

It is mentioned in the Budget that the Government will set aside $1 billion to subsidise the costs of basic works of eligible organisations leasing vacant government sites or school premises; we have the following supplementary questions in this regard:

i) Please advise on the items to be covered in the costs of basic works and whether financial vetting will be conducted and fitting out cost be subsidised as well;

ii) Please advise whether the relevant subsidies will be increased in the future; and

iii) Whether the plan will give priority to applications from organisations displaced by enforcement actions on industrial buildings or affected by land resumption exercise for new development areas?

Asked by: Hon KWONG Chun-yu (Member Question No. (LegCo use): 72)

Reply:

To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands Department or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements. We shall take into account suggestions of stakeholders, including the suggestion on giving priority to certain categories of applications.

The proposed funding scheme is yet to be launched. We shall, in the light of experience in operating the scheme, consider whether additional funding should be earmarked for the purpose.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2011)

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:

The Urban Renewal Authority launched the Smart Tender scheme in 2016 to enable building owners to acquire information about building rehabilitation and the building rehabilitation market. Please advise on the respective numbers of "enrolment forms for registration in the e-tendering platform" received in each of the past years, the total number of contractors registered in the platform each year since the launch of the service, and the number of newly registered contractors and those who have cancelled their registration from the platform in each of the past years.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 2)

Reply:

To cultivate the best practices in undertaking building repair and maintenance works and help crowd out the opportunity for bid-rigging syndicates to interfere with 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 new 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 the URA, property owners can use the electronic tendering (e-tendering) platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. Only contractors registered under the Buildings Ordinance may register on the e-tendering platform. As of 28 February 2018, 390 contractors have been so registered on a progressive basis, as follows –

Year	**Number of contractors registered one-tendering platform**
2016[(1)]	217
2017	164
2018 *(up to 28 February 2018)*	9
Total:	**390**

Note (1) Smart Tender was launched only on 10 May 2016.

Up to 28 February 2018, no registered contractors have withdrawn their registrations from the e-tendering platform.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2012)

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:

The Urban Renewal Authority launched the Smart Tender scheme in 2016 to enable building owners to acquire information about building rehabilitation and the building rehabilitation market. Please advise on the number of building/estate owners registered in the e-tendering platform of the Smart Tender scheme each year, and the major categories of information sought by them.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 3)

Reply:

To cultivate the best practices in undertaking building repair and maintenance works and help crowd out the opportunity for bid-rigging syndicates to interfere with 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 new initiative implemented by the Government in partnership with the URA was launched on 3 October 2017.

Up to 28 February 2018, the number of valid applications received for Smart Tender and the number of property units involved are tabulated below –

Period	Number of valid applications received	Number of property units involved
2016[(1)]	38	19 536
2017	225	38 908
2018 *(up to 28 February 2018)*	121	12 479
Total:	**384**	**70 923**

Note (1) Smart Tender was launched only on 10 May 2016.

Under Smart Tender, the URA will line up an independent consultant to offer advice to owners covering the general scope of works needed and a relevant cost estimate. Property owners can use the electronic tendering (e-tendering) platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. A "DIY tool-kit" will also be provided to owners to guide them in organising the works. Smart Tender will provide pertinent information to property owners to help them make an informed decision on the repair works required for their buildings and assess the value-for-money of the returned tenders.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2950)

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 number of industrial buildings in Hong Kong of which the individual ownerships have been assembled, broken down by District Councils and building age of 30 or 50 years or above.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 41)

Reply:

According to the "Report on 2014 Area Assessments of Industrial Land in the Territory" published by Planning Department, among the 1 448 industrial buildings surveyed, the number of industrial buildings with single ownership was 277. A breakdown of these 277 buildings by district and building age of 30 and 50 years or above is set out below-

District	**Number of industrial buildings with single ownership**	
	50 years or above	**30 years or above**
Central & Western	-	-
Eastern	5	15
Island	-	-
Kowloon City	4	14
Kwai Tsing	2	39
Kwun Tong	1	63
North	5	26
Sai Kung	-	-
Sha Tin	-	8
Sham Shui Po	1	13
Southern	-	13
Tai Po	-	-
Tsuen Wan	16	41

District	Number of industrial buildings with single ownership	
	50 years or above	**30 years or above**
Tuen Mun	-	12
Wan Chai	-	-
Wong Tai Sin	-	4
Yau Tsim Mong	9	13
Yuen Long	-	16
Total :	**43**	**277**

We do not have information on whether the single ownership of these industrial buildings was the result of an assembly of undivided shares.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2951)

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 2017, $500 million has been earmarked for the first stage for taking forward harbourfront development. Please provide the expenditure on harboufront planning and public engagement exercise after one year of project implementation, and advise on the policy initiatives for 2018-19.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 42)

Reply:

The Government has been working closely with the Harbourfront Commission (HC) to enhance the harbourfront. With the dedicated funding of $500 million announced in the Policy Address of January 2017, the HC has decided to pursue four harbourfront enhancement projects and two studies on policy or design matters crucial to future harbourfront development. Details of the six projects/studies are as follows-

(a) providing an open space at Eastern Street North in Sai Ying Pun;

(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;

(c) enhancing the Tsuen Wan waterfront;

(d) constructing an urban park in front of the Hung Hom Ferry Piers;

(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and

(f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

The above six projects and studies are at different planning stages. In 2018-19, we will continue with the preparatory work, including commencing the design work for items (a) - (c), launching an expression of interest exercise for the operating model and conceptual design for item (d), and appointing consultants for the studies for items (e) and (f).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0910)

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

Question:

According to paragraph 134 of the Budget speech, reclamation works of the Tung Chung New Town Extension have started. The 130 hectares of land to be formed is expected to provide some 49 000 residential units from 2023-24 in phases. Please provide details of the plan and the estimated expenditure of the project.

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. (LegCo use): 2)

Reply:

The Tung Chung New Town Extension (TCNTE) will provide some 49 400 new residential flats (public/private housing ratio of about 63:37) and about 877 000 m^2 of commercial floor space, capable of accommodating an additional population of about 144 000 and creating 40 000 job opportunities. Over 40 000 housing units out of the total in TCNTE and a commercial node will be provided in the reclamation area of about 130 hectares in Tung Chung East.

The reclamation and advance works of TCNTE commenced in December 2017 for completion in 2023, with an approved project estimate of $20,210 million. The land so formed to support TCNTE will be provided in phases starting 2020, with a view to meeting the target of first population intake of TCNTE in 2023-24 and full development by 2030.

The estimated expenditures of the remaining works under TCNTE will be determined in due course, taking account of the detailed design and implementation programme to be finalised.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0296)

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, 28 vacant school premises (VSPs) under the Lands Department (Lands D) are available for leasing and most of them are dilapidated and located in remote rural areas. The Government has set aside $1 billion to assist lessee organisations to restore VSPs, so as to enhance the incentive for leasing. Will the Government inform this Committee of the following:

1. When a VSP is leased to an organisation, will the Lands D provide "one-stop" service to help the subject organisation apply for the relevant subsidy or co-ordinate with other departments to restore the VSPs concerned? If not, what are the channels for the organisations to apply for subsidy?

2. What are the criteria of "eligible projects" mentioned in the Speech on the Appropriation Bill? Is there a ceiling on the subsidy for each project? If yes, on what basis is such ceiling set?

3. VSPs are currently leased under short-term tenancies for terms of about one to three years. Will the Government extend the lease term to five years to enhance the attractiveness to lessees?

4. Some VSPs are located in remote areas with connecting carriageways not even up to standard. Will the funding support cover enhancement works for connecting roads of such VSPs?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 18)

Reply:

1., 2. and 4.

To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

3.

Under the Lands D's current practice, short-term tenancies (STTs) let by direct grant 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) and thereafter continue monthly or quarterly if the site concerned is not immediately required for permanent or other temporary uses. This is to tally with the short-term or temporary nature of the proposed use, and will provide flexibility to both the tenant and the Government, as the site may be earmarked for a long-term planned use or alternative temporary use in light of changing circumstances. Similar considerations will apply to STT applications involving vacant school premises.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0637)

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 2003, Central Market officially ceased operation; the preservation and revitalisation effort failed to materialise until 2015, when it was announced that a simplified version of design would be adopted to preserve and revitalise the building. Eventually, the Government decided to grant the site of the former Central Market, with a site area of about 4 150 square metres, to the Urban Renewal Authority (URA) for revitalisation through a Private Treaty Grant with a term of 21 years. In this connection, will the Government inform this Committee of the following:

1. It was stated in the 2009-10 Policy Address that $500 million would be dedicated to revitalise Central Market. Please provide details of the $500 million funding so far, with details on the expenditure incurred and actual usage in the past.

2. Apart from the said $500 million, please provide the Government's annual expenditure on the Central Market preservation and revitalisation project from 2003 onwards?

3. Is the simplified version of design the final decision? Will the Government be required to incur any expenditure on the revitalisation project in the future? If yes, please provide details on the expenditure.

4. According to the results of the public consultation exercise conducted between 2009 and 2011, the operation model of the revitalisation project should give due regard to the two principles of heritage conservation and public enjoyment, and should avoid profit maximisation. How will the Government ensure that the URA adheres to such principles?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 36)

Reply:

1. - 3. The Government invited the Urban Renewal Authority (URA) to help conserve and revitalise the Central Market in 2009. When first budgeted in 2009, URA projected that it would need $500 million to complete the project. With rising construction costs and the availability of a more accurate assessment on the scale and cost of the works required, corresponding amendments to the original estimate were considered necessary. As such, URA revisited the project details to rationalise both the cost and the works to be carried out. In September 2015, URA decided to adopt a simplified scheme at an estimated cost of about $740 million (in September 2016 prices). URA will use its own financial resources to fund the project.

To support URA in preserving and revitalising the Central Market building, the Government announced in March 2017 that the Chief Executive in Council had approved in principle that the site of Central Market be granted to URA by private treaty for a term of 21 years at a nominal premium. Meanwhile, a five-year short-term tenancy for the site commencing in October 2017 has been granted to URA to enable it to carry out alteration and construction works. After obtaining vacant possession of the site, URA commenced the works in October 2017 with a view to completing it by 2021-22 for public enjoyment. Before the site was taken up by URA under the short-term tenancy, preservation and revitalisation works had yet to commence and costs were only incurred for basic management and maintenance by the Lands Department.

4. The Community Advisory Committee established by URA conducted an extensive public engagement exercise between 2009 to 2011 to collect public views on the preferred uses, facilities and operation approaches to be adopted for the revitalised Central Market building. There was public consensus that the operation model should have due regard to heritage conservation and public enjoyment, and should not aim at maximising profit. URA has made a public pledge that the Central Market Revitalisation Project will be implemented on the basis of this public consensus. To ensure that URA will operate the revitalised Central Market building accordingly, the above operating principles will be reflected in the detailed terms of the land grant and the relevant agreement being discussed between the Government and URA.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3473)

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) Building, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette Linn)
Director of Bureau:	Secretary for Development

Question:

Regarding "in collaboration with the Urban Renewal Authority (URA) in the Operation Building Bright 2.0", will the Government advise on:

- the estimated units, manpower and resources involved; and
- the division of responsibilities between the Bureau and the URA.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 104)

Reply:

To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). Based on our crude estimate, the funding under OBB 2.0 should be able to support the commissioning of inspection and repair works of 2 500 buildings over the five-year period beginning 2018-19.

As the Government's partner in implementing OBB 2.0, the Urban Renewal Authority (URA) will be responsible for administering the scheme. URA will bear the associated costs of staffing, office accommodation and outsourced independent consultancy service fees from its own resources.

As part of the initiative, the Buildings Department (BD) will proactively select buildings with outstanding MBIS notices whereby the owners concerned have difficulties in co-ordinating the inspection and repair works in the common parts of the buildings, and exercise its statutory power to carry out the requisite works in default of the owners and seek to recover the cost from them afterwards. Eligible owners may claim subsidies available to them under OBB 2.0 to cover all or part of the cost incurred by BD. The work to be performed by BD will be carried out by the professional and technical staff of the

Mandatory Building Inspection Sections of BD as part of their overall duties. As such, BD is not able to provide a breakdown of the manpower resources incurred solely for this task.

The Buildings Unit of the Development Bureau (DEVB) oversees the provision of technical support to building owners and the implementation of OBB 2.0 as part of its overall portfolio. Likewise, DEVB is not in a position to provide a breakdown of the manpower resources deployed solely for the new initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1882)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Integrated Building Maintenance Assistance Scheme includes the Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan. Please advise on the respective numbers of applications received, amounts of subsidy/loan involved, numbers of beneficiary households/buildings, numbers of rejected applications and the general reasons for rejection for each subsidy/loan scheme in each of the past two years (if applicable).

Asked by: Hon LEE Wai-king, Starry (Member Question No. (LegCo use): 17)

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 the URA and the HKHS with respect to the three schemes are set out below –

Statistics/Types of subsidy or loan [(1)&(2)]	**Owners' Corporation Formation Subsidy**		**Common Area Repair Works Subsidy [(3)]**		**Home Renovation Interest-free Loan [(3)]**	
	2016	**2017**	**2016**	**2017**	**2016**	**2017**
No. of applications received	170	158	364	305	211	188
No. of applications approved [(4)]	157	159	182	200	49	73
Amount of subsidy/loan involved ($million) [(4)&(5)]	0.47	0.48	47.86	51.9	1.57	1.51
No. of applications rejected (including those cancelled upon the requests of applicants) [(4)]	21	19	116	108	173	134

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

Note [2]: Applications for the Owners' Corporation Formation Subsidy and the Common Area Repair Works Subsidy are based on owners' corporations. Applications for the Home Renovation Interest-free Loan are based on households.

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

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

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

Generally speaking, the major reasons for rejection of applications include applications failing to meet the relevant eligibility criteria, the provision of insufficient information by the applicants and the average rateable value of residential units exceeding the prescribed threshold. Besides, some applicants withdrew their applications during processing of their applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1885)

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 (Member Question No. (LegCo use): 20)

Reply:

The Urban Renewal Authority and the Hong Kong Housing Society administer the Mandatory Building Inspection Subsidy Scheme in their respective service areas. The requested information on the scheme is tabulated below –

Urban Renewal Authority

	2015	**2016**	**2017**
No. of applications received	95	73	40
Total amount of subsidy involved	$3,325,000	$2,055,000	$1,325,000
No. of beneficiary buildings	103	62	46
No. of rejected applications	2	4	0

Hong Kong Housing Society

	2015	**2016**	**2017**
No. of applications received	126	109	103
Total amount of subsidy involved	$4,575,000	$3,365,000	$4,235,000
No. of beneficiary buildings	143	109	149
No. of rejected applications	12	11	6

The main reason for rejection of an application was that the average rateable value per residential unit of the buildings exceeded the prescribed limit at the time of application. For information, from 13 June 2017 onwards, the prescribed limit of average rateable value has increased from $120,000 per annum (p.a.) to $162,000 p.a. for properties in the urban areas (including Shatin, Kwai Tsing and Tsuen Wan) and from $92,000 p.a. to $124,000 p.a. for properties in the New Territories (excluding Shatin, Kwai Tsing and Tsuen Wan).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1889)

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

Question:

Please provide information on the number of complaints received against bid-rigging in building maintenance works, the total works cost involved, the follow-up actions taken by the Bureau, and the details of the Bureau's work on preventing and combating bid-rigging and the related expenditure thereof in each of the past three years.

Asked by: Hon LEE Wai-king, Starry (Member Question No. (LegCo use): 24)

Reply:

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

DEVB, in collaboration with related organisations, seeks to complement the efforts by other departments and enforcement agencies in minimising the risk of bid-rigging by offering technical support to building owners in carrying out building repair and maintenance works. In particular, the Urban Renewal Authority (URA) launched the "Smart Tender" Building Rehabilitation Facilitation Services scheme in May 2016 with its own resources. Under the scheme, eligible owners' organisations are provided with technical assistance and professional advice on the procurement of works contractors in carrying out building repair and maintenance works.

To encourage and help more property owners secure the necessary technical support in carrying out building maintenance works, the Government has committed $300 million to enable property owners to participate in Smart Tender at a concessionary rate. It is estimated that owners of about 4 500 buildings will benefit from this initiative within five years. This new initiative implemented by the Government in partnership with the URA was launched on 3 October 2017.

As of 28 February 2018, a total of 384 valid applications for Smart Tender had been received, among which 243 had been approved.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1134)

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 mentioned by the Financial Secretary in the Budget speech, the Government will pursue the "single site, multiple use" model in multi-storey developments on "Government, Institution or Community" sites. One example is the proposed redevelopment of Tuen Mun Clinic. With a view to optimising land use, our initial thinking is to reprovision and consolidate the existing healthcare and other government services in the new high-rise building where elderly care facilities needed in the district will also be provided.

(a) Please provide the details and timetable of the project of pursuing the "single site, multiple use" model in multi-storey developments;

(b) Please provide the details and timetable of the redevelopment of Tuen Mun Clinic?

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 3)

Reply:

(a) The relevant bureaux/departments (B/Ds) responsible for planning, implementing and taking forward the development/redevelopment of Government, Institution or Community (G/IC) facilities have all along been required to uphold the principle of land use optimisation. When departments put forward requests for providing community facilities or services through developing/redeveloping G/IC sites, the Planning Department will, having considered the relevant factors (such as land uses, surrounding environment, planning parameters) and in consultation with the relevant B/Ds, give advice on the departments' requests and make the land reservation if required. Where appropriate and feasible, various compatible facilities and services will be accommodated in the same building complex, with a view to optimising land utilisation and facilitating access to these facilities by the public.

As mentioned in the Policy Agenda in October 2017 and the 2018-19 Budget, in order to make optimal use of the limited land resources, the Government will pursue more vigorously the "single site, multiple use" model in multi-storey developments which will help consolidate and provide more G/IC facilities in a land efficient manner. In taking forward such multi-purpose building projects with various G/IC uses, apart from ensuring the compatibility of different uses, there are interfacing issues relating to project timing, funding arrangements and management and maintenance responsibilities in respect of the different facilities/services. The handling of these interfacing issues requires co-ordinated efforts across the concerned B/Ds. To this end, the Development Bureau together with the relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordination.

(b) For the redevelopment of Tuen Mun Clinic (TMC), the Government is conducting a preliminary feasibility study. With a view to optimising land use, our initial thinking is to reprovision in-situ and consolidate the existing healthcare and other government services and provide suitable welfare facilities in the new multi-storey building. As always, the Government welcomes views from the public on the proposed redevelopment of the TMC and will consult the District Council and relevant local stakeholders when findings are available

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1138)

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 mentioned by the Financial Secretary in the Budget speech, at present, vacant government sites (VGSs) or school premises (VSPs) are available for use by non-governmental organisations (NGOs) through short-term tenancies (STTs). However, since these sites may have been left idle for a long time, restoration or other works are required before they can be put to use. The Government will set aside $1 billion to subsidise the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to the user organisations to make better use of these VGSs and VSPs.

(a) Please set out the land information of and revenue from leasing VGSs and VSPs to NGOs through STTs in the past three years;

(b) Please set out the land information of those VGSs and VSPs available for lease to NGOs under STTs but require restoration or other works before being able to be put to use;

(c) Please provide the details and timetable of the plan of setting aside $1 billion to subsidise the prerequisite restoration or other works before VGSs or VSPs could be put to use.

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 7)

Reply:

(a) In respect of those vacant government sites (VGSs) and vacant school premises (VSPs) managed by the Lands Department (Lands D), a total of 14 short-term tenancies (STTs) were approved by Lands D in the past three financial years (i.e. 2015-16, 2016-17 and 2017-18 up to end of January 2018) for various not-for-profit uses, including breast cancer support centre, sports development/training/activities venue, organic farm, facilities for supporting community/rehabilitation/social services, and village office. For all these cases, the STTs were granted at nominal rent. The Development Bureau (DEVB) does not have information on the tenancy of VSPs under the management of other bureaux/departments.

(b) In order to further enhance transparency, the Lands D has, since November 2017, uploaded information of VSPs and other VGSs under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there were 863 sites (including 28 VSPs) available for application for short-term use. Details of these sites, including their location, area, long-term use (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

We have not examined each of the VGSs or VSPs available for application to ascertain the types of work required to render the individual sites/premises fit for use, as the scope of works and time required for each site/premises will more realistically be assessed with reference to specific uses proposed by the applicant for the particular case.

(c) To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(i) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(ii) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(iii) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(iv) DEVB will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1571)

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:

It is stated in the Budget that the Development Bureau will continue to implement 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. The Budget bill also proposes a funding of $3 billion for implementation of Operation Building Bright 2.0. In this connection, will the Government inform this Committee of the following:

1. The number of old buildings aged 50 years or above in Hong Kong at present; and among these, the number of old buildings with which repair works are required after being assessed to be laden with potential hidden risks.

2. It is mentioned in the Budget that property owners will be subsidised to participate in Smart Tender scheme; what are the details?

3. Regarding the provision of subsidy to relevant property owners to conduct inspection and repair works required under the Mandatory Building Inspection Scheme, what is the ceiling of subsidy for each case?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. (LegCo use): 40)

Reply:

1. At present, there are some 5 300 private residential or composite buildings aged 50 years or more. According to a building condition survey conducted by the Urban Renewal Authority (URA) from 2013 to 2015, around one-third of these buildings are in need of repair.

2. To cultivate the best practices in undertaking building repair and maintenance works and help crowd out the opportunity for bid-rigging syndicates to interfere with the building repair and maintenance markets, the URA launched the "Smart Tender" Building Rehabilitation Facilitation Services scheme in May 2016 to strengthen technical assistance and professional advice to property owners for carrying out building repair and maintenance works. To encourage more property owners to take up Smart Tender, the Government has committed $300 million to enable property owners to participate in Smart Tender at a concessionary rate. The Government consulted the Legislative Council Panel on Development on the initiative on 28 March 2017. This new initiative implemented by the Government in partnership with URA was launched on 3 October 2017. Please refer to the panel paper vide the following link –

http://www.legco.gov.hk/yr16-17/english/panels/dev/papers/dev20170328cb1-699-6-e.pdf

3. To protect public safety, the Government plans to launch Operation Building Bright 2.0 at a cost of $3 billion to provide technical and financial assistance to eligible building owners to comply with the Mandatory Building Inspection Scheme (MBIS) requirements. Subsidies will primarily be granted only to owner-occupiers in eligible buildings for undertaking inspection and repair works required under MBIS in both the common parts and privately-owned areas of the buildings. For the inspection and repair works required under MBIS in the common parts of a building, all eligible applications (except elderly applicants) will be subsidised 80% of the cost subject to a cap of $40,000 per unit. Elderly eligible applicants aged 60 or above will be subsidised 100% of the cost subject to a cap of $50,000 per unit. For the inspection and repair works required under MBIS in the private projecting structures, all eligible property owners will be subsidised 50% of the cost subject to a cap of $6,000 per unit. The Government consulted the Legislative Council Panel on Development on the initiative on 20 December 2017. Please refer to the panel paper vide the following link –

http://www.legco.gov.hk/yr17-18/english/panels/dev/papers/dev20171220cb1-343-4-e.pdf

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2532)

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 Matters Requiring Special Attention in 2018-19 of the 2018-19 Controlling Officer's Report that the Government will 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.

While Kowloon West is one of the communities in the earlier development of Hong Kong which suffers a serious problem of ageing building stocks, Sham Shui Po also has a lot of old buildings and is urgently in need of a large-scale urban renewal. Will the Government inform this Committee whether it will consider deploying additional manpower and resources to conduct similar planning studies for Sham Shui Po after the launch of the Urban Renewal Plan for Kowloon City and the Yau Ma Tei and Mong Kong District Study. If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. (LegCo use): 26)

Reply:

The Kowloon City District Urban Renewal Forum submitted the Urban Renewal Plan for Kowloon City (the Plan) to the Government in 2014. Since then, the Government and the Urban Renewal Authority (URA) have been implementing various proposals under the Plan.

To explore sustainable ways of addressing the problem of urban decay, URA commenced in May 2017 a two-year district study on a pilot basis for Yau Ma Tei and Mong Kok (Yau Mong District Study) which have a high concentration of old buildings. The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal, and extend practicable and feasible ideas and modus operandi to other districts, including Sham Shui Po (SSP).

URA will, in parallel, continue to pursue urban renewal work in SSP, which is one of its priority areas. As of 1 March 2018, URA has commenced 61 redevelopment projects since its inception in 2001, and around one-third of them, i.e. 21 are located in SSP. URA has also provided assistance for owners of over 380 buildings in SSP under its various building rehabilitation programmes to improve the building environment and living condition.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0163)

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 intends to establish a Common Spatial Data Infrastructure (CSDI) to facilitate resource sharing and promote the development of a smart city. In this connection, will the Government inform us of the following:

1. The manpower and expenses involved in the study on establishing the CSDI;

2. As it is stated that a policy framework will be launched this year, please advise on the specific timetable thereof;

3. The existing Geospatial Information Hub of the Lands Department already contains data from various departments, including digital maps, boundaries of Outline Zoning Plans, data on census, ovitrap indices, historical buildings, old and valuable trees, etc., for access by departments. Will the Government consider opening up such data for use by public and private organisations, or even the general public? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. (LegCo use): 8)

Reply:

1. & 2. In March 2017, the Development Bureau (DEVB) commissioned a consultancy study on the overall strategy for the implementation of the Common Spatial Data Infrastructure (CSDI) to provide government departments initially, as well as public and private organisations in due course, an information infrastructure to share spatial data in support of various applications and the Smart City Blueprint promulgated by the Information and Technology Bureau (ITB). The scope of the CSDI consultancy includes, among other things, the proposed governance structure and implementation road map. Upon completion of the study, DEVB will consider the implementation approach and work plan, with the aim of

developing the CSDI portal gradually for full operation by 2023. The consultancy study, at an estimated cost of $5 million, is targeted for completion in mid-2018. The work in respect of the CSDI is currently undertaken by staff in DEVB and other relevant bureaux/departments (B/Ds) as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

3. Subject to the overall strategy for developing the CSDI, we shall review whether the Geospatial Information Hub of the Lands Department (Lands D) could be opened up to the public in the longer run. Meanwhile, we are actively exploring, in collaboration with various B/Ds including the ITB, Office of the Government Chief Information Officer and Lands D, the dissemination of more spatially-related public sector information such as the Hong Kong Satellite Positioning Reference Station Network Data.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0413)

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 2017 Policy Address, the Government has earmarked $500 million to take forward harbourfront development initiatives. In the 2018 Policy Address, the Government says it aims to make available a site in Kennedy Town for the running of a community garden and related uses through a short-term tenancy in the first quarter of 2018. In this connection, will the Government advise on the following:

1. Have the various community stakeholders (the Central and Western District Council, community organisations and local residents) been consulted on the usage of the subject site? If yes, what are the details?

2. Will the Government consider adopting the approach of "keeping the pier open while putting it under planning" to devise a planning approach that best meets the users' needs through stakeholder participation? If yes, what are the details? If not, what are the reasons?

3. Apart from the above-mentioned site, will other harbourfront development projects be launched in 2018-19? If yes, please provide the details, as well as the staff establishment and expenditure involved.

Asked by: Hon LO Wai-kwok (Member Question No. (LegCo use): 22)

Reply:

1. and 2.

The idea of having a leisure farm at the site at Kennedy Town was initiated by the Central and Western District Council (C&WDC) in December 2016 after taking into account local views. With the support of Harbourfront Commission's (HC) Hong Kong Task Force (Task Force) in January 2017, the Development Bureau (DEVB) reverted to the C&WDC in March 2017 with a preliminary implementation proposal. DEVB has since then been engaging the Task Force and C&WDC in further discussions on key implementation details, most recently in March 2018. DEVB has also met and exchanged views with concern groups on various occasions.

After taking into account the views received, we have, with the support of the C&WDC and the Task Force, decided to let out part of the site (2 000 m^2) to a non-profit making body to run a community garden through a three-year short-term tenancy at nominal rent, while minor enhancement works will be carried out to the remaining portion (5 900 m^2) including the waterfront promenade before it is opened for public enjoyment as a safe and properly managed government facility. We issued an invitation for proposal for the community garden in end March 2018. We will consult the Task Force, C&WDC and through C&WDC other stakeholders on the design of the 5 900 m^2 open space before works commence on site later this year.

3.

In close partnership with the HC, we are pursuing the following projects and studies with the dedicated funding of $500 million for harbourfront enhancement-

(a) providing an open space at Eastern Street North in Sai Ying Pun;

(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;

(c) enhancing the Tsuen Wan waterfront;

(d) constructing an urban park in front of the Hung Hom Ferry Piers;

(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and

(f) commissioning a study on identifying a suitable model for managing, and maintaining future harbourfront projects.

The above six projects and studies are at different planning stages. In 2018-19, we will continue with the planning work of the projects/ studies, including carrying out the design work for (a), (b) and (c), launching an expression of interest exercise for (d), and outsourcing the studies for (e) and (f).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0851)

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

Question:

The Government has repeatedly emphasised that a multi-pronged strategy will be adopted to increase land supply in the short, medium and long term. In this connection, please advise on the following:

(1) the estimated number of residential units to be provided through land use rezoning or appropriately increasing development intensity in each of the past three financial years;

(2) whether the Government has reviewed how to enhance the relevant planning standards and procedures to expedite the supply of residential units? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. (LegCo use): 39)

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 2018, 104 sites so identified have been rezoned or allocated for housing development, capable of providing about 122 900 flats. Another 42 sites have their statutory rezoning procedures initiated and, assuming the rezoning is eventually approved, are estimated to provide a total of about 74 600 flats.

Also, the Government will increase the maximum domestic Plot Ratios (PRs) allowed for sites located in certain Density Zones by 20% as appropriate (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated), as announced in the Chief Executive's 2014 Policy Address. The development intensity of housing sites will be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments.

The number of residential units expected to be provided in due course on sites rezoned or with development intensity increased in the past three financial years are set out below –

Financial Year in which the sites were rezoned or development intensity was increased	**Estimated No. of Residential Units to be provided by sites rezoned (about) (a)**	**Estimated No. of Residential Units from Increasing Development Intensity (about) (b)**	**Total Estimated No. of Residential Units (about) (a)+(b)**
2015/16	49 930	4 260	54 190
2016/17	11 960	790	12 750
2017/18	4 620	1 900	6 520

The Government will continue to take forward the relevant statutory plan amendments and other necessary processes so as to increase and expedite the housing land supply. We will also continue to carry out land use reviews on suitable areas so as to identify more developable sites for housing. For those sites the statutory planning procedures of which have yet to commence, we will, as with the established practice, consult the respective District Councils and local community when we have completed the required technical assessments and firmed up the development parameters, and proceed with the statutory plan amendments as soon as practicable.

The planning standards and procedures are subject to review from time to time. For instance, with a view to streamlining the approval process, the Town Planning Board (TPB) Guidelines for Class A and Class B Amendments to Approved Development Proposals have been revised with effect from 2 March 2018 to allow greater flexibility for making changes to approved schemes. The procedures for vetting the submission of planning applications have also been enhanced with a view to expediting the checking process. For more details, please refer to the TPB website (http://www.info.gov.hk/tpb/index.html).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1043)

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 promulgated the Urban Renewal Strategy in 2011. It is mentioned that the Urban Renewal Authority (URA) plans to conduct a district planning study for Yau Ma Tei and Mong Kok on a pilot basis. The study aims to explore how to enhance the efficiency of existing land use and redevelopment potential of these districts. In this connection, will the Government inform this Committee of the following:

1. The progress of the relevant pilot study, the staff establishment and expenditure of the department(s) involved, as well as the estimated increase in staff establishment and expenditure in the latest financial year;

2. The redevelopment projects to be conducted by the Government in Yau Ma Tei and Mong Kok in the latest financial year, the expenditure involved and details of the new projects to be launched;

3. In order to expedite the process of urban renewal, will the Government allocate additional resources to the URA in the latest financial year to speed up and step up the efforts in urban renewal? Please provide the details.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 47)

Reply:

1. To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 the district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources. The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings would also serve as the basis for URA to identify more effective and efficient ways for urban renewal as well as practical and feasible ideas and modus operandi for adoption in the work strategy of urban renewal in future. The efficacy of various initiatives under the 2011 Urban Renewal Strategy would also be examined in the context of the study.

The Yau Mong District Study is expected to be completed in 2019. URA has set up a steering committee with the participation of relevant government bureaux/departments to take forward the study. Relevant bureaux/departments provide support to URA for undertaking the study as part of their overall duties, and we are unable to provide a separate breakdown of the resources incurred by Government solely for such supportive work.

2. To prevent speculative transactions or activities, details of projects yet to be publicly announced by the URA would be kept confidential. URA will announce details of new redevelopment projects upon commencement.

3. In addition to the $10 billion capital injection from the Government, URA receives Government support through the land premium waiver for its redevelopment sites. As at 31 March 2017, the total amount of land premium assessed to have been foregone by the Government in issuing land grants to URA for 36 projects stood at $15.4 billion. The amount of the premium waived is expected to increase with the implementation of new redevelopment projects. Other than such support, the urban renewal programme of URA should be self-financing in the long run.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2209)

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 proposed in the Budget that the Government will set aside $1 billion to subsidise the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to the user organisations to make better use of vacant government sites (VGSs) and school premises (VSPs). In this connection, please inform this Committee of the following:

(a) the details of subsidising the costs of basic works of eligible projects, including the criteria of eligible projects, the scope of basic works costs to be covered by the subsidy, whether a subsidy ceiling is set, the number of eligible projects to be subsidised by the funding of $1 billion, the term of lease, etc.;

(b) whether the Government will consider simplifying the application procedures for VGSs and VSPs to reduce the administrative burden on organisations and encourage more organisations to submit applications?

(c) whether there are any other supporting initiatives apart from subsidising the basic works costs of eligible projects. If yes, what are the details?

Asked by: Hon MA Fung-kwok (Member Question No. (LegCo use): 47)

Reply:

To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands Department or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1017)

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

Question:

It is mentioned in Programme (2) that the Bureau will "formulate a policy framework to tackle brownfield sites in a holistic manner, with the objectives of optimising land utilisation, rationalising land uses, supporting the development of industries that are needed in Hong Kong, and improving the rural environment". In this connection, please inform this Committee of the following:

1. The progress of the ongoing territory-wide survey on brownfield sites, including the percentage of completion, area of brownfield sites involved, status of structures surveyed and confirmed; the estimated time of completion and public announcement of survey results; as well as the staff establishment and expenditures involved in the latest financial year;

2. Based on the preliminary results of the survey, has any enforcement actions against unauthorised structures or operations on brownfield sites been conducted over the last two financial years with reference to the data obtained? If yes, please provide the details; and

3. Based on the results of the survey, will staff establishment be increased in the latest financial year to expedite enhancement and optimal utilisation of the precious land resources of brownfield sites? Please advise on the expenditure thereof.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 37)

Reply:

1. In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department (PlanD) commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017.

   According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. In addition, the consultant has interviewed key stakeholder groups of various backgrounds, including those in the logistics and port back-up industries, vehicle repairing and related industries, waste recycling industry, construction industry, rural industry and general warehouse/storage/vehicle parking. The Study is scheduled for completion within this year.

   Four time-limited non-directorate posts (including professionals and supporting staff) have been created in PlanD to oversee the Study. The estimated expenditure to be incurred in 2018-19 for the Study is about $10.38 million.

2. While the findings of the Study are not intended for enforcement purposes, PlanD will continue to closely monitor cases of unauthorised developments and take appropriate enforcement and prosecution actions under the Town Planning Ordinance in a timely manner in order to prevent spoiling of the environment in the rural New Territories. In the past two years (2016 and 2017), PlanD took enforcement action against 526 unauthorised development cases involving vehicle parking, storage, workshop and container-related uses which are commonly associated with brownfield sites.

3. The Finance Committee approved in March 2018 the creation of one supernumerary Administrative Officer Staff Grade C post (up to 31 March 2022) in the Development Bureau (DEVB) to take charge of the policy formulating work concerning brownfield sites, among other duties in relation to economic and rural land use planning (see EC(2017-18)12). As the aforesaid post-holder is leading a new policy team within the Planning Unit of the Planning and Lands Branch of DEVB to tackle brownfield sites and other planning-related matters, DEVB is unable to provide a separate breakdown of the resources currently incurred solely on the work in connection with brownfield sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2432)

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:

It is mentioned in this Programme that the Office of the Secretary for Development is responsible for providing support to the Secretary for Development in undertaking political work. This includes the support provided by the Under Secretary and the Political Assistant. In this connection, will the Government inform this Committee of the following:

(a) The salary expenditure for the Political Assistant to Secretary for Development (PA) in 2017-18 and the estimated expenditure thereof for the coming year, the pay determination and adjustment mechanism thereof, as well as the staff establishment for supporting the work of the PA;

(b) Please provide details of the specific job duties of the PA; and

(c) Please set out, in tabular form, the number of liaison activities conducted by the PA with various stakeholders (e.g. Legislative Council (LegCo) members, assistants to LegCo members, trade representatives, etc.) over the past three years, broken down by year and types of stakeholders.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 38)

Reply:

(a) The actual expenditure on salary in respect of the position of Political Assistant (PA) to Secretary for Development (SDEV) in 2017-18 is $1.24 million (the position was vacant in July 2017) and the provision for the position in 2018-19 is $1.4 million. In line with the adjustment mechanism applicable to politically appointed officials, with effect from 1 July 2018 the cash remuneration for PA to SDEV as approved by the Finance Committee will be adjusted on an annual basis in accordance with the change in the average annual Consumer Price Index (C). PA to SDEV is supported by an Assistant Clerical Officer who also provides support to another officer of the Principal Official's Office of the Development Bureau.

(b) PA to SDEV is responsible for assisting SDEV and Under Secretary for Development in conducting liaison and lobbying, including undertaking public engagement at district level, gauging views from the community on issues of concern, and explaining policies of the Development Bureau to the public.

(c) We do not have readily available statistics on the number of liaison activities conducted by PA to SDEV with various stakeholders.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2434)

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

Question:

It is mentioned in paragraph 138 of the Budget speech that the Government will "pursue the 'single site, multiple use' model in multi-storey developments on 'Government, Institution or Community' (G/IC) sites". Will the Government advise on the following:

1. the number of G/IC sites on which studies on the said model have been conducted last year. Please provide the location and current use of the sites studied;

2. the number of sites considered suitable by the studies for adopting the model of "single site, multiple use; the services, scale and timetable of development in the proposed development of high-rise buildings. Please provide the details by project;

3. apart from consolidating the development of G/IC facilities into multi-storey complexes, has the Government considered incorporating into the land sale conditions of private development projects the development of such facilities, so that these facilities will be built together with the development projects?

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 64)

Reply:

1. and 2.

The relevant bureaux/ departments (B/Ds) responsible for planning, implementing and taking forward the development/redevelopment of Government, Institution or Community (G/IC) facilities have all along been required to uphold the principle of land use optimisation. When departments put forward requests for providing community facilities or services through developing/redeveloping G/IC sites, the Planning Department will, having considered the relevant factors (such as land uses, surrounding environment,

planning parameters) and in consultation with the relevant B/Ds, give advice on the departments' requests and make the land reservation if required. Where appropriate and feasible, various compatible facilities and services will be accommodated in the same building complex, with a view to optimising land utilisation and facilitating access to these facilities by the public.

As mentioned in the Policy Agenda in October 2017 and the 2018-19 Budget, in order to make optimal use of the limited land resources, the Government will pursue more vigorously the "single site, multiple use" model in multi-storey developments which will help consolidate and provide more G/IC facilities in a land efficient manner. In taking forward such projects, apart from ensuring the compatibility of different uses, there are interfacing issues relating to project timing, funding arrangements and management and maintenance responsibilities in respect of the different G/IC facilities and services. The handling of these interfacing issues requires co-ordinated efforts across the concerned B/Ds. To this end, the Development Bureau together with the relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordination.

As the "single site, multiple use" model is a general principle that B/Ds have been following, amongst others, in planning the development/redevelopment of G/IC facilities, we have not conducted specific studies per se on the subject. Some examples of such projects include Kowloon City Government Offices completed in 2013, West Kowloon Government Offices under construction, the proposed community hall-cum-social welfare facilities at Queen's Hill, Fanling and the proposed redevelopment of Tuen Mun Clinic (TMC) mentioned in the 2018-19 Budget. For the TMC redevelopment, the Government is conducting preliminary feasibility study for the proposed redevelopment. Our initial thinking is to reprovision in-situ and consolidate the existing healthcare and other government services and provide suitable welfare facilities in the new multi-storey building.

3.

In general, the objective of incorporating public facilities in a private development is to achieve integrated design, optimisation of land use, better site planning and timely provision of certain public facilities. As with the established practice, in drawing up the conditions of sale and processing applications for private treaty grant/land exchange/lease modification, relevant B/Ds may propose the provision of required public facilities in the private development concerned having regard to district needs, requirements under the Hong Kong Planning Standards and Guidelines, as well as the suitability of individual sites. If it is decided that certain public facilities should be provided on a site, the Lands Department will, upon policy directives, reflect such requirements in the land lease conditions. A recent example is the disposal of Site 1F1 of Kai Tak (i.e. NKIL 6568) ("the Lot"). Under the Conditions of Sale of the Lot, the developer is mandated to provide as Government Accommodation two independently operated facilities, each with a 200-place residential care home for the elderly cum 60-place day care centre for the elderly.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2435)

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

Question:

It is mentioned in the Budget speech that the Government will set aside $1 billion to restore vacant government sites (VGSs) or school premises (VSPs). Will the Government advise on the following:

1. please set out the number of VGSs or VSPs by location, area, duration of vacancy and the future development uses, if any;

2. whether the Government has explored on the number of above-mentioned VGSs or VSPs requiring restoration works, and the minimum time required for the works.

3. the number of government sites or school premises which have been leased to non-governmental organisations over the past two years on short-term tenancy. Please provide the location, area and uses by the lessee organisations of the sites involved.

4. the target number of restoration projects to be carried out in the coming year, if any; and the way the said $1 billion will be used in the coming year.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 65)

Reply:

1. In order to further enhance transparency, the Lands Department (Lands D) has, since November 2017, uploaded information of vacant school premises (VSPs) and other vacant government sites (VGSs) under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there were 863 sites (including 28 VSPs) available for application for short-term use. Details of these sites, including their location, area, long-term use (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

The Development Bureau (DEVB) does not have information on the year of vacancy/closure for each of those sites/premises. In fact, reference to year of vacancy/closure may not be relevant to many of the VGSs which have been fenced off mainly to guard against unlawful occupation, not because the sites have been lawfully occupied before and subsequently vacated.

2. We have not examined each of the VGSs or VSPs available for application to ascertain the types of work required to render the individual sites/premises fit for use, as the scope of works and time required for each site/premises will more realistically be assessed with reference to specific uses proposed by the applicant for the particular case.

3. In respect of the VGSs and VSPs managed by Lands D, a total of nine short-term tenancies (STTs) were approved by Lands D in the past two financial years (i.e. 2016-17 and 2017-18 up to the end of January 2018) for various not-for-profit uses. For all these cases, the STTs were granted at nominal rent. DEVB does not have information on the tenancy of VSPs under the management of other bureaux/departments.

Details of the nine cases approved by Lands D are as follows –

Location	**Area (m^2)**	**Permitted User**
Sin Fat Road, Kwun Tong (VGS)	2 530	Soccer training activities centre
J/O Jordan Road and Canton Road (VGS)	12	Facility for a neighbourhood welfare organisation
Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street (VGS)	252	Cultural training venue
Ah Kung Kok Fishermen Village, Sha Tin (VGS)	5 020	Organic farm
Wong Yin Street, Tuen Mun (VGS)	660	Parking place for rehabilitation buses
Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (VSP)	1 760	Social service centre
Former Tsing Boor School, Sai Kung (VSP)	812	Cultural resource centre
Former Wan Kwong School, Sai Kung (VSP)	59	Village office (approved in principle but pending offer and acceptance)
Former Tai Lam Chung Public School, Tuen Mun (VSP)	1 930	Community centre (approved in principle but pending offer and acceptance)

4. To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following –

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) DEVB will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2273)

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 Government's effort to promote the establishment of a Common Spatial Data Infrastructure (CSDI), please inform this Committee of the following:

(1) Details of the study on the CSDI development strategy commissioned by the Government in 2017, the consultant commissioned by the Government to conduct the study, the work progress, timetable, preliminary study or tender projects, and the use of the remaining $9 million under this item;

(2) Whether the Government has consulted community groups, the industry or the private sector on the study mentioned in (1). If yes, what are the details;

(3) Whether the task force responsible for implementation of CSDI will enhance communication with the public and application developers so as to understand the needs of users and developers on using and obtaining geographic information and spatial data. If yes, please advise on the plan.

(4) Regarding the Government's work to foster information technology application and development by refining the existing geographic information systems (GIS) and exploring ways to align and integrate the spatial data in Hong Kong, including the location and relevant information of facilities that are above, on and under ground level, please advise on the work progress, specific work carried out and expenditure involved in 2017-18, as well as the work plan, timetable and estimated expenditure in 2018-19;

(5) The estimated expenditure for the development service for enhancement of the GIS in the next three years; the number of contract information technology staff to be hired for implementation of the project in the next three years, their job titles and the estimated expenditure involved;

(6) The respective number of downloads and active users per month for the GeoInfo Map, the MyMapHK website and its mobile application; and whether there are any reviews on the cost effectiveness and usage of the above-mentioned applications. If yes, what are the details?

(7) Whether there are measures in place to monitor the progress and effectiveness of the GIS enhancement to ensure timely completion of the systems. If yes, what are the details? If not, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. (LegCo use): 2)

Reply:

(1) - (3)

In March 2017, the Development Bureau (DEVB) commissioned Pricewaterhouse Coopers to undertake a consultancy study on the overall strategy for the implementation of the Common Spatial Data Infrastructure (CSDI) to provide government departments initially, as well as public and private organisations in due course, an information infrastructure to share spatial data in support of various applications and the Smart City Blueprint promulgated by the Information and Technology Bureau. The scope of the CSDI consultancy includes, among other things, the proposed governance structure and implementation road map. Upon completion of the study, DEVB will consider the implementation approach and work plan, with the aim of developing the CSDI portal gradually for full operation by 2023.

In conducting the consultancy, key users/stakeholders within the Government and in the private sector such as data developers and public utility companies have been engaged, so as to tap their views on the proposed development of CSDI and the requirements for facilitating the use and exchange of geographic information and spatial data. The Government will keep up the engagement efforts in taking forward the development of CSDI.

The CSDI consultancy study, at an estimated cost of $5 million, is targeted for completion in mid-2018. The work in respect of the CSDI is currently undertaken by staff in DEVB and relevant bureaus/departments (B/Ds) as part of their overall duties. We are therefore unable to provide a breakdown of the manpower resources involved solely with the work.

(4) - (5)

Apart from the CSDI consultancy, to foster information technology application and development as well as facilitate alignment and integration of spatial data, the Lands Department (Lands D) will commission a separate consultancy study to establish the data exchange standards for the framework spatial data in mid-2018. The estimate for this study is about $4.5 million and Lands D targets to complete the study in 2020.

Meanwhile, the Planning Department (PlanD) has commissioned a consultancy study on "Development of a Common Spatial Data Infrastructure - Built Environment Application Platform (BEAP) Feasibility Study" (the BEAP Study) in March 2018 to support the use of spatial data in city planning, infrastructure/engineering and environmental applications. PlanD targets to complete the BEAP Study by late 2019, with the expenditure funded by the balance of $9 million cited in Part (1) of the question (which is the balance of the funding earmarked for this BEAP Study). The work in respect of these consultancy studies are currently undertaken by staff in relevant B/Ds as part of their overall duties. We are therefore unable to provide a breakdown of the resources involved solely with the work.

(6)

The Lands D maintains GeoInfo Map and MyMapHK mobile application and reviews the effectiveness and usage of these applications from time to time. User feedback is being collected through various channels such as emails and forms embedded in GeoInfo Map and MyMapHK mobile application, as well as regular focus group meetings with users, for continuous improvement of the services.

From 1 January 2017 to 31 December 2017, the average monthly hit count of GeoInfo Map is about 40 060 000. As at 31 December 2017, the total number of downloads of MyMapHK mobile application is 193 725, while the average monthly number of active usage sessions of MyMapHK mobile application in 2017 is about 194 800.

(7)

The progress of geographic information system enhancements implemented by different B/Ds is subject to review under the project assurance mechanism as stipulated by the Office of the Government Chief Information Officer when the information and communication technology-related project is formulated. The assurance mechanism ensures that the performance and products are independently checked, and the users' needs as well as stakeholders' expectations are met and managed.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0682)

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

Question:

In 2018-19, the Government will set aside $20 billion for the first phase of the Hong Kong-Shenzhen Innovation and Technology Park (the Park) in the Lok Ma Chau Loop (the Loop) for, inter alia, site formation, infrastructure, superstructure and initial operation, so as to prepare for developing the Park in the Loop. However, as the Loop is situated at the periphery of Hong Kong, even with the existing transport facilities closest to the Loop it will take an hour or more to commute to/from the urban area and the transportation costs are high.

As such, has the Government any plans to enhance the transport arrangement for commutes between the Loop and the urban area, so as to attract local technology enterprises and talents to work in the Park? If yes, what are the work plans and timetable, and the manpower and expenditure involved? If not, what are the reasons?

Asked by: Hon NG Wing-ka, Jimmy (Member Question No. (LegCo use): 96)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the "Hong Kong-Shenzhen Innovation and Technology Park" ("the Park") is being taken forward by the Innovation and Technology Bureau (ITB) as the lead policy bureau. The Development Bureau and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/Hong Kong Science and Technology Parks Corporation for development of the Park as well as the supporting infrastructural facilities.

The Park will be developed in two phases. According to the transport and traffic impact assessment (TTIA) conducted under the planning and engineering study for the Loop, the traffic demand generated by both the student and working populations from the first phase development travelling to and from the Park through road or rail transport can be met by the following road improvement works:

(1) provision of Western Connection Road by improving existing Ha Wan Tsuen East Road and Lok Ma Chau Road with connection to Fanling/ San Tin Highway; and

(2) provision of a Direct Road Link to MTR Lok Ma Chau Station.

The TTIA also shows that depending on the progress and need of the Park development and subject to further study, the Eastern Connection Road connecting the Park to the proposed Kwu Tung North New Development Area would be required to support the second phase development.

Items (1) & (2) above have been included in the Main Works Package 1 of the Loop development. The Government is in the course of seeking funding approval from the Finance Committee of Legislative Council for the detailed design and site investigation of the Main Works Package 1 amongst other things. The estimated cost for the detailed design and site investigation is $268.3 million, in money-of-the-day prices. Subject to funding approval, the detailed design and site investigation will commence in mid-2018 for completion by early 2023. The construction cost of the Main Works Package 1 including items (1) and (2) above will be ascertained in the course of the detailed design. CEDD has deployed three professionals for the Loop development project as part of their overall duties in 2017-18. There are also directorate officers overseeing the Loop development project as well as other supporting technical and clerical staff involved. We cannot provide a breakdown of the cost of the staff deployed solely for the work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0061)

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 131 of the Budget speech, the Financial Secretary has mentioned that the Government has identified over 210 sites with housing development potential in the short to medium term, providing a total of more than 310 000 flats, of which about 70 per cent will be for public housing. The Financial Secretary has mentioned that feasibility studies and necessary procedure will need to be completed before these lands are ready for housing construction. Will the Administration inform this Council about the timetable for the completion of these feasibility studies and necessary procedure? Will public consultation be conducted in order to decrease opposition for the development of the relevant sites? What kind of measures will the Government adopt in order to decrease the possibility for judicial review for the housing development involved?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 8)

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 2018, 104 sites have been rezoned or allocated for housing development, while another 42 sites are undergoing rezoning. These potential housing sites have to undergo different stages of assessments and procedures before they could turn into developable land. These include technical feasibility studies, local consultations, change of land use through the statutory rezoning process, securing funding approval, site formation and infrastructure provision and other necessary procedures and works (e.g. land resumption, clearance and/or reprovisioning of existing facilities). The time taken to complete these processes varies from one case to another.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0062)

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

Question:

Under the Matters Requiring Special Attention in 2018-19, the Branch says it 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 Branch inform this Council:

a, of the respective numbers of sites put up for sale by the Government through auction and tender in each of the past five years up to Feb 2018; whether relatively fewer or more sites were sold by auction; if so, of the reasons for that; the criteria based on which the Government decides on the means of land sale to be adopted;

b, of the sites put up for sale by the Government through tender in each of the past five years till Feb 2018, please provide details about any unsuccessful tenders, including the reasons for rejecting the tenders, the number of bids received for the original tender and the number of bids received in the retender, the interval between the announcement of the tender result and the announcement of the retender result (i.e. the opening and closing dates of the original tender and the retender, and the announcement dates of the results of the original tender and the result of the retender);

c, whether the Government will comprehensively review and enhance the current procedure for the sale of land by tender, so as to increase its transparency; if it will, of the details of the review and the implementation timetable; if not, the reasons for that and whether it will conduct such a review in the future; and

d, whether the Government will sell land, particularly the residential sites, more often by auction in the future for unsuccessful tendering cases; if it will, of the details; if not, of the reasons for that.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 9)

Reply:

a, and d, Both public tender and auction are fair, just and competitive as means of land disposal. During the period from 1 January 2013 to 28 February 2018, the Government disposed of 136 sites under the Land Sale Programme (LSP) through public tender. Public tender has been a common method of land disposal for development projects such as those undertaken by the Urban Renewal Authority and for railway property developments. The market is well accustomed to this common method of land disposal. The Government will continue to adopt public tender as the mainstream approach for disposing of land under the LSP.

b, The information on the unsuccessful land sales under LSP from 1 January 2013 up to 28 February 2018 is set out below –

Site (Lot Number)	**Reason for Rejecting the First Tender**	**Number of Bids Received for the First Tender**	**Number of Bids Received for the Re-tender**	**Key Dates of the First Tender**	**Key Dates of the Re-tender**
Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	The premium bids did not meet the Government's reserve price	7	15	Tender invitation date: 24 January 2014 Tender closing date: 7 March 2014 Date of announcing the result: 12 March 2014	Tender invitation date: 12 September 2014 Tender closing date: 24 October 2014 Date of announcing the result: 5 November 2014
Sai Shan Road, Tsing Yi, New Territories (TYTL 190)		9	7	Tender invitation date: 18 September 2015 Tender closing date: 30 October 2015 Date of announcing the result: 4 November 2015	Tender invitation date: 22 April 2016 Tender closing date: 27 May 2016 Date of announcing the result: 31 May 2016
Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)		10	14	Tender invitation date: 18 December 2015 Tender closing date: 22 January 2016 Date of announcing the result: 25 January 2016	Tender invitation date: 29 July 2016 Tender closing date: 26 August 2016 Date of announcing the result: 30 August 2016

c, Following the announcement of a quarterly LSP and before commencement of tender invitation for individual sites, the Lands Department (Lands D) will issue a press release to announce tender invitation and closing dates together with key facts about the site(s), including site area, user, minimum and maximum gross floor areas. Interested bidders can prepare accordingly.

For land sale through cash tender (i.e. tender assessment based on premium bids), Lands D will announce, as soon as the tender is awarded, the name of the successful bidder and the premium bid, the name(s) of all other tenderer(s), and the names of the parent companies of all the tenderers if shown in the Forms of Tender submitted.

The Government will further increase the transparency of its land sale tenders to be invited in or after the first quarter of the 2018-19 financial year. Specifically, apart from the usual announcement on the tender award, Lands D will, after all transaction procedures in relation to the successful bid are completed, further publish the tender amounts of all other tender submissions on an anonymous basis for reference by the industry and the market.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0063)

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 2018-19", the Administration states that it will continue to take forward the "Hong Kong 2030+" study and finalise the territorial development strategy beyond 2030. In this connection, please inform this Council the timetable for finalising the territorial development strategy beyond 2030 as well as the manpower and resources allocated for the exercise. How will the Administration ensure sufficient representation from stakeholders in order to avoid opposition or even worst scenario with judicial review? What kind of measures will the Government adopt in order to ensure latest technology could be utilised for the planning of Hong Kong in order to enhance its effectiveness and capacity to address timely public needs?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 11)

Reply:

"Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") updates the territorial development strategy, encompassing a people-centric approach and proposing a vision-driven and action-oriented plan to enhance liveability in our high-density compact city, to embrace economic challenges and opportunities, and to create capacity for sustainable growth.

The six-month public engagement (PE) exercise for the "Hong Kong 2030+", which ended in April 2017, had fully engaged the community on this updated territorial development strategy through over 200 PE events. In carrying out the PE, we adopted an open, inclusive and collaborative approach in engaging the community through a myriad activities cutting across multiple platforms, including public forums, topical discussions, knowledge sharing seminars, guided visits, exhibitions, questionnaire surveys, school outreach programmes, briefings to stakeholders and use of the electronic media. The analysis of public views received and the relevant technical assessments for the spatial development options are in progress. We aim to complete these assessments in 2018 before finalising the updating of the territorial development strategy.

The "Hong Kong 2030+" is mainly conducted by staff of the Planning Department and Development Bureau (DEVB) as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work. External expertise/professional services have been engaged as necessary to undertake technical assessments (including Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses) and conduct PE activities. The total expenditure for these external expertise/professional services together with the preparation of the final report of "Hong Kong 2030+" is estimated to be about $29 million.

The "Hong Kong 2030+" proposes a "Smart, Green and Resilient" (SGR) city strategy supported by a Common Spatial Data Infrastructure (CSDI) and a robust network of information and communications technology infrastructure to make Hong Kong a sustainable city. The CSDI will provide an information infrastructure to share spatial data in support of various applications and the Smart City Blueprint promulgated by the Innovation and Technology Bureau. The DEVB is now undertaking a consultancy study on the development strategy for CSDI. The study is expected to be completed within 2018, with recommendations on the implementation approach and road map. Different bureaux and departments will also take forward the SGR city strategy, taking into account the final territorial development strategy under "Hong Kong 2030+".

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0064)

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 2018-19, the Administration mentions that it will formulate a policy framework to tackle brownfield sites in a holistic manner, with the objectives of optimising land utilisation, rationalising land uses, supporting the development of industries that are needed in Hong Kong, and improving the rural environment. In this connection, will the Administration inform this council the details for formulating such policy framework, the manpower and resources allocated for the exercise as well as the completion timetable and scale of such framework. Will the Administration include the adoption of latest innovative technology in tackling brownfield sites in Hong Kong? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 12)

Reply:

Making optimal use of brownfield sites is one of the main directions in the Government's multi-pronged land supply strategy. The major directions for formulating a policy framework for tackling brownfield sites are as follows –

(a) further to the identification of some 540 hectares (ha) of brownfield sites proposed for integrated development under various new development area projects, continuing the efforts in examining the development potential or agricultural/conservation value for the remaining 760 ha of brownfield sites, and devising appropriate approaches for releasing suitable sites for their preferred use;

(b) formulating feasible and cost-effective measures for consolidation, accommodation or phasing-out of individual brownfield operations upon the land being released for alternative uses; and

(c) reviewing regulatory measures to strengthen control of such sites and prevent their proliferation.

This policy formulation work will take into account the findings of various on-going brownfield-related studies which will be finalised within this year, including two studies on the technical feasibility and financial viability of accommodating brownfield operations in multi-storey buildings (covering also the potential of incorporating innovative architectural design or engineering solutions) commissioned by the Civil Engineering and Development Department, and the Study on Existing Profile and Operations of Brownfield Sites in the New Territories commissioned by the Planning Department. In addition, we will take into account relevant recommendations of the Task Force on Land Supply when pursuing the development of brownfield sites as one of the land supply options.

The Finance Committee approved in March 2018 the creation of one supernumerary Administrative Officer Staff Grade C post (up to 31 March 2022) in the Development Bureau (DEVB) to take charge of the policy formulating work concerning brownfield sites, among other duties in relation to economic and rural land use planning (see EC(2017-18)12). As the aforesaid post-holder is leading a new policy team within the Planning Unit of the Planning and Lands Branch of DEVB to tackle brownfield sites and other planning-related matters, DEVB is unable to provide a separate breakdown of the resources currently incurred solely on the work in connection with brownfield sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0069)

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 2018-19, the Administration states that it will work with Lands Department to review the Pilot Scheme for Arbitration on Land Premium. In this connection, will the Administration inform this Council the latest progress of the above exercise and the estimated completion date for such review? Will the Administration allocate additional manpower and resources to bring about an early completion of the said review? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 14)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years and has been extended for another two years up to October 2018.

As at the end of February 2018, the Lands Department (Lands D) had extended a total of 28 invitations to lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among these 28 invitations, one involving a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. Lands D is currently pursuing another potential arbitration case involving a commercial development. The applicants of the remaining 26 invitations chose to continue the premium negotiations with Lands D, including one case in which the applicant had agreed in principle to proceed with arbitration, but eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently, that case was settled through premium negotiation.

After the launch of the Pilot Scheme, the Government has received comments and suggestions from some stakeholders on the implementation. With the accumulation of more experience and views collected from stakeholders, a review on the Pilot Scheme will be conducted towards the end of the trial period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0078)

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 "setting up a steering group to explore how best to consolidate and rationalise the standards and definitions adopted by the relevant departments under the Development Bureau in scrutinising development projects such that the approval process can be streamlined", will the bureau advise on the following:

1. The major scope and contents of the study to be conducted;

2. Whether there is a timetable for completion of the study and whether there are any objectives to be achieved; if yes, of the details; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 55)

Reply:

At present, the Buildings Department, Lands Department and Planning Department act in different capacities and exercise powers under the building control, land administration and planning regimes respectively for processing application for private developments. While the departments have been working closely with stakeholders to facilitate the development process, the Government recognises that given their different objectives and loci and the evolution of the three regimes over the years, there may be further room to consolidate and rationalise the standards and definitions adopted by the three departments in scrutinising development projects such that the approval process can be streamlined without prejudicing the relevant statutory procedures and technical requirements. A steering group has therefore been set up under the Planning and Lands Branch of the Development Bureau (DEVB), with representatives from DEVB and the three departments as members, with a view to drawing up proposals to streamline or improve the existing development control regime. The measures to be examined will cover –

(a) Intra-departmental measures, including –

- simplification of submission requirements;
- enhancement of transparency and certainty about the processing and the lead time required; and
- tapping into the support provided by professionals in the market, e.g. greater use of self-certification.

(b) Inter-departmental measures, including –

- alignment of technical definitions and approval standards adopted under the planning, lands and/or building control regimes; and
- consolidation of approval procedures amongst departments, including the delegation/entrustment of specific work processes by one department to another.

As regards timetable, we expect to review the topics one by one and will actively engage stakeholders when we draw up the proposals by batches. To this end, we have recently invited the relevant professional bodies and associations to nominate representatives for a special committee to be set up under the auspices of the Land and Development Advisory Committee. We aim to roll out the first batch of streamlined arrangements in the latter half of 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0086)

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 "vacant school premises" (VSPs) mentioned in paragraph 137 of the Budget Speech, will the Government advise on the following:

1. Please set out the numbers of VSPs in the past 5 years, with details on their respective location and year being left vacant;

2. The expenses on VSPs over the past 5 years, such as the maintenance costs and estimated costs involved, and other costs on consultations regarding redevelopment of such VSPs;

3. Whether there is a timetable for redevelopment of VSPs; if yes, please provide the details and costs involved.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 25)

Reply:

As mentioned in paragraph 137 of the Budget Speech, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to non-governmental organisations (NGOs) applying for vacant government sites including vacant school premises (VSPs). In this context, the concerned VSPs are those falling on government land and are not required by the Government in the short term for earmarked uses, hence available for application by NGOs.

1. The list of such VSPs managed by Lands Department (Lands D) varies from time to time, subject to different sites being taken up at different junctures for short and/or long term use over time.

Details of VPS sites under Lands D's purview which are currently available for application for short-term use, including their location, area, earmarked long-term use (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

2. The work of Lands D in the management of VSP sites is performed as a part of the overall land control work of its individual District Lands Offices. The work of Lands D in this regard involves erecting government notice boards and fencing on site, grass-cutting as necessary and providing security services with the stationing of security guards on site or regular patrolling as necessary, etc.

DEVB does not have information on the expenditures incurred by other bureaux/ departments on management of VSP sites.

3. There is no predetermined redevelopment timetable for the VSPs. The scope of works and time required for taking forward a proposal for using a VSP will vary, and the programme will more realistically be assessed with reference to specific use(s) proposed by the applicant for the particular case.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3232)

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 justifications for an increase in provision of 78.7% over the revised estimate for 2017-18 under this Programme and advise on the major areas of work to be funded by the increased estimate.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 43)

Reply:

The increase of $296.6 million (78.7%) in the 2018-19 estimate over the revised estimate for 2017-18 for Programme (2) is mainly due to increase in cash flow requirement for non-recurrent items ($275 million) and increased salary provision arising from the creation of 18 posts ($12.8 million). The increase in cash flow requirement for non-recurrent items includes $20 million to be distributed as subsidy for property owners to participate in the Smart Tender scheme and $290 million for launching the Operation Building Bright 2.0, partly offset by $35 million decrease in cash flow requirement for the Building Maintenance Grant Scheme for Elderly Owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3397)

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 Matters Requiring Special Attention in 2018-19 that the Planning and Lands Branch will "continue to take forward the 'Hong Kong 2030+' study and finalise the territorial development strategy beyond 2030". Please inform this Committee of the time to make public the finalised strategy, the implementation details of the study, and the estimated expenditure and staff establishment involved.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 42)

Reply:

Commenced in 2015, "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") updates the territorial development strategy. The six-month public engagement (PE) for the "Hong Kong 2030+", which ended in April 2017, had fully engaged the community on this updating exercise. The analysis of public views received and the relevant technical assessments, including the Strategic Environmental Assessment, the Transport and Land Use Assessment and the Sustainability Assessment, for the spatial development options are in progress. We aim to complete these assessments in 2018 before finalising the updating of the territorial development strategy.

The "Hong Kong 2030+" is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work. Separately, external expertise/professional services have been engaged to undertake the technical assessments and conduct PE activities under "Hong Kong 2030+". The total expenditures for these external expertise/professional services, together with preparation of the final report of "Hong Kong 2030+", are estimated to be about $29 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3398)

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

Question:

It is stated that the Government will "continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term". Please set out, by District Council district, the land use of sites available for housing development and the number of new flats to be provided. Has the Government reviewed the past strategies of increasing land supply? If yes, what are the details? If not, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 44)

Reply:

The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other development needs. We have, through land use reviews, identified some 210 sites with housing development potential in the short to medium term, involving a total of over 310 000 housing units. As at early March 2018, 104 sites are already allocated or rezoned for housing development, capable of providing about 122 900 flats. Their relevant information including the original planned land use of sites and the number of new flats to be provided are set out at **Annex 1**. As for the remaining sites, subject to completion of technical studies, we will consult the District Councils and relevant stakeholders on rezoning proposals, setting out the relevant development details including flat number, in accordance with the established procedures prior to submitting the proposals for the Town Planning Board's consideration.

The above 210 sites together with individual development projects and intensification of development density at selected sites such as those in the Kai Tak Development Area will provide a total of about 380 000 housing units in the short to medium term. In the medium to long term, various projects including new development areas (NDAs) and new town extensions can provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives can provide over 600 000 housing units. Details of these major initiatives to increase housing land supply are at **Annex 2**.

We have not conducted any formal review on land supply strategies since the conclusion of the study on Enhancing Land Supply Strategy in 2014. As the Chief Executive mentioned in her inaugural Policy Address, what is lacking is not ideas on how to increase land supply but a broad consensus on the pros and cons, trade-offs and priorities of different options. There is no single option that can produce enough land fulfilling all our demands. For any land supply strategy to be effective and sustainable, it has to be multi-pronged.

It is against the above background that the Government set up a Task Force on Land Supply (TFLS) in September 2017 to engage the community in discussions on different land supply options and their priorities, with a view to achieving the broadest consensus in the community on the land supply options and strategy. The TFLS is preparing to conduct a five-month public engagement (PE) exercise to be launched in the second quarter of this year. Following the PE, TFLS will, taking into account the public views received, submit a report with recommendations to the Government before the end of the year.

Annex 1

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

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal (about): *		**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)	Private	2.55	210
	Lee Nam Road, Ap Lei Chau	Private	1.18	1 416
	Subtotal (about): *		**5.0**	**1 660 (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
	Subtotal (about): *		**2.45**	**2 190 (Public : 600 Private : 1 590)**
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660
	Lei Yue Mun Path, Lei Yue	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	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	2 400

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	1.41	980
	Public Transport Interchange near Kwong Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Subtotal (about): *		**8.23**	**8 270 (Public : 5 450 Private : 2 820)**
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 (about): *		**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 (Note 2)	To be Confirmed	To be confirmed	To be Confirmed

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (situated within Ching Hong Road North project Phase 3	Public	1.17 (Ching Hong Road North Phase 3)	1 680 (Ching Hong Road North Phase 3)
	Subtotal (about): *		**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 "Comprehensive Development Area" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal (about): *		**5.12**	**4 700 (Public : 970 Private : 3 730)**
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal (about): *		**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)	Public	3.18	3 000

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
	Anderson Road Quarry (Site 2)	Private and Starter Homes	8.88	6 410
	Subtotal (about): *		**13.41**	**9 790 (Public : 3 000 Private : 6 790)**
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
	"Residential (Group B)3" site at 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
	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	0.70	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	Private	0.67	400

District	**Location**	**Housing Type**	**Site Area (in ha)** (Note)	**Flat Number** (Note 1)
	Whitehead, Ma On Shan	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.90	1 900
	Subtotal (about): *		**33.25**	**26 170 (Public : 22 810 Private : 3 360)**
Tai Po	Pak Shek Kok, Tai Po	Private	3.80	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)	Private		
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po	Public		
	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
	Subtotal (about): *		**32.9**	**15 640 (Public : 7 800 Private : 7 840)**

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
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	1 900
	Pak Wo Road, Fanling	Public	1.14 (Note 3)	1 467 (Note 3)
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Subtotal (about): *		**25.58**	**21 350 (Public : 21 310 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	1.10	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	2.40	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun	Public	0.48	380
	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
	Subtotal (about): *		**24.05**	**13 480 (Public : 3 200 Private : 10 280)**
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	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 "Residential (Group 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

District	Location	Housing Type	Site Area (in ha) (Note)	Flat Number (Note 1)
	Wang Chau Phase 1, Yuen Long	Public	5.67	4 000
	Subtotal (about): *		**16.47**	**9 270 (Public : 5 470 Private : 3 800)**
Total (about) *			**175.95**	**122 900 (Public : 78 620 Private : 44 280)**

Notes:

1: The estimated site area and flat numbers are for reference only and may be subject to changes at the design stage.

2: The housing type and development parameters are subject to studies.

3: A planning application (No. A/FSS/254) was submitted to the Town Planning Board (TPB) for the site zoned "Government, Institution or Community" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.

* Flat numbers are rounded to the nearest ten or hundred and thus may not add up to the total due to rounding

Major Housing Land Supply Initiatives			
Major Housing Land Supply Items [(a)]	**Estimated Developable Land Area (about) (hectares) (ha)**	**Estimated Flat Production (about) (units)**	**Estimated Housing Land Supply (about) (ha)**
Land Use Reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development)	500	> 310 000	500
Kai Tak Development (KTD)	320	50 000	49
Diamond Hill Comprehensive Development Area Site	7.42	4 050	2.83
Ex-Lamma Quarry	20	1 900	6
Railway Property Developments – Committed Projects [(b)]	18	12 000	18
Urban Redevelopments Implemented by the Urban Renewal Authority (URA) [(c)]	2.38	3 310	2.38
Kwu Tung North / Fanling North New Development Area (NDA)	320	60 000 [(d)]	85
Tung Chung New Town Extension	196	49 400	71.9
Hung Shui Kiu NDA	441	61 000	80
Yuen Long South Development	185	28 500	60
Railway Property Developments – Potential Projects in Medium/Long Term (including Pat Heung Maintenance Depot and Siu Ho Wan Depot)	54	> 21 000	54
Total (about)	**> 600 000**		

Notes:

(a) Individual major land supply initiatives such as the housing sites identified in land use reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development) may also involve the supply of relevant economic, G/IC, open space, and transportation facilities land. The estimated developable land area and flat production of the various initiatives are subject to changes.

(b) Excluding West Rail Pat Heung Maintenance Depot site and potential property developments (e.g. Siu Ho Wan Depot), which have been included under railway property developments in the medium/long term.

(c) Based on URA's commenced residential projects with projected tender invitation timetable in the five years from 2017/18 to 2021/22.

(d) Of the some 60 000 housing units in the Kwu Tong North/ Fanling North NDAs, 36 600 are for public housing and the remaining 23 300 private housing. To optimise the utilisation of land resources for increasing housing supply within the NDAs, we will submit a planning application to the Town Planning Board (TPB) to increase the development intensity within the year. Subject to TPB's approval, the total number of public housing units will increase by about 12 000 to 48 400, whereas that of private housing units will remain unchanged at 23 300.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3402)

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 "through land use reviews, we have identified over 210 sites with housing development potential in the short to medium term. The sites can provide a total of more than 310 000 flats…The majority of these sites require the completion of feasibility studies and necessary procedures". Please provide the details and addresses of those over 210 sites. Please advise on the resources and manpower involved for completion of the said feasibility studies and necessary procedures.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 56)

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). The locations of these potential housing sites, by District Councils, have been provided to the Legislative Council on 13 December 2017 and can be obtained at http://gia.info.gov.hk/general/201712/13/P2017121300386_274011_1_1513148535054.pdf and http://gia.info.gov.hk/general/201712/13/P2017121300386_274012_1_1513148535087.pdf.

The potential housing sites are subject to different stages of assessments and procedures before they could turn into developable land. These include technical feasibility studies, local consultations, change of land use through the statutory town planning process, securing funding approval, site formation and infrastructure provision, and other necessary procedures and works (e.g. land resumption, clearance or reprovisioning of existing facilities). 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 manpower resources incurred solely for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3408)

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:

Under Matters Requiring Special Attention in 2018-19, the Administration states that it will be in collaboration with the Urban Renewal Authority, launch Operation Building Bright 2.0 to assist owners of old and dilapidated buildings to comply with requirements under the MBIS to protect public safety. In this connection, will the Administration inform this Council the manpower and resources allocated to execute the above policy? Will the Administration inform this Council the detailed procedure and latest progress for realising Operation Building Bright 2.0?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 74)

Reply:

To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

As the Government's partner in implementing OBB 2.0, the Urban Renewal Authority (URA) will be responsible for administering the scheme. URA will bear the associated costs of staffing, office accommodation and outsourced independent consultancy service fees from its own resources.

Under OBB 2.0, the Buildings Department (BD) will proactively select buildings with outstanding MBIS notices whereby the owners concerned have difficulties in coordinating the requisite inspection and repair works, and exercise its statutory power to carry out the works in default of owners and seek to recover the cost from them afterwards. Eligible owners may claim subsidies available to them under OBB 2.0 to cover all or part of the cost incurred by BD. The work to be performed by BD under OBB 2.0 will be carried out by

the professional and technical staff of the Mandatory Building Inspection Division of BD as part of their overall duties. BD is not able to provide a breakdown of the manpower resources solely responsible for OBB 2.0.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of OBB 2.0 as part of its overall portfolio. Likewise, we are not in a position to provide a breakdown of the manpower resources deployed solely for this new initiative.

We plan to launch OBB 2.0 in mid-2018. The target for the first round of applications will be eligible buildings with outstanding MBIS notices or pre-notification letters at that material time. In view of the lead time required for owners to reach a consensus, URA has already sent publicity materials to relevant buildings, informing them of the proposed OBB 2.0 and its tentative implementation schedule, and appealing to them to start planning for the prescribed inspection and repair works with a view to making an application for participation in OBB 2.0. A total of ten district briefings were conducted in March and April 2018 to brief owners of target buildings on the details of the initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3418)

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 "formulating a policy framework to tackle brownfield sites in a holistic manner", please inform this Committee of the following:

1. Is there a timetable for formulating the "policy framework"? If yes, when will the formulation work be completed? If not, what are the reasons?

2. It is believed that the Government needs to forge general community consensus on the proposed directions of tackling brownfield sites before devising any concrete measures. As for "forging general community consensus", please advise on the actions taken over the past few years and the effect thereof.

3. There are public views that the progress of tackling brownfield sites in Hong Kong is too slow and the community's aspirations have been left unanswered. What is the Development Bureau's response in this regard?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 71)

Reply:

1. Making optimal use of brownfield sites is one of the main directions in the Government's multi-pronged land supply strategy. To support the formulation of a policy framework, the Government is conducting various on-going brownfield-related studies which will be finalised within this year, including two studies on the technical feasibility and financial viability of accommodating brownfield operations in multi-storey buildings commissioned by the Civil Engineering and Development Department, and the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (NT) commissioned by the Planning Department.

2. The Government appointed the Task Force on Land Supply in September 2017 to forge public consensus on the overall land supply strategy. The Task Force will soon embark on an extensive public engagement exercise on various land supply options, including the development of brownfield sites.

3. The Government is committed to prioritising areas with a larger cluster of brownfield sites and better development potential for development with adjoining land into a large-scale development area under the new development area (NDA) approach. This can optimise the development potential of brownfield sites and their surrounding land and better meet the housing, social and other needs of people moving into the NDA through comprehensive planning and provision of enhanced infrastructure.

In this connection, the Government is actively planning and pursuing the following NDA projects, which cover around 540 hectares (ha) of brownfield sites –

Large-scale development project	**Estimated developable area**	**Estimated area of affected brownfield sites**	**Estimated flat production/ population of the whole project**	**Estimated population intake (Year)**
Kwu Tung North/Fanling North NDA	320 ha	50 ha	60 000 units (not yet counting the proposed increase in development intensity to be submitted to the Town Planning Board)	2023 – 2031
Hung Shui Kiu NDA	441 ha	190 ha	61 000 units	2024 – 2038
Yuen Long South development	185 ha	100 ha	28 500 units	2027 – 2038
Potential development areas in NT North	720 ha	200 ha	Population: 255 000/ 350 000	Beyond 2030
Total	**1 666 ha**	**540 ha**	**149 500 units PLUS Population : around 255 000/ 350 000**	

As regards the remaining 760 ha of brownfield sites which have not yet been covered by the above large-scale development projects, the Government will continue to assess their development potential in a progressive manner, taking into account the findings of the aforesaid studies and the views gathered during the public engagement exercise organised by the Task Force on Land Supply.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1297)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%.

(a) Please inform this Committee of the number of compulsory sale order applications and compulsory sale orders granted, broken down by year and by district as specified in the table below, in the five years before (i.e. 2007, 2008, 2009, 2010, 2011) and after the amendment of the Ordinance; and

		Number of compulsory sale order applications																		
		Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Before amendment of the Ordinance	2007																			
	2008																			
	2009																			
	2010																			
	2011 (before 1 April)																			

After amendment of the Ordinance	2011 (on or after 1 April)																			
	2012																			
	2013																			
	2014																			
	2015																			
	2016																			
	2017																			

(b) Regarding the Lands Tribunal's processing of cases related to the Ordinance, please provide, in the table below, the average time required for completion of a compulsory sale order application.

		Number of compulsory sale orders granted																		
		Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Before amendment of the Ordinance	2007																			
	2008																			
	2009																			
	2010																			
	2011 (before April 1)																			

After amendment of the Ordinance	2011 (on or after April 1)																			
	2012																			
	2013																			
	2014																			
	2015																			
	2016																			
	2017																			

Regarding the processing of compulsory sale order applications, please provide, in tabular form, the number of applications received by the Lands Tribunal, cases of applications withdrawn, rejected, and orders granted, in the five years before (i.e. 2007, 2008, 2009, 2010, 2011) and after the amendment of the Ordinance.

Year	Number of compulsory sale order applications received by the Lands Tribunal	Number of cases of compulsory sale order applications withdrawn	Number of cases of compulsory sale order applications rejected	Number of cases of compulsory sale order applications granted

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 504)

Reply:

(a) The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. The number of compulsory sale applications received and compulsory sale orders granted by the Lands Tribunal during the period from 2007 to 2017, with breakdown by year and by district, are tabulated at **Annex A**.

(b) The Lands Tribunal is an independent judicial body and it adjudicates compulsory sale applications in accordance with the requirements laid down in the Ordinance and examines each application on its own merits. We have not kept track of the time taken by the Lands Tribunal to process each compulsory sale application.

Information on compulsory sale applications handled by the Lands Tribunal during the period from 2007 to 2017 is tabulated at **Annex B**.

- End -

Annex A

Compulsory sale applications received by Lands Tribunal (2007 – 2017)

Year \ District		Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Before the Notice came into effect	2007	7	4	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	14
	2008	5	2	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	10
	2009	2	2	0	0	0	0	0	2	2	0	0	0	0	0	0	0	0	0	8
	2010* (Jan-Mar)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	4	0	2	3	4	0	0	6	1	0	0	0	0	0	0	0	0	0	20
	2011	12	3	8	1	6	0	0	11	5	0	0	0	0	0	0	0	0	0	46
	2012	4	2	15	1	22	0	1	9	3	0	0	0	0	0	0	0	0	0	57
	2013	4	1	3	0	0	0	2	2	4	0	0	0	0	0	0	0	0	0	16
	2014	4	2	0	0	2	1	1	10	5	0	0	0	0	0	0	0	0	0	25
	2015	1	3	3	3	2	0	0	3	2	0	0	0	0	0	0	0	0	0	17
	2016	2	2	1	0	4	0	0	2	0	0	0	0	0	0	0	0	0	0	11
	2017	2	1	4	0	5	0	1	2	0	0	0	0	0	0	0	0	0	0	15

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

Compulsory sale orders granted by Lands Tribunal (2007 – 2017)

Year \ District		Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Before the Notice came into effect	2007	0	3	0	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	6
	2008	1	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	2009	2	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4
	2010* (Jan-Mar)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	1	0	0	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	7
	2011	3	2	0	1	2	0	0	5	1	0	0	0	0	0	0	0	0	0	14
	2012	1	0	8	0	17	0	0	2	1	0	0	0	0	0	0	0	0	0	29
	2013	1	0	2	0	0	0	1	2	1	0	0	0	0	0	0	0	0	0	7
	2014	2	1	0	0	2	0	1	3	3	0	0	0	0	0	0	0	0	0	12
	2015	1	2	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	6
	2016	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	2017	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

Annex B

Compulsory sale applications handled by Lands Tribunal (2007 – 2017)

	Year	Number of compulsory sale applications received	Number of compulsory sale applications withdrawn[#]	Number of compulsory sale applications rejected[#]	Number of compulsory sale orders granted[#]
Before the Notice came into effect	2007	14	0	0	6
	2008	10	1	0	4
	2009	8	1	0	4
	2010* (Jan-Mar)	1	0	0	1
After the Notice came into effect	2010* (Apr-Dec)	20	3	0	7
	2011	46	7	1	14
	2012	57	1	0	29
	2013	16	0	0	7
	2014	25	0	0	12
	2015	17	0	0	6
	2016	11	0	0	1
	2017	15	0	0	1

* The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (the Notice), which lowers the application threshold for compulsory sale from 90% to 80% for three specified classes of land lot, came into effect on 1 April 2010.

\# The compulsory sale applications withdrawn/rejected and compulsory sale orders granted do not necessarily correspond to the compulsory sale applications received during the same year.

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:

Please provide details of the development of the cases with compulsory sale orders granted over the past ten years according to the table below:

Case number	Lot number	Address of the property	Site area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment	Use after redevelopment	Before redevelopment			After redevelopment			Details of combination of sites
								Plot ratio	Number of residential units	Gross floor area	Plot ratio	Number of residential units	Gross floor area	

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 517)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Given that significant resources are required to compile the details of cases with compulsory sale order granted over an extended period of time, we have only compiled the information for the past five years, which is set out in **Annex**.

Annex

Case number	Lot number	Address of the property	Site Area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	Before redevelopment			After redevelopment			Details of the combination of sites
								Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 3000/ 2013	The Remaining Portion of Section C and Sub-section 5 of Section D of Quarry Bay Inland Lot No 4 and the Remaining Portion of Section D of Quarry Bay Inland Lot No 4	Nos 852 – 854 King's Road, Hong Kong	548.738m^2	$169.25	$169.25	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 2444.8m^2 ◈ Domestic GFA = 13987.5m^2 ◈ (combined site also including LDCS 40000/ 2012)	The redevelopment site covers Nos. 852-858 King's Road and 21-39 Mansion Street Building construction has not been completed
								-	20	-				
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	5 713.54m^2	$2 293	$2 293	R/C	#	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			#	#	#	No approved redevelopment proposal
								-	288	-				
LDCS 5000/ 2013	Kowloon Inland Lot Nos 10532 and 10534	Nos. 68-70A Kimberley Road, Tsimsha-tsui, Kowloon	843m^2 (Aggregate site area of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	$1 075	$1 075 (Combined sale of LDCS 5000/ 2013 and 6000/ 2013)	R	C◈	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	Not Applicable	Non-domestic GFA = 9 680.4m^2◈ (Combined site including LDCS 5000/2013 and 6000/2013)	The redevelopment site covers Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road Building construction has not been completed
LDCS 6000/ 2013	Kowloon Inland Lot Nos. 10505 and 10564	Nos. 72 -72C Kimberley Road, Tsimshatsui, Kowloon						-	54 (Total no. of domestic flats of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	-				
LDCS 7000/2013	Sub-section 1 of Section A of Sub-section 2 of Section A of Marine Lot No.243 The Remaining Portion of Section A of Sub-section 2 of Section A of Marine No.243	No.41- 45 Catchick Street, Sai Wan, Hong Kong	209.032m^2	--	-- (Developer acquired the remaining property interests after compulsory sale order was made, the public auction was thus cancelled.)	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 2,001.734m^2 ◈ Domestic GFA =7597.515m^2 ◈ (combined site)	The redevelopment site combines with No. 33-47 Catchick Street Works not yet commenced.
								-	28	-				
LDCS 8000/ 2013	Inland Lot No. 7514 and Inland Lot No. 7513	Nos. 1-3 Yuet Yuen Street, North Point, Hong Kong	332.779 m^2 (Aggregate site area of 22 Java Road and 1-5 Yuet Yuen Street)	$105	$105	R	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 149.8m^2 ◈ Domestic GFA = 2 902.3m^2◈ (combined site)	The redevelopment site combines with No. 22 Java Road and No. 5 Yuet Yuen Street Building construction has not been completed
								-	12	-				

Case number	Lot number	Address of the property	Site Area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	Before redevelopment			After redevelopment			Details of the combination of sites
								Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 9000/ 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	$53.8	R	R/C◈	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 1 192.7 m^2 ◈ Domestic GFA = 5 963.3 m^2 ◈	The redevelopment site covers Nos. 1-19 Nam Cheong Street Building construction has not been completed
								-	10 (Total no. of domestic flats of Nos. 9-11 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	2139.649 m^2	$1 739	$1 739	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3 209.5 m^2 ◈ Domestic GFA = 15 956.3 m^2 ◈	Works not yet commenced
								-	161	-				
LDCS 3000/ 2014	Subsection 1 of Section J of Kowloon Inland Lot No. 1171 and the Remaining Portion of Section J of Kowloon Inland Lot No. 1171	Nos. 148-148A Austin Road, Kowloon, Hong Kong	531.632 m^2	$286.9	$286.9	R	C◈	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 6 294.4 m^2 ◈	The proposed development is a hotel Building construction has not been completed
								-	20 (Total no. of domestic flats of Nos. 148-150A Austin Road)	-				
LDCS 7000/ 2014	Kwun Tong Inland Lot No. 3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#	$1 621.6	$1 621.6	I	#	10.91	Information is not available in the approved building plans	20,280.5 m^2	#	#	#	No approved redevelopment proposal
LDCS 8000/ 2014	The Remaining Portion of Section B of Inland Lot No. 953	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	819.591 m^2	$750	$750	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 1 401.9 m^2 ◈ Domestic GFA = 5 808.7 m^2 ◈	Works not yet commenced
								-	97	-				

Case number	Lot number	Address of the property	Site Area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	Before redevelopment			After redevelopment			Details of the combination of sites
								Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 9000/ 2014	Sub-section 1 of Section A of New Kowloon Inland Lot No. 317 and the extension thereto	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	2126.459m^2 (Aggregate site area of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North)	$473	$473	R	R/C◈	This building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3,262.8m^2 ◈ Domestic GFA = 15677.960m^2 ◈ (Combined site)	The redevelopment site covers Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North Works not yet commenced
								-	72 (Total no. of domestic flats of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street)	-					
LDCS 10000/ 2014	The Remaining Portion of Section V of Inland Lot No. 1366 and Sub-section 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732.269m^2 (Aggregate site area of Nos.13-23 Jupiter Street)	$197	$197	R	R/C◈	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 704.2m^2 ◈ Domestic GFA = 6,159.8m^2 ◈ (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street Building construction has not been completed
								-	8 (Total no. of domestic flats of Nos. 17-19 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	$941	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 895.049m^2 ◈ Domestic GFA = 7 394.56m^2 ◈	Works not yet commenced
								-	48	-				
LDCS 17000/ 2014	Section A-C and the Remaining Portion of New Kowloon Inland Lot No. 1556	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	418.968m^2	$267	$267	R	R/C◈	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 622.237m^2 ◈ Domestic GFA = 3 016.764m^2 ◈	Works not yet commenced
								-	24	-				
LDCS 18000/ 2014	The Remaining Portion of Marine Lot No. 479 and the Remaining Portion of Marine Lot No. 484	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong	687.399m^2 (Aggregate site area of 99-103A Connaught Road West)	$309	$309	R/C	C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	Not applicable	Hotel GFA = 10 311.0m^2 ◈	The approved proposal is a hotel development The redevelopment site covers Nos. 99-103A Connaught Road West Works not yet commenced
								-	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	-				

Case number	Lot number	Address of the property	Site Area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	Before redevelopment			After redevelopment			Details of the combination of sites
								Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 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	1868.651m^2	$1698	$1698	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 2809.5m^2 ◈ Domestic GFA = 14003.3m^2 ◈	Works not yet commenced
								-	Information is not available in the approved building plans	-				
LDCS 24000/2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	#	$92.4	$106.4	R	#	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			#	#	#	No approved development proposal
								-	Information is not available in the approved building plans	-				
LDCS 25000/2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon	839.5m^2	$128.1	$128.1	R	R◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Domestic GFA = 2009.8m^2 ◈	Works not yet commenced
								-	32	-				
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	1756.705m^2	$2055	$2055	R/C	C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-Domestic GFA = 25988.54m^2 ◈	Works not yet commenced
								-	60	-				
LDCS 3000/2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	#	--	-- (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled)	R/C	#	As the concerned building was designed based on 'volume calculations', no information on PR/GFA is available in the approved building plans			#	#	#	No approved development proposal
								-	Information is not available in the approved building plans	-				

Case number	Lot number	Address of the property	Site Area	Upset price by auction ($ million)	Transaction price by auction ($ million)	Use before redevelopment (based on building plans)	Use after redevelopment (based on building plans)	Before redevelopment			After redevelopment			Details of the combination of sites
								Plot ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	Plot Ratio (PR)	Number of residential flats	Gross Floor Area (GFA)	
LDCS 6000/ 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	629.9885m^2	$1 049.3	$1 049.3	R/C	R/C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 314.4m^2 ◈ Domestic GFA = 4 666.5m^2 ◈	Works not yet commenced
								-	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	$1 620	$1 620	R/C	C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 12,183.9m^2 ◈	The redevelopment site covers Nos. 222-228 Wan Chai Road Works not yet commenced
								-	81	-				
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	1046.78m^2 (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	$413	$413	R	R/C◈	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	1,852.79m^2 (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA = 980.353m^2 ◈ Domestic GFA = 7842.9519m^2 ◈	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road Works not yet commenced
LDCS 17000/ 2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m^2	$441	$441	R/C	C◈	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3 982.089m^2 ◈	The redevelopment site covers Nos. 11-15 Matheson Street Works not yet commenced
								-	8	-				
LDCS 1000/ 2016	Section B of Shauki-wan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	#	$1 401	$1 401	R/C	#	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			#	#	#	No approved redevelopment proposal
								-	135	-				
LDCS 3000/ 2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#	$81.2	$81.2	R/C	#	Non-domestic = 0.868 Domestic = 3.327	6	Non-domestic GFA = 64.26m^2 Domestic GFA = 246.26m^2	#	#	#	No approved redevelopment proposal

Legend :

#	Information is not available since a redevelopment proposal has yet to be submitted/approved
*	According to established practice, information on the number of residential flats and plot ratio cannot be disclosed under the obligation of confidence. The two pieces of information would be made available respectively in the Occupation Permit and the approved buildings plans deposited with Buildings Department after the redevelopment project is completed
◈	Information is extracted from the "Monthly Digest" of the Buildings Department. The information may be subject to changes.
R	Residential
C	Commerical
R/C	Residential/Commercial
I	Industrial

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1717)

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

Question:

Will the Government inform this Committee of the following:

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

(b) Please set out, in tabular form, the respective locations, project names, developer names, numbers of units, numbers of storeys, completion dates and market launch dates of all railway property development projects, URA development projects, private redevelopment projects and private development projects known to be made available to the market in the future.

(c) Please set out, in tabular form, the respective locations, project names, developer names, numbers of units, numbers of storeys, completion dates and market launch dates of all office, commercial and industrial projects launched over the past three years and known to be made available to the market in the future.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 518)

Reply:

(a) Information on residential development projects in the past three financial years (i.e. from 1 April 2015 up to 28 February 2018) is set out below :

Railway property development projects (Note 1)			
Project Name (Lot No.)	**Developer**	**Flat number estimated at the time of tender**	**Building covenant expiry date** (Note 2)
2015-16			
Tseung Kwan O MTR Depot Area 86 - Package 7 (Site C1) (Section A and the Remaining Portion of Tseung Kwan O Town Lot No. 70)	Ventures Smart Limited	1 250	30 September 2022
West Rail, Yuen Long Station (Yuen Long Town Lot No. 510)	Success Keep Limited	1 876	31 December 2022
Tseung Kwan O MTR Depot Area 86 - Package 8 (Site H) (Section A and the Remaining Portion of Tseung Kwan O Town Lot No. 70)	Albany Investments Limited	1 430	31 December 2021
Tseung Kwan O MTR Depot Area 86 - Package 9 (Site J) (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Ever Merits Investments Limited	1 780	30 September 2022
Tseung Kwan O MTR Depot Area 86 - Package 10 (Site I) (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	City Century Development Limited	1 170	31 December 2022
2016-17			
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	Gold Brilliant Investment Limited	1 000	31 December 2023

Railway property development projects (Note 1)			
Project Name (Lot No.)	**Developer**	**Flat number estimated at the time of tender**	**Building covenant expiry date** (Note 2)
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	Ease Harvest Investments Limited	800	11 June 2024
2017-18 (up to end February 2018)			
West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District 103)	Grand Ample Limited	1 652	30 September 2025
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	High Crown Holdings Limited	600	16 January 2025

Projects of the Urban Renewal Authority (Note 1)			
Project Name (Lot No.)	**Developer**	**Flat number estimated at the time of tender**	**Building covenant expiry date** (Note 2)
2015-16			
Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (Kowloon Inland Lot No. 11244) (Note 3)	Urban Renewal Authority	493	31 December 2020
Pak Tai Street/San Shan Road, Ma Tau Kok (Kowloon Inland Lot No. 11245)	Top Deluxe (H.K.) Ltd.	161	30 June 2020
Sai Wan Ho Street, Shau Kei Wan (Shau Kei Wan Inland Lot No. 853)	Kingland Century Ltd	120	31 December 2020

Projects of the Urban Renewal Authority (Note 1)			
Project Name (Lot No.)	**Developer**	**Flat number estimated at the time of tender**	**Building covenant expiry date** (Note 2)
205-211A Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6545)	Assets Island Ltd.	69	30 September 2020
Kowloon City Road / Sheung Heung Road, Ma Tau Kok (Kowloon Inland Lot No. 11246)	Rosy Page Ltd.	216	30 September 2021
2016-17			
Pine Street / Oak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11251)	Rich Asia Management Ltd.	115	31 March 2021
1-3B Kowloon Road / No. 1-5 Kiu Yam Street, Sham Shui Po (New Kowloon Inland Lot No. 6558)	Elite Land Development Ltd.	80	30 September 2021
Peel Street / Graham Street, Sheung Wan - Site A (Inland Lot No. 9064)	Cheer View Holdings Ltd.	116	31 December 2023
2017-18 (up to end February 2018)			
8-10 Fuk Chak Street / No. 7-9 Li Tak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11259)	Chevalier Pacific Ltd.	96	31 March 2022
Reclamation Street / Shantung Street, Mong Kok (Kowloon Inland Lot No. 11254)	Top Harmony Development Ltd.	187	30 September 2023

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	**Name of registered owner of the lot as at execution of the lease modification/ land exchange**	**Estimated flat number as at execution of land documents**	**Building covenant expiry date** (Note 2)
2015-16			
47 Barker Road, The Peak (Rural Building Lot No. 544)	Absolute Keen Limited	2	Not specified
31-69 Chai Wan Road, Shau Kei Wan (Shau Kei Wan Inland Lot No. 634)	Timse Enterprises Limited	470	30 September 2020
Tong Yan San Tsuen, Yuen Long (Lot No. 1752 in Demarcation District No. 122)	Gain Glory Development Limited	30	30 September 2019
Lung Ma Road, Fanling (Lot No. 2517 in Demarcation District No. 83)	LEE Kim Ming and YEUNG Yuen Man	1	30 September 2019
45 Tai Tam Road, Stanley (Rural Building Lot No. 442)	Tania Development Limited	7	31 March 2020
101 Tai Mong Tsai Road, Sai Kung (Lot No. 859 in Demarcation District No. 216)	PAC-Wealth Enterprises Limited	4	30 September 2019
Portland Street, Mong Kok (Kowloon Inland No. 11243)	China Travel Service (Holdings) Hong Kong Limited	27	31 December 2019

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	**Name of registered owner of the lot as at execution of the lease modification/ land exchange**	**Estimated flat number as at execution of land documents**	**Building covenant expiry date** (Note 2)
279, 279A, 279B & 279C Prince Edward Road West, Kowloon City (Kowloon Inland No. 2453)	Able Business Development Limited	18	31 December 2019
San Tam Road, San Tin, Yuen Long (Lot No. 4823 in Demarcation District No. 104)	Wonder Pacific Development Limited	1	30 June 2019
Tai Kei Leng, Yuen Long (Yuen Long Town Lot No. 527)	Onfine Development Limited, Gainbo Limited, Waygent Investment Limited and Magic Sign Limited	27	30 June 2020
Tuen Mun Heung Sze Wui Road, Tuen Mun (Castle Peak Town Lot No. 18 and Tuen Mun Town Lot No. 99)	Million World Development Limited	100	31 March 2020
Discovery Bay, Lantau Island (Remaining Portion of Lot No. 385 in Demarcation District No. 352 and the Extensions thereto)	Hong Kong Resort Company Limited	185	60 months from the date of the approval letter (which is 24 March 2016)

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

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	**Name of registered owner of the lot as at execution of the lease modification/ land exchange**	**Estimated flat number as at execution of land documents**	**Building covenant expiry date** (Note 2)
430 Castle Peak Road, Tuen Mun (Ping Shan Inland Lot 6)	Deltum Company Limited	1	Not specified
2017-18 (up to end February 2018)			
Area 85, Tseung Kwan O, Sai Kung (Tseung Kwan O Town Lot No. 121)	Li Profit Limited	1 518	31 December 2022
Siu Hong, Area 54, Tuen Mun (Tuen Mun Town Lot No. 483)	Pacific Good Investment Limited	4 540	31 December 2024
Hung Shui Kiu, Yuen Long (Lot No. 4328 in Demarcation District No. 124)	Art Rich Investment Limited	176	31 December 2022
Nos. 301, 301A-C Prince Edward Road West, Kowloon City (Kowloon Inland Lot No. 2320)	Gold Asset Investment Limited and Wise Think Global Limited	79	31 March 2021
No. 195 Prince Edward Road West, Kowloon City (Section E of Kowloon Inland Lot No. 2341)	Junie Limited	34	31 December 2022
No. 30A San Shek Wan, Lantau Island (Lot No. 687 in Demarcation District No. 329)	Cheer Asia Development Limited	3	Not specified

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	**Name of registered owner of the lot as at execution of the lease modification/ land exchange**	**Estimated flat number as at execution of land documents**	**Building covenant expiry date** (Note 2)
No. 13 and 15 Sze Shan Street, Yau Tong (Yau Tong Inland Lot No. 41)	Double Bright Limited	332	31 March 2023
Shap Pat Heung Road, Yuen Long (Lot No. 4056 in Demarcation District No. 120)	Magicome Developments Limited and Winpo Development Limited	266	31 March 2023
Fo Tan, Sha Tin (Sha Tin Town Lot No. 576)	Centralcon (Fo Tan) Company Limited	914	31 August 2024
Sai Sha, Shap Sze Heung, Tai Po (Tai Po Town Lot No. 157)	Light Time Investments Limited	4 776	30 September 2025
Ha Yeung, Clear Water Bay, Sai Kung (Lot No. 264 in Demarcation District No. 233)	Gold Plate Investments Limited	5	31 December 2021
Tong Yan San Tsuen, Yuen Long (Lot No. 2168 in Demarcation District No. 121)	Super Sky Development Limited	15	31 December 2021
Chau Tsai, Pak A Village, Sai Kung (Lot No. 339 in Demarcation District No. 362)	Manifine Development Limited	1	31 December 2021

Development projects involving residential use subject to lease modification/land exchange (Note 3)			
Location (Lot No.)	**Name of registered owner of the lot as at execution of the lease modification/ land exchange**	**Estimated flat number as at execution of land documents**	**Building covenant expiry date** (Note 2)
Areas 24 and 25, Kwu Tung, Sheung Shui (Fanling Sheung Shui Town Lot No. 263)	Team Glory Development Limited	810	30 June 2025
Ping Shan, Yuen Long (Lot No. 2128 in Demarcation District No. 121)	Winful Far East Limited	18	31 December 2021
Ma Sik Road, Area 18, Fanling (Fanling Sheung Shui Town Lot No. 262)	Best Galaxy Limited	1 583	31 December 2023

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

Location	**Estimated flat number** (Note 5)
2015-16	
2 Serenity Path, Silverstrand, Sai Kung	3
18 Po Shan Road	38
45 Castle Peak Road, Tuen Mun	7
7 Victory Avenue	250
6 Moorsom Road	1
16 and 18 Cape Road	4
55-57 Bisney Road	21
45-65A Pok Fu Lam Road	350
9 Lok To Street (Scheme B)	1
48 Caine Road	84
2 and 2A Henderson Road	1
17 Shek O Road	1
245-247 Tai Kok Tsui Road	76

Location	Estimated flat number (Note 5)
62 Shanghai Street	88
420-422 Prince Edward Road West	33
18-24 Ko Shan Road	50
450-456G Queen's Road West	645
68-86 Wan Fung Street	234
2-4 Yin Chong Street	18
6-22 Chung Ching Street	240
204-214 Tung Chau Street	161
46 Fuk Lo Tsun Road	2
6-16 Peel Rise	4
34 Mount Kellett Road	2
3 Macdonnell Road	24
297-299 Kwun Tong Road	7
13 Ho Man Tin Street	6
8 Pollock's Path	2
Junction of 29-31 Argyle Street and 468 Reclamation Street	36
2016-17	
1 Yuet Yuen Street	128
5 Henderson Road	1
145 Waterloo Road and 2 York Road	1
856 King's Road	464
5 Kai Yuen Street, Lower Kai Yuen Lane and Upper Kai Yuen Lane	611
3 Pun Shan Chau, Tai Po	1
138 Pok Fu Lam Road	3
18 Fei Ngo Shan Road, House No. 4, Custom Pass, Sai Kung	1
1-19 Nam Cheong Street	129
36 Severn Road	1
17 Yik Yam Street	68
6 Sha Tseng Road	1
115-125 Castle Peak Rd	123
180 Shau Kei Wan Road	61
18 and 20 Caine Road	293
49-55 Kai Tak Road	88
310-310C Un Chau Street	104
25 Wong Nai Chung Road	22
7 Headland Road	4
8, 8A, 10 and 10A Mosque Street	141
2 Beacon Hill Road	1
Cheung Chau (CCIL 11)	1

Location	Estimated flat number (Note 5)
23 Po Shan Road	16
48-56 Ki Lung Street	138
3 Fei Ngo Shan Road	5
16 Perkins Road	1
13-23 Jupiter Street	192
2017-18 (up to end February 2018)	
1A-1P Marble Road	281
Area 2a, Discovery Bay, Lantau Island	21
12-18 Tin Wan Street	142
146 Waterloo Road	2
8-12 Peak Road	1
30 Po Shan Road	1
342-354 Un Chau Street	179
4 Dorset Crescent	1
12 Hereford Road	1
74 Repulse Bay Road	1
75 Peak Road (Site A)	14
75 Peak Road (Site B)	13
51-61 Tai Po Road	138
57-69 Ma Tau Wai Road and 2-20 Bailey Street	551
1-19 Chung Ching Street and 21 Ki Ling Lane	263

Note 1: Based on the date of tender invitation by MTR Corporation Limited (MTRCL)/ Urban Renewal Authority (URA).
Note 2: Building covenant date specified in the Conditions of Sale/Modification Letter/ Conditions of Exchange.
Note 3: Based on the date of execution of land document.
Note 4: Based on the date of when commencement of project works was made known to the Transport and Housing Bureau.
Note 5: Based on the approved building plans approved by the Building Authority.

(b) In 2018-19, four projects owned by the MTRCL at Yau Tong Ventilation Building, Wong Chuk Hang Station, Ho Man Tin Station and LOHAS Park are planned to be tendered, capable of providing a total of around 4 250 flats. The URA plans to invite tenders of four projects in 2018-19, capable of providing about 680 flats in total. The supply from private development or redevelopment projects in 2018-19, which are market-driven, is estimated to be about 5 330 flats based on the annual average supply from 2008 to 2017.

(c) As regards commercial/business/hotel/industrial sites under the Land Sale Programme sold in the past three financial years from 1 April 2015 to 28 February 2018, the information is set out in the table below:

Location (Lot No.)	Name of purchaser	Total Maximum gross floor area under Conditions of Sale (square metres)	Building covenant expiry date (Note 6)
2015-16			
On Yiu Street, Shek Mun, Sha Tin, New Territories (Sha Tin Town Lot No. 617)	Jumbo Pacific Limited	16 150	30 June 2021
Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories (Yuen Long Town Lot No. 532)	Regal Crown Development Limited	46 230	30 September 2022
Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 522)	Opal Lucky Limited	5 386	30 June 2020
2016-17			
Tai Lin Pai Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 517)	First Lands Development Company Limited	11 474	31 March 2022
Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 478)	Keen Realty Development Limited	35 216	31 December 2021
Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (Aberdeen Inland Lot No. 462)	Grand Apex Limited	26 472 (inclusive of arts and cultural centre and office premises)	31 December 2022 : for whole lot 31 December 2022 : for arts and cultural centre and office premises

Location (Lot No.)	**Name of purchaser**	**Total Maximum gross floor area under Conditions of Sale (square metres)**	**Building covenant expiry date** (Note 6)
Kai Tak Area 1E Site 2, Kowloon (New Kowloon Inland Lot No. 6557)	Leader Bright Limited	101 944 (inclusive of public vehicle park)	30 September 2022 : for whole lot 30 September 2022 : for public vehicle park
King Lam Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6505)	Super Record Limited	92 736	30 June 2024
Wing Kei Road, Kwai Chung, New Territories (Kwai Chung Town Lot No. 524)	Vision Land Limited	16 435	30 June 2022
Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6582)	Good Sense Development Limited	50 052 (inclusive of child care centre and neighbourhood elderly centre sub-base and public vehicle park)	31 December 2022 : for whole lot 31 December 2022 : for child care centre and neighbourhood elderly centre sub-base 30 June 2021 : for public vehicle park
Murray Road, Central, Hong Kong (Inland Lot No. 9051)	Century Base Development Limited	43 200 (inclusive of public vehicle park)	30 September 2023: for whole lot 30 September 2023 : for public vehicle park
Kai Tak Area 1F Site 2, Kowloon (New Kowloon Inland Lot No. 6556)	Rich Union Development Limited	177 670 (inclusive of Public Transport Interchange and underground shopping street)	30 September 2023: for whole lot 30 September 2023 : for Public Transport Interchange 30 September 2023 : for underground shopping street

Location (Lot No.)	**Name of purchaser**	**Total Maximum gross floor area under Conditions of Sale (square metres)**	**Building covenant expiry date** (Note 6)
2017-18 (up to end February 2018)			
Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6572)	Bonson Holdings Limited	34 476 (inclusive of refuse collection point)	31 December 2023 : for whole lot 31 December 2023 : for refuse collection point
Off Hing Wah Street West, Cheung Sha Wan, Kowloon (New Kowloon Inland Lot No. 6550)	Fedder Limited	34 770	30 June 2024
Ma Kok Street, Tsuen Wan, New Territories (Tsuen Wan Town Lot No. 428)	Capital Way (H.K.) Limited	18 742	30 September 2023

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

A total of four commercial/hotel sites capable of providing about 531 300 square metres of gross floor area have been included in the 2018-19 Land Sale Programme. Details are available on the website of Lands Department : https://www.landsd.gov.hk/en/landsale/programme_legalnotice_201819.htm

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1091)

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 2017-18, the Development Bureau "completed the public engagement for the 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030' ("Hong Kong 2030+"); in 2018-19, it will "continue to take forward the 'Hong Kong 2030+' study and finalise the territorial development strategy beyond 2030". In this connection, please inform this Committee of the following:

(1) The staff establishment, expenditure and consultants commissioned for the said study;

(2) The commencement date and estimated completion date of the said study;

(3) In the results of the public engagement exercise, whether there are views supporting the development of "a fifth cross-harbour railway" and whether there are support for the various railway proposals.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 10)

Reply:

Commenced in 2015 to update the territorial development strategy, "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" study ("Hong Kong 2030+") proposes a vision-driven and action-oriented plan to enhance liveability in our high-density compact city, to embrace economic challenges and opportunities, and to create capacity for sustainable growth. Among other proposals, "Hong Kong 2030+" proposes the East Lantau Metropolis (ELM), one of the two strategic growth areas through creating artificial islands by reclamation in the waters near Kau Yi Chau and Hei Ling Chau Typhoon Shelter, and making better use of the under-utilised land in Mui Wo, to create a smart, liveable and low-carbon development with the third Core Business District. ELM will be supported by the proposed North West New Territories-Lantau-Metro Transport Corridor.

Subject to detailed study in due course, the proposed transport corridor may include a cross-harbour railway system as well as a road network.

The six-month public engagement (PE) of "Hong Kong 2030+" ended in April 2017. The analysis of public views received and the relevant technical assessments for the spatial development option(s) are in progress. We aim to complete the technical assessments in 2018 before finalising the updating of the territorial development strategy.

The "Hong Kong 2030+" is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. As such, we are unable to provide a separate breakdown of the manpower resources incurred solely for this work.

Separately, external expertise/professional services have been engaged to undertake technical assessments (including Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses) and conduct PE activities. The total expenditure for these external expertise/professional services, together with the preparation of the final report of the "Hong Kong 2030+", is estimated to be about $29 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1122)

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) Over the past five years, how much land did the Government earmark for building public housing and subsidised housing for sale every year?

(b) Please set out the numbers of the existing housing co-operatives, with a breakdown by the 18 districts, and the respective names of the housing co-operatives.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 42)

Reply:

(a) As announced in the "Long Term Housing Strategy Annual Progress Report 2017" released in December 2017 (the LTHS Report), the total housing supply target for the 10-year period from 2018-19 to 2027-28 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply targets will be 280 000 units and 180 000 units respectively. The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

As the "earmarking" of land for public housing is a continuous process which, depending on the cases concerned, may involve different stages of the development process such as rezoning, clearance, site formation, etc. being kickstarted and completed at different points in time, the Government has not been keeping annual statistics based on the concept of "earmarking". Instead, the Government has been referring to the estimated completion of public housing for the relevant years. Such statistics broadly reflect the results of the earmarking of land for public housing purpose in the previous years.

In this regard, according to the Transport and Housing Bureau, as stated in the LTHS Report, the total public housing production for the 10-year period from 2018-19 to 2027-28 is estimated to be around 237 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the coming five years (2017-18 to 2021-22) by district are set out at **Annex A**. For public housing projects with completion beyond 2021-22 (2022-23 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as conducting feasibility studies or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided as appropriate when the five-year construction programme is rolled forward.

(b) The Co-operative Societies Ordinance (Cap. 33) (CSO) enshrines the co-operative principles and the Director of Agriculture, Fisheries and Conservation is appointed as the Registrar to register and regulate co-operative societies. According to the Agriculture, Fisheries and Conservation Department, there are 48 co-operative building societies registered under the CSO as at end-February 2018. Details are set out at **Annex B**.

Annex A

Hong Kong Housing Authority (HA)'s Estimated Public Rental Housing (PRH) Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100	5.3#
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	1 700	7.9#
		So Uk Phase 2	1 400		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2#
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	**18 200**	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.3
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	2 300		7.9#
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	**15 700**	
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7#
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	4.4
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	**13 800**	

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	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7#
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2#
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6#
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	**11 900**	
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#
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	13.6#
			Sub-total	**13 800**	
			Total	**73 400**	

(Based on HA's Public Housing Construction Programme as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding. The figures may be subject to change 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.

Hong Kong Housing Authority (HA)'s Estimated Subsidised Sale Flats (SSF) Production (2017-18 to 2021-22)

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	**248**	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0#
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	**6 600**	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0#
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0#
			Sub-total	**4 400**	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27	1 200	1 200	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6#
			Sub-total	**6 800**	

Estimated Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	**5 400**	
			Total	**23 400**	

(Based on HA's Public Housing Construction Programme as at December 2017)

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

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

\# The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HKHS's Estimated PRH Production (2017-18 to 2021-22)

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					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5#
			Sub-total	**1 000**	
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			Sub-total	**300**	
			Total	**1 300**	

(Based on HKHS's flat production forecast as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

* Senior Citizen Residences Scheme Project

The figure includes all phases. Some of these phases will not be completed in the year.

HKHS's Estimated SSFs Production (2017-18 to 2021-22)

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	**1 640**	
			Total	**1 640**	

(Based on HKHS's flat production forecast as at December 2017)

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

Annex B

Co-operative Building Societies Registered under the Co-operative Societies Ordinance (Cap. 33)

District	Number of Co-operative Building Society	Name
Southern	1	Aberdeen Co-operative Building Society, Limited
Central and Western	2	Pokfield Garden Co-operative Building Society, Limited
		Magnolia Garden Co-operative Building Society, Limited
Eastern	11	Sincerity Co-operative Building Society, Limited
		Fraternity Co-operative Building Society, Limited
		Friends Co-operative Building Society, Limited
		Good Luck Mansion Co-operative Building Society, Limited
		Hong Yee Co-operative Building Society, Limited
		Mansion Co-operative Building Society, Limited
		Salim Co-operative Building Society, Limited
		Tai Wah Co-operative Building Society, Limited
		Shaukiwan Co-operative Building Society, Limited
		Success Co-operative Building Society, Limited
		Yick Kwan Co-operative Building Society, Limited
Kowloon City	25	Arch Court Co-operative Building Society, Limited
		Happy Co-operative Building Society, Limited
		Lily Garden Co-operative Building Society, Limited
		Pak Kung Street Co-operative Building Society, Limited
		Snughome Co-operative Building Society, Limited
		Union Co-operative Building Society, Limited
		Mataukok Co-operative Building Society, Limited
		Acme Co-operative Building Society, Limited
		Amity Co-operative Building Society, Limited
		Anhui Street Co-operative Building Society, Limited
		Ascot Co-operative Building Society, Limited
		Comfort Co-operative Building Society, Limited
		Concurrent Co-operative Building Society, Limited
		Felix Co-operative Building Society, Limited
		Good Hope Co-operative Building Society, Limited
		Kinney Co-operative Building Society, Limited
		Maidstone Co-operative Building Society, Limited
		Maine Co-operative Building Society, Limited
		Mayfair Co-operative Building Society, Limited
		Peerless Co-operative Building Society, Limited
		Popular Co-operative Building Society, Limited
		Sinclair Co-operative Building Society, Limited
		Splendid Co-operative Building Society, Limited
		Sweethome Co-operative Building Society, Limited
		Valley Co-operative Building Society, Limited

District	Number of Co-operative Building Society	Name
Sham Shui Po	9	Lung Wa Co-operative Building Society, Limited
		Okay Co-operative Building Society, Limited
		Tai Chung Co-operative Building Society, Limited
		Bonnie Co-operative Building Society, Limited
		Peace Co-operative Building Society, Limited
		Siu Yuen Co-operative Building Society, Limited
		Sycamore Co-operative Building Society, Limited
		Universal Co-operative Building Society, Limited
		Y Hing Co-operative Building Society, Limited

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1126)

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 "continue the oversee the implementation of the New Territories Small House Policy", please inform this Committee of the following:

(a) The progress of relevant policy review, whether there will be a specific timetable for the review and the estimated expenditure involved;

(b) The number of small houses completed in each of the past five years; and

(c) The number of applications for and approved cases of removal of alienation restrictions in each of the past five years.

Asked by Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 46)

Reply:

The existing small house policy has been in operation for a long period of time. Any review inevitably involves complicated issues in aspects such as legal, environment, housing, land use planning and demand on land, all of which require careful examination. As the Development Bureau (DEVB) has to accord priorities to other more pressing policy issues under its purview, the review of the small house policy is not a priority task for the time being. Separately, given that the small house policy is currently subject to a judicial review, the Government is not in a position to publicly comment on relevant matters that may prejudice its handling of the case.

The review of the small house policy is conducted by existing staff of DEVB as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for the review.

(b) The number of small houses completed with Certificates of Compliance (CC) issued by the Lands Department (Lands D) in the past five years (2013 to 2017) is set out below:

Year	Number of small houses completed with CC issued
2013	1 151
2014	1 066
2015	904
2016	814
2017	799

(c) The number of applications approved for removal of restriction on alienation by Lands D in the past five years (2013 to 2017) is set out below:

Year	Number of applications approved for removal of restriction on alienation
2013	485
2014	577
2015	462
2016	409
2017	435

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1129)

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 to "continue to take forward the "Hong Kong 2030+" study and finalise territorial development strategy beyond 2030", please inform this Committee of the following:

(a) the details and progress of the plan involving the development of New Territories West as at present;

(b) the number of brownfield sites in the new development areas involved, as well as their percentage against the land with development potential;

(c) the publicity expenses as at present.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 49)

Reply:

(a) "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") updates the territorial development strategy and examines the strategies and feasible options for the overall spatial planning, land and infrastructure development, and the shaping of the built and natural environment for Hong Kong beyond 2030. Among others, "Hong Kong 2030+" proposes a conceptual spatial framework with a Western Economic Corridor to capitalise on the international and regional gateway and strategic transport infrastructure in Hong Kong/New Territories (NT) West, and to consolidate the major developments planned/under planning in Hung Shui Kiu, Tuen Mun, Yuen Long South and North Lautau as the new launch pad for growth. Besides, a strategic growth area, i.e. East Lantau Metropolis (ELM), is proposed, with the aim of creating a smart, liveable and low-carbon development with the third Core Business District. Both the Western Economic Corridor and ELM are to be supported by the proposed North West NT-Lantau-Metro Transport Corridor.

The six-month public engagement (PE) for the "Hong Kong 2030+" ended in April 2017. The analysis of public views received and the relevant technical assessments for the spatial development options are in progress. We aim to complete these assessments in 2018 before finalising the updating of the territorial development strategy.

(b) It is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. Besides, the potential development areas in the NT North, which is another Strategic Growth Area proposed under "Hong Kong 2030+", is estimated to cover another 200 ha of brownfield sites. Taking Hung Shui Kiu NDA and Yuen Long South as examples, brownfield sites account for around 43% and 54% of the total development area respectively.

(c) The PE for the "Hong Kong 2030+" is mainly conducted by staff of the Planning Department and the Development Bureau as part of their overall duties. We are unable to provide a separate breakdown of the manpower resources incurred solely for this work. External professional services have been engaged to assist in tasks relating to the conduct of PE, including formulation of PE strategy, preparation of publications, video, website, exhibitions and events. The estimated expenditure for hiring such publicity-related services is about $5.5 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1130)

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 launch of Operation Building Bright 2.0, please advise on the following:

(a) The operation involves an amount of about $3 billion; please advise on the amount and duration of funding disbursement to be made to the Urban Renewal Authority each year.

(b) The compliance rate of the Mandatory Building Inspection Scheme has not been satisfactory ever since its implementation; has assessment been made or indicators been set to assess the increase of compliance rate after the launch of the new round of operation?

(c) How will Smart Tender ensure that subsidies provided to property owners are used on building inspection and repair works, and how will it ensure that Government subsidies are properly used?

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 50)

Reply:

(a) To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) in mid-2018 at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS).

The funding will be disbursed to the Urban Renewal Authority (URA), Government's partner in implementing OBB 2.0, in advance by separate instalments to meet the cash flow requirement for OBB 2.0. Based on current projections, the estimated cash flow requirement is set out below -

Estimated amount of funding to be disbursed to URA	**($million)**
2018-19	290
2019-20	530
2020-21	600
2021-22	600
2022-23	600
2023-24	380
Total	**3,000**

(b) Based on our crude estimate, the funding under OBB 2.0 should be able to support the commissioning of inspection and repair works of 2 500 buildings. Up to 31 December 2017, there are about 1 500 residential and composite buildings aged 50 years or above with outstanding MBIS notices or pre-notification letters. It is expected that some of these buildings will receive assistance under OBB 2.0 in trying to comply with MBIS requirements. We will monitor the progress of OBB 2.0 and its impact on the compliance rate under MBIS.

(c) Buildings participating in OBB 2.0 whose owners are prepared to take up the organisation of the prescribed inspection and repair works for the common parts of their buildings to comply with MBIS requirements must participate in URA's "Smart Tender" Building Rehabilitation Facilitation Services scheme (save for those buildings where the property owners concerned have already invited tenders for building repair and maintenance contracts as of 20 December 2017). Under "Smart Tender", URA will line up an independent consultant to offer advice to owners covering the general scope of works needed and a relevant cost estimate. Owners can use the electronic tendering platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. A "DIY tool-kit" will also be provided to owners to guide them in organising the works. "Smart Tender" will provide pertinent information to property owners to make an informed decision on the repair works required for their buildings and assess the value-for-money of the returned tenders.

Besides, under OBB 2.0, to ensure proper use of public funds, URA will require site visits by independent consultants to ensure that the claimed repair works have taken place. Furthermore, in deciding the amount of subsidy to be disbursed, URA will make reference to the cost estimations by its independent consultants.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3268)

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 number of Operation Building Bright (OBB) projects and total expenditure thereof, and the percentage share of the total expenditure in the annual provision for the OBB in each of the past five years.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 58)

Reply:

The application period for Operation Building Bright (OBB) ended in 2010 and there was thus no application in the past five years. Up to 31 December 2017, a total of 2 997 target buildings had received financial assistance under OBB and 2 962 buildings had had their repair and maintenance works completed. The works and the release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2017, the total number of household units provided with financial assistance was about 136 700, involving a total amount of $2,575 million released.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2364)

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 a table form the number of sites sold through the Land Sale Programme and the estimated number of residential units that could be produced in each of the past five years. Please also set out in a table form the number of sites for sale in each of the next five years, and the number of housing units which could be produced through land sale.

Asked by: Hon TO Kun-sun, James (Member Question No. (LegCo use): 16)

Reply:

The number of government sites sold for private housing developments under the Land Sale Programme (LSP) from 2013-14 to 2017-18 and the estimated flat yield as at the time of land sale are set out in the table below. The actual number of flats to be produced is subject to actual design by developers.

Financial Year	**Number of government sites sold for private housing developments**[Note 1]	**Estimated flat yield (about)**[Note 2]
2013-14	31	10 587
2014-15	25	10 005
2015-16	17	9 463
2016-17	21	14 510
2017-18	9	4 235

Note 1: Based on the date of tender award

Note 2: The estimated flat yield as at the time of land sale. The actual flat number will depend on the actual design of the proposed development.

For 2018-19, the annual LSP was announced on 1 March 2018 and it contains, amongst others, 27 private housing sites with an estimated capacity to provide about 15 250 flats in total.

Following established practice, government sites expected to be put up for sale in each of the four years after 2018-19 will be ascertained and announced on an annual basis, shortly before the start of the financial year concerned, taking into account prevailing circumstances such as the readiness of individual sites, the supply situation from other private housing land supply sources, the housing supply target set under the Long Term Housing Strategy and market conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2059)

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 138 of the Budget speech, the Financial Secretary claims that the Government will pursue the "single site, multiple use" model in multi-storey developments on "Government, Institution or Community" sites … with a view to optimising land use, our initial thinking is to reprovision and consolidate the existing healthcare and other government services in the new high-rise building where elderly care facilities needed in the district will also be provided.

1. Please provide the number of redevelopment projects pursuing the above-mentioned "single site, multiple use" multi-storey developments model that the Hong Kong Special Administrative Region (HKSAR) Government will consider in the new financial year within Kwun Tong and Wong Tai Sin, and the location thereof .

2. Will the above-mentioned "single site, multiple use" model be adopted in developing the proposed government complex included in the reprovisioning plan of Garden Estate, Ngau Tau Kok to accommodate elderly care and healthcare service organisations/their floor areas which are much needed in the district, as well as the existing basketball court(s) needed by the public for sports activities?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 4)

Reply:

1. The relevant bureaux/ departments (B/Ds) responsible for planning, implementing and taking forward the development/redevelopment of Government, Institution or Community (G/IC) facilities have all along been required to uphold the principle of land use optimisation. When departments put forward requests for providing community facilities or services through developing/redeveloping G/IC sites, the Planning Department will, having considered the relevant factors (such as land uses,

surrounding environment, planning parameters) and in consultation with the relevant B/Ds, give advice on the departments' requests and make the land reservation if required. Where appropriate and feasible, various compatible facilities and services will be accommodated in the same building complex, with a view to optimising land utilisation and facilitating access to these facilities by the public.

As mentioned in the Policy Agenda in October 2017 and the 2018-19 Budget, in order to make optimal use of the limited land resources, the Government will pursue more vigorously the "single site, multiple use" model in multi-storey developments which will help consolidate and provide more G/IC facilities in a land efficient manner. In taking forward such projects, apart from ensuring the compatibility of different uses, there are interfacing issues relating to project timing, funding arrangements and management and maintenance responsibilities in respect of the different G/IC facilities and services. The handling of these interfacing issues requires co-ordinated efforts of the concerned B/Ds. To this end, the Development Bureau together with the relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordination.

As the "single site, multiple use" model is a general principle that B/Ds have been following, amongst others, in planning the development/redevelopment of G/IC facilities, we will apply the principle wherever appropriate and feasible, as and when new G/IC facilities and redevelopment of existing facilities are pursued across the territory. For Wong Tai Sin and Kwun Tong Districts, while no such project has been identified so far for follow up action in 2018-19, we will continue to keep in view opportunities for applying the principle in the planning of new G/IC projects or redevelopment cases.

2. Regarding the proposed redevelopment of the Kwun Tong Garden Estate Phase II, according to the latest plan, no standalone government complex is proposed. That said, G/IC facilities including, amongst others, a neighbourhood elderly center and reprovisioned basketball courts will be provided as an integral part of the redevelopment.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1791)

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

Question:

It is stated in the Budget that many vacant government sites (VGSs) or school premises (VSPs) are available for use by non-governmental organisations (NGOs) through short-term tenancies. However, since these sites may have been left idle for a long time, restoration or other works are required before they can be put to use. The Government will set aside a funding of $1 billion to subsidise the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to the user organisations to make better use of these VGSs and VSPs. Sources from the Government suggested that such funds are available for NGOs' application for development of transitional housing. Please advise if the information is correct.

Has the Government set aside any resources or funds for construction of transitional housing? If yes, please provide the amount set aside? If not, please give the reasons?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. (LegCo use): 11)

Reply:

To further support non-governmental organisations (NGOs) to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following –

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands Department or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau (DEVB) will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

In her 2017 Policy Address, the Chief Executive announced that the Government will facilitate the implementation of various short-term community initiatives to increase the supply of transitional housing. The Transport and Housing Bureau will assess any such proposals initiated by the community with the support of DEVB and other relevant bureaux/departments. If any of the proposals received and supported involves the use of a vacant government site/premises, and the project proponent is in need of capital funding to make the site/premises fit for use, we see no reason why it should be excluded from the proposed funding scheme.

- 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 states that it has identified over 210 sites with housing development potential in the short to medium term and the sites can provide a total of more than 310 000 flats. Please set out the location, area and estimated number of flats available for each site, as well as the estimated earliest and latest dates of completing site formation of each site.

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. (LegCo use): 12)

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). The locations of these potential housing sites, by District Councils, have been provided to the Legislative Council on 13 December 2017 and can be obtained at http://gia.info.gov.hk/general/201712/13/P2017121300386_274011_1_1513148535054.pdf and http://gia.info.gov.hk/general/201712/13/P2017121300386_274012_1_1513148535087.pdf.

Among these potential housing sites, as at early March 2018, 104 sites are already allocated or rezoned for housing development, capable of providing about 122 900 flats. The relevant information including land area and flat number for the rezoned sites are set out at **Annex**. As for the remaining sites, subject to completion of technical studies, we will set out the relevant development details, including land area and flat number, when submitting the rezoning proposals to the Town Planning Board for consideration.

The anticipated completion date of site formation works for individual sites is subject to a host of factors such as progress of feasibility studies, rezoning, land resumption/clearance, reprovisioning of affected facilities, funding approval, complexity of site formation works, etc. The concerned government departments will closely monitor the progress of the above with a view to completing the formation of the sites for housing development as soon as practicable.

Annex

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

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
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 (about): *		**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
	Subtotal (about): *		**5.0**	**1 660 (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
	Subtotal (about): *		**2.45**	**2 190 (Public: 600 Private: 1 590)**
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660
	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

District	**Location**	**Housing Type**	**Site Area (in ha)** (Note1)	**Flat Number** (Note1)
	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	2 400
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	1.41	980
	Public Transport Interchange near Kwong Tin Estate, Lam Tin (Note2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin (Note2)	To be Confirmed	To be Confirmed	To be Confirmed
	Subtotal (about): *		**8.23**	**8 270 (Public:5 450 Private: 2 820)**
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 (about): *		**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

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung (Note2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (situated within Ching Hong Road North project Phase 3)	Public	1.17 (Ching Hong Road North Phase 3)	1 680 (Ching Hong Road North Phase 3
	Subtotal (about): *		**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 "Comprehensive Development Area" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal (about): *		**5.12**	**4 700 (Public: 970 Private: 3 730)**
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal (about): *		**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)	Public	3.18	3 000

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
	Anderson Road Quarry (Site 2)	Private and Starter Homes	8.88	6 410
	Subtotal (about): *		**13.41**	**9 790 (Public: 3 000 Private: 6 790)**
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
	"Residential (Group B)3" site at 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
	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	0.70	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

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
	Whitehead, Ma On Shan	Private	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan	Public	1.90	1 900
	Subtotal (about): *		**33.25**	**26 170 (Public: 22 810 Private: 3 360)**
Tai Po	Pak Shek Kok, Tai Po	Private	3.80	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)	Private		
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po	Public		
	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	Site Area (in ha) (Note1)	Flat Number (Note1)
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue)	Private	2.09	280
	Subtotal (about): *		**32.9**	**15 640 (Public: 7 800 Private: 7 840)**
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)	Public	3.97	1 900
	Pak Wo Road, Fanling	Public	1.14 (Note 3)	1,467 (Note 3)
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Subtotal (about): *		**25.58**	**21 350 (Public: 21 310 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	1.10	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	2.40	1 160

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.48	380
	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
	Subtotal (about): *		**24.05**	**13 480 (Public: 3 200 Private: 10 280)**
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	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 "Residential (Group E)1" sites at Wang Yip Street West, Yuen Long	Private		2 820

District	Location	Housing Type	Site Area (in ha) (Note1)	Flat Number (Note1)
	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
	Subtotal (about): *		**16.47**	**9 270 (Public: 5 470 Private: 3 800)**
Total (about) *			**175.95**	**122 900 (Public: 78 620 Private: 44 280)**

Notes:

1: The estimated site area and flat numbers are for reference only and may be subject to changes at the design stage.

2: The housing type and development parameters are subject to studies.

3: A planning application (No. A/FSS/254) was submitted to the Town Planning Board (TPB) for the site zoned "Government, Institution or Community" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.

* Flat numbers are rounded to the nearest ten or hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1039)

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 Bureau will continue to provide support to the Task Force on Land Supply (TFLS). In this connection, please inform this Committee of the following:

1. The list of sites provided for discussion by the TFLS over the past financial year, including the site location, site area, current land use and status of land user(s)/owner(s); as well as the staff establishment allocated to or in support of the TFLS, together with the expenditure involved;

2. whether the Government will establish a new department or expand the current establishment to support the work of the TFLS in the latest financial year, as well as the expenditure to be involved;

3. In view of the recommendations made by the TFLS in the previous financial year, please advise on the details of the public engagement exercises in the latest financial year and the estimated expenditure thereof.

Asked by: Hon WONG Kwok-kin (Member Question No. (LegCo use): 24)

Reply:

1.&2. Since its establishment in September 2017, the Task Force on Land Supply (TFLS) has reviewed and evaluated the development potential and constraints of almost 20 land supply options in a macro manner. Details of these land supply options are set out in the relevant discussion papers of TFLS, which have been uploaded to the website of the Development Bureau (DEVB).

Secretariat support to TFLS is provided by staff of DEVB as part of their overall duties. We are unable to provide a separate breakdown of manpower and expenses involved solely for this work.

3. TFLS is preparing to conduct a five-month public engagement (PE) exercise starting in the second quarter of 2018 to engage the community in discussions on the pros and cons of different land supply options and their priorities, with a view to achieving the broadest consensus on the land supply options and strategy. The PE will reach out to a wide spectrum of the community through myriad activities and channels, including forums, workshops, visits, meetings, roving exhibitions, community outreach efforts, website and media. Various informational and publicity materials will also be provided to raise public awareness and understanding of the relevant issues. Following the PE, the TFLS will, taking into account the public views received, submit a report with recommendations to the Government before the end of the year.

External professional services have been/will be engaged to assist in tasks relating to the conduct of the above PE activities. While the PE activities to be held are still under discussion and subject to review by TFLS, we have initially budgeted around $12 million for the PE exercise in 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2325)

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

Question:

It is mentioned in the Programme that the Bureau will continue to take forward the "Hong Kong 2030+" study. In this connection, please inform this Committee of the following:

1. As regards fostering a pedestrian and bicycle-friendly environment, will the Government conduct relevant overseas studies on road-sharing policies among pedestrians, bicycles and motor vehicles in the latest financial year, so as to facilitate amendment to local legislation and cultivate an even more bicycle-friendly policy? If yes, what are the details and expenditure? If not, what are the reasons?

2. As regards inter-departmental administration arising from perfecting the existing cycle track networks, has the Government any plans to establish a new department dedicated to local bicycle management over the next two years, encompassing dedicated administration of existing conventional road use by bicycles, community impact of bicycle sharing, etc.? If yes, what are the details and estimated expenditure involved? If not, please set out, in a table, the departments involved in bicycle management, their vested statutory responsibilities, as well as the respective current staff establishment and yearly expenditure involved.

Asked by: Hon WONG Kwok-kin (Member Question No. (LegCo use): 25)

Reply:

1. "Hong Kong 2030+" advocates enhancing the cyclability and walkability of our high-density compact city. It proposes to foster a "bicycle-friendly environment" in new towns and new development areas, e.g. by providing a comprehensive cycle track network and more bicycle supporting facilities, as well as making use of the cycle tracks and open spaces to link up key destinations within the area to promote a bicycle-friendly culture. "Hong Kong 2030+" also proposes to embrace the concept of walkability in the planning and design of the built environment and pedestrian networks.

Implementation of the planning visions advocated under "Hong Kong 2030+" requires joined-up efforts of different bureaux/departments. On fostering a pedestrian and bicycle-friendly environment, as announced in the 2017 Policy Address, the Government will continue to take forward "Walk in HK" with a view to encouraging people to walk more so as to reduce the use of mechanised transport for short-distance commuting. In this connection, the Transport Department (TD) commissioned the "Consultancy Study on Enhancing Walkability in Hong Kong – Feasibility Study" (the Study) in December 2017, which aims to formulate planning and design standards based on pedestrian-first principles for developing Hong Kong into a walkable city. The Study will also make reference to overseas experiences, exemplars and practices. According to TD, the cost of the consultancy study is approximately $13.9 million.

2. On the administration and enhancement of the existing cycle track network, TD looks after the traffic management of cycle tracks and cycling, while the Highways Department (HyD) is responsible for their maintenance. Based on an earlier study commissioned by TD to identify improvements to the cycle tracks and cycling facilities in nine new towns in the New Territories, HyD has started the first batch of improvement works involving about 100 locations in phases since 2016 for completion by end-2018.

The Kai Tak Office under the Civil Engineering and Development Department is planning to conduct in mid-2018 a six-month pilot project at Kwun Tong Promenade in which about a 1 kilometre (km)-long promenade would accommodate shared-use by cyclists and pedestrians. The feedback received and experience gained through the pilot project will facilitate the further planning for a shared-use pedestrian-cycling network involving a total length of about 13 km in the open space of Kai Tak Development.

As reflected from the above initiatives, different departments have been taking forward measures under their purview to promote a bicycle-friendly culture. The Government does not have any plan to establish a new department focusing on bicycle management.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0491)

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 "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" under Matters Requiring Special Attention, in the current effort on facilitating urban renewal:

1. Apart from the URA, has the Development Bureau (DEVB) or other government department(s) taken part in facilitating urban renewal? If yes, please provide the details of the relevant establishment involved in the work on this front?

2. The Managing Director of the URA has on several occasions raised proposals such as studying the transfer of plot ratio, relaxing the existing Building (Planning) Regulations, etc. Is the DEVB or the Government currently engaged in any internal discussions, studies or preliminary reviews on regulations or proposals related to urban renewal? If yes, what are the details?

3. Is the Government currently engaged in any internal studies on enhancing initiatives such as the Mandatory Building Inspection Scheme, revising the Guidelines for Deeds of Mutual Covenant to require building owners to set up maintenance funds of a specific amount, or making legislative amendment(s) or introducing policies to encourage owners to carry out regular building structural repair works to alleviate the pressure on urban renewal?

4. Has the Government or the URA set timetables for the review of the Urban Renewal Authority Ordinance to review the URA's strategy and model of implementing urban redevelopment, as well as its work? If yes, what are the details?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 20)

Reply:

1. Pursuant to the Urban Renewal Authority Ordinance (URAO), the Government has formulated the Urban Renewal Strategy (URS) to provide a blueprint for addressing the problem of urban decay. Apart from the Urban Renewal Authority (URA) which is empowered with the statutory function of implementing URS, URS should also be undertaken by other stakeholders/participants including related government bureaux and departments, relevant District Councils, the Hong Kong Housing Society, private sector (property owners and developers), individual owners, professional bodies and non-governmental organisations so as to achieve a better balance and coordination among the urban renewal efforts in different areas.

   The Urban Renewal Unit of the Development Bureau (DEVB), with a dedicated team of nine staff, oversees the policy on urban renewal. The Urban Renewal Section of the Lands Department (Lands D), with the responsibility in land administration issues relating to urban renewal, has a team of 55 staff of various ranks. Apart from DEVB and Lands D, staff of other bureaux/departments are also involved in the facilitation of urban renewal as part of their duties where necessary.

2. and 4.

   To explore sustainable ways of addressing the problem of urban decay, URA commenced in May 2017 a district study for Yau Ma Tei and Mong Kok (Yau Mong District Study). URA has set up a steering committee with the participation of relevant government departments to take forward the 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. We understand that ideas such as transfer of plot ratio and scope for relaxing the existing Building (Planning) Regulations will be examined in the context of the Study. The findings will 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 will also be examined in the context of the Study.

   The outcome of the Yau Mong District Study will provide a solid basis to assist the Government in examining how to further enhance URS in future. Pending the completion of this Study, the Government is not conducting any separate reviews or studies on relevant matters for the time being. Currently, the Government does not have any plan to review the URAO.

3. The Government has not commissioned any internal studies on the issues referred to in the question. Meanwhile, the Government has continued to assist owners to take proper care of their properties. For example, the Government is gearing up efforts to launch Operation Building Bright 2.0 in mid-2018 at a cost of $3 billion to provide technical and financial assistance to eligible owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme. The Government has also committed $300 million to enable owners to participate in "Smart Tender" Building Rehabilitation Facilitation Services at a concessionary rate, under a concession scheme launched on 3 October 2017. Furthermore, URA aims to launch a Building Rehabilitation Platform in the second half of 2018. With the participation of relevant professional bodies, government departments and enforcement agencies, the one-stop platform aims to assist property owners in making an informed decision on procurement of building repair works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0755)

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 control of brownfield sites, please inform this Committee of the following:

1) Has the Government considered initiating a freezing survey for brownfield sites to prevent its further expansion? If yes, please advise on the timetable, as well as the expenses and manpower involved. If not, please provide the reasons.

2) Has the Development Bureau considered amending the relevant legislation to let the Government strengthen the control of brownfield site development?

3) What is the progress of the Study on Existing Profile and Operations of Brownfield Sites in the New Territories commissioned in 2017?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 112)

Reply:

1) The Government has no intention to condone unauthorised brownfield developments, for which enforcement actions will continue to be taken under the relevant regulatory regimes, as set out in our response to item 2) below. On the contrary, where the so-called brownfield operations do not involve unauthorised developments, the Government does not think it is appropriate to prevent the operations across the board. In the circumstances, the Government has not considered the idea of conducting a "freezing survey" on brownfield sites for regulatory purpose.

   If individual brownfield sites fall within the areas of public development projects requiring land resumption and clearance, the Government will continue to carry out "freezing surveys" to capture information on the concerned brownfield sites in accordance with the established procedures, for the purpose of assessing eligibility for compensation and ex-gratia allowances.

2) Relevant departments are taking enforcement actions against illegal land uses on brownfield sites, including unauthorised structures in violation of lease conditions, unauthorised development under the Town Planning Ordinance, illegal occupation of government land and fly-tipping, in accordance with the prevailing legislation and mechanism. Efforts on this front will continue. For instance, starting from 2018-19, the Lands Department and Planning Department will together be provided with additional manpower resources of some 58 posts for enforcement work (including but not limited to enforcement against unauthorised brownfield developments) under their portfolio.

3) In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department (PlanD) commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017.

According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. In addition, the consultant has interviewed key stakeholder groups of various backgrounds, including those in the logistics and port back-up industries, vehicle repairing and related industries, waste recycling industry, construction industry, rural industry and general warehouse/storage/vehicle parking.

The Study is scheduled for completion within this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0756)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

Please provide information on the property development projects under development and planning, their respective expected completion date and number of flats to be produced broken down by 1) West Rail property development projects with which the MTR Corporation Limited (MTRCL) implements as the agent of the West Rail Property Development Limited; and 2) MTRCL's own property development projects.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 113)

Reply:

The information requested is set out below :

West Rail property development projects (implemented by MTR Corporation Limited (MTRCL) as agent of the West Rail Property Development Limited)

Projects	Expected Completion Year	Estimated Flat Number*
Projects under development		
Tsuen Wan West Station TW5 (Cityside)	2018	942
Tsuen Wan West Station TW5 (Bayside)	2018	2 384
Tsuen Wan West Station TW6	2018	894
Nam Cheong Station	2019	3 313
Long Ping Station (South)	2019	720
Yuen Long Station	2022	1 876
Kam Sheung Road Station Package 1	2025	1 650

Projects	Expected Completion Year	Estimated Flat Number*
Projects under planning		
Kam Sheung Road Station Package 2	to be determined	1 040
Pat Heung Maintenance Centre	to be determined	6 060

* Actual flat number is subject to developers' design.

MTRCL's projects

Projects	Expected Completion Year	Estimated Flat Number*
Projects under development		
Tseung Kwan O Area 86 Package 4	2019	2 200
Tseung Kwan O Area 86 Package 5	2019	1 600
Tseung Kwan O Area 86 Package 6	2021	2 400
Tseung Kwan O Area 86 Package 7	2022	1 250
Tseung Kwan O Area 86 Package 8	2021	1 430
Tseung Kwan O Area 86 Package 9	2022	1 780
Tseung Kwan O Area 86 Package 10	2022	1 170
Tai Wai Station	2022	2 900
Tin Wing Station	2021	1 500
Ho Man Tin Station Package 1	2022	1 000
Wong Chuk Hang Station Package 1	2022	800
Wong Chuk Hang Station Package 2	2023	600
Projects under planning (Note)		
Tseung Kwan O Area 86 Remaining Packages	to be determined	5 800
Wong Chuk Hang Station Remaining Packages	to be determined	3 300
Ho Man Tin Station Package 2	to be determined	900
Yau Tong Ventilation Building site	to be determined	500

* Actual flat number is subject to developers' design.

Note: Among the projects under planning, four projects in Yau Tong Ventilation Building, Wong Chuk Hang Station, Ho Man Tin Station and Tseung Kwan O Area 86 generating approximately 4 250 flats are expected to be tendered by MTRCL in 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0757)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 865 Operation Building Bright) (Item 878 Building Maintenance Grant Scheme for Elderly Owners)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

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

1) Statistics on the number of buildings applied for participation in the OBB and the Building Maintenance Grant Scheme for Elderly Owners, broken down by building age.

2) The geographical distribution of private buildings of different age groups from 20 years to 50 years and above as of end 2017.

3) The number of applications for subsidy schemes with approval in principle granted in different districts in 2016-17 and 2017-18, and the age distribution of the buildings in which the relevant property units are located.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 114)

Reply:

1) According to information provided by the Hong Kong Housing Society, the Urban Renewal Authority and the Buildings Department (BD), the respective numbers of buildings which have participated/are participating in Operation Building Bright (OBB) and Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) in different age groups as of end 2017 are set out below –

OBB

Districts	Building Age (years)			
	30-39	40-49	50 and above	Total
Central & Western	23	113	93	229
Eastern	10	66	140	216
Kowloon City	49	71	483	603
Kwai Tsing	8	53	3	64
Kwun Tong	16	71	63	150
North	0	5	11	16
Islands	0	0	0	0
Sai Kung	0	0	0	0
Sham Shui Po	26	72	451	549
Shatin	4	6	0	10
Southern	6	11	21	38
Tai Po	1	23	7	31
Tsuen Wan	2	53	87	142
Tuen Mun	4	14	0	18
Wan Chai	13	58	110	181
Wong Tai Sin	1	23	18	42
Yau Tsim Mong	27	132	468	627
Yuen Long	40	72	3	115
Total	**230**	**843**	**1 958**	**3 031**

BMGSEO

District	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Central and Western	0	25	471	425	377	52	1 350
Eastern	3	400	1 091	765	783	172	3 214
Kowloon City	7	17	425	662	588	213	1 912
Kwai Tsing	4	79	741	370	53	0	1 247
Kwun Tong	16	45	707	334	172	45	1 319
North	13	42	229	88	5	0	377
Islands	1	15	95	24	0	0	135
Sai Kung	18	90	612	7	2	0	729
Sham Shui Po	23	14	350	304	300	154	1 145
Sha Tin	32	118	1 960	350	8	0	2 468
Southern	7	55	217	92	13	4	388
Tai Po	30	65	941	172	30	1	1 239
Tsuen Wan	1	13	238	157	198	19	626

District	Age of the building in which the relevant property unit is located (years)						
	Less than 10	10-19	20-29	30-39	40-49	50 or above	Total
Tuen Mun	24	140	1 315	696	7	0	2 182
Wan Chai	0	8	170	155	332	128	793
Wong Tai Sin	16	116	723	138	78	40	1 111
Yau Tsim Mong	1	27	550	439	842	268	2 127
Yuen Long	11	45	369	239	51	0	715
Total	**207**	**1 314**	**11 204**	**5 417**	**3 839**	**1 096**	**23 077**

2) The geographical distribution of all types of private buildings of different age groups from 20 years to 50 years and above as of end 2017 is set out below –

District	Building Age (years)				
	20-29	30-39	40-49	50 or above	Total
Central and Western	553	713	987	903	3 156
Eastern	345	499	308	455	1 607
Kowloon City	321	579	538	1 485	2 923
Kwai Tsing	164	241	213	21	639
Kwun Tong	188	290	247	195	920
North	495	119	152	225	991
Islands	535	496	52	57	1 140
Sai Kung	882	891	268	81	2 122
Sham Shui Po	278	399	420	922	2 019
Sha Tin	546	679	118	32	1 375
Southern	802	817	433	479	2 531
Tai Po	931	989	104	35	2 059
Tsuen Wan	251	177	211	167	806
Tuen Mun	440	384	101	12	937
Wan Chai	352	445	512	968	2 277
Wong Tai Sin	82	59	172	159	472
Yau Tsim Mong	366	447	608	1 489	2 910
Yuen Long	2 507	1 195	215	88	4 005
Total	**10 038**	**9 419**	**5 659**	**7 773**	**32 889**

3) The application period for OBB ended in 2010 and there was thus no application in 2016 and 2017. Information on the number of applications for BMGSEO with approval in principle granted in different districts in 2016 and 2017, and the age distribution of the buildings in which the relevant property units are located is set out below –

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**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No.3565)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 801 Subsidy for property owners to participate in Smart Tender scheme)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Regarding the Smart Tender scheme, please inform this Committee of the following:

1) The number of applications received and approved in 2017-18, as well as the expenditure involved;

2) The estimated number of applications that could be processed in 2018-19 and the expenditure for the work on this front.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 111)

Reply:

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

As of 28 February 2018, a total of 384 valid applications were received since the launching of Smart Tender in May 2016. A total of 243 applications were approved, among which 59 were approved before the implementation of the concession scheme. The Government's estimated expenditure for the concession scheme is about $20 million for 2017-18.

2) It is estimated that the total funding committed under the concession scheme can benefit around 3 000 owners' organisations (or around 4 500 buildings as one application may cover more than one building) over a period of five years. The Government's estimated expenditure for the concession scheme is $40 million for 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1341)

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 Development Bureau's policy objectives on brownfield sites, will the Government inform this Committee of the following:

a.) Please set out, in the table below, the manpower and expenditure on brownfield studies in the past year.

	Total Expenditure	Consultancy Expenditure	Expenditure on Site Visits	Manpower Expenditure	Rental Expenses (if any)	Administrative Expenditure	Expenditure on Meetings with Stakeholders (if any)
2017-2018							

b.) Please set out, in the table below, details of the estimated expenditure on brownfield studies this year.

	Total Expenditure	Consultancy Expenditure	Expenditure on Site Visits	Manpower Expenditure	Rental Expenses (if any)	Administrative Expenditure	Expenditure on Meetings with Stakeholders (if any)
2018-2019 (Estimate)							

c.) Please set out, in the table below, the expenditure on meetings with stakeholders in relation to brownfield studies in the past year.

	Total Expenditure	Nature of Meeting	Venue of Meeting	Number of Participants	Responsible Department(s)
2017-2018					

d.) Please set out, in the table below, the estimated expenditure on meetings with stakeholders in relation to brownfield studies this year.

	Total Expenditure	Anticipated Nature of Meeting	Responsible Department(s)
2018-2019 (Estimate)			

e.) Please set out, in the table below, the number of land lease breaches involving rural land use and the figures on lease enforcement actions undertaken over the past three years:

	District	Land Area Involved (hectares)	Number of Cases involving the Issue of Warning Letters	Number of Cases involving the Issue of Statutory Notices	Number of Cases involving registration of Warning Letters at the Land Registry	Number of Cases involving Re-entry upon the Land	Total Number of Cases	Number of Cases involving reinstatement of Original Use	Number of Cases Reviewed
2015									
2016									
2017									

Asked by: Hon YEUNG Alvin (Member Question No. (LegCo use): 25)

Reply:

a.) - d.) The Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. Amongst other tasks, in 2017-18, the consultant interviewed 19 key stakeholder groups including those in the logistics and port back-up industries, vehicle repairing and related industries, waste recycling industry, construction industry, rural industry and general warehouse/storage/vehicle parking. The incurred and estimated expenditure for this consultancy study in 2017-18 and 2018-19 are $3.34 million and $10.38 million respectively. We are unable to provide a separate breakdown for various cost components.

The Civil Engineering and Development Department commissioned two feasibility studies on multi-storey buildings for accommodating brownfield operations. Amongst other tasks, the consultants met about 70 trade representatives/industry stakeholders in 2017-18. The incurred and estimated expenditure for this consultancy study in 2017-18 and 2018-19 are $8.90 million and $5.37 million respectively. We are unable to provide a separate breakdown for various cost components.

The Finance Committee approved in March 2018 the creation of one supernumerary Administrative Officer Staff Grade C post (up to 31 March 2022) in the Development Bureau (DEVB) to take charge of the policy formulating work concerning brownfield sites, among other duties in relation to economic and rural land use planning (see EC(2017-18)12). As the aforesaid post-holder is leading a new policy team within the Planning Unit of the Planning and Lands Branch of DEVB to tackle brownfield sites and other planning-related matters, DEVB is unable to provide a separate breakdown of the resources currently incurred solely on the work in connection with brownfield sites.

e.) The figures regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department in the last three years (2015 to 2017) are as follows:

Year	**2015**	**2016**	**2017**
(a) Number of cases of unauthorised structures on private agricultural land identified(Note)	686	751	761
(b) Number of cases with warning letters issued	1 002	1 351	1 122
(c) Number of cases with statutory notices issued (i.e. under section 12 of the Land (Miscellaneous Provisions) Ordinance for demolition of unauthorised structures on leased land)	19	46	68
(d) Number of cases with warning letters registered in the Land Registry	564	473	510
(e) Number of lots re-entered	3	4	16

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year. Each case may involve more than one private lot and/or structure.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1342)

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 Lok Ma Chau Loop (the LMC Loop), please advise on the following:

a.) The infrastructural works and expenditure of the LMC Loop over the past four years:

	Date of Works Commencement	Nature of Works	Company in Charge	Completion Date/ Estimated Completion Date	Works Expenditure	Rental Expenses (if any)	Department in Charge
2014-2015							
2015-2016							
2016-2017							
2017-2018							

b.) Please set out, in the table below, the estimated expenditure on infrastructural works of the LMC Loop this year:

	Estimated Date of Works Commencement	Nature of Works	Company in Charge	Estimated Completion Date	Estimated Works Expenditure	Rental Expenses (if any)	Department in Charge
2018-2019 (Estimate)							

c.) Please set out, in the table below, the estimated expenditure on engagement of consultancy for the LMC Loop project this year:

Year	Name of Company	Project Nature	Consultancy Expenditure	Department in Charge
2018-2019 (Estimate)				

d.) Please set out, in the table below, the estimated expenditure on engagement of consultancy for the LMC Loop project over the past four years:

Year	Name of Company	Project Nature	Consultancy Expenditure	Department in Charge
2014-2015				
2015-2016				
2016-2017				
2017-2018				

e.) Please provide the number of discussion sessions held with the Mainland authorities on issues regarding the LMC Loop as well as the expenditure involved over the past four years:

	Date	Participants	Venue of the Meeting	Expenditure
2014-2015				
2015-2016				
2016-2017				
2017-2018				

f.) Please set out, in the table below, the estimated expenditure on discussion sessions to be held with the Mainland this year on issues regarding the LMC Loop project:

	Estimated Expenditure	Nature of Expenditure
2018-2019 (Estimate)		

Asked by: Hon YEUNG Alvin (Member Question No. (LegCo use): 26)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the "Hong Kong-Shenzhen Innovation and Technology Park" ("the Park") is being taken forward by the Innovation and Technology Bureau (ITB) as the lead policy bureau. The Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/the Hong Kong Science and Technology Parks Corporation for development of the Park as well as the supporting infrastructural facilities.

a.) & d.)

In the past four years, expenditure incurred for the Loop development arose from two consultancy studies, namely the planning and engineering study as well as the consultancy for the detailed design and site investigation for the Advance Works respectively (please see details in the following paragraph). No site formation or infrastructure works have commenced yet.

In June 2009, CEDD and the Planning Department (PlanD) commissioned Ove Arup and Partners Hong Kong Ltd to undertake the Planning and Engineering Study on Development of Lok Ma Chau Loop (the Study) which was completed in 2014. After completion of the Study, CEDD commissioned Black & Veatch Hong Kong Ltd in mid-2014 to undertake the detailed design and site investigation for the Advance Works of the Loop development. The expenditures for the two consultancies in the past years are as follows –

Financial Year	**Consultants' Fees ($M)**	**Site Investigation Cost ($M)**	**Total Expenditure for Two Consultancies ($M)**
2014-15	3.97	0.36	4.33
2015-16	2.23	1.43	3.66
2016-17	0.80	0.20	1.00
2017-18	1.75	0	1.75

b.) & c.)

The Government is in the process of seeking funding approval from the Finance Committee of Legislative Council (LegCo) for the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1. Subject to LegCo's funding approval before mid-2018, the estimated expenditure for the Loop development is $94.06 million in 2018-19, comprising the estimated cashflow requirement for 2018-19 under the above funding application and the consultancy for the detailed design and site investigation of the Advance Works.

e.) & f.)

The Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop was signed by Hong Kong and Shenzhen on 3 January 2017. To take forward the work of developing the Park, a Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop ("Joint Task Force"), co-chaired by the Secretary for Innovation and Technology and the Vice Mayor of Shenzhen Municipal People's Government, has been set up to discuss major issues arising from the development of the Park. The membership of the Joint Task Force is at Annex. So far, the Joint Task Force has held three meetings:

Meeting	**Date**
1st Joint Task Force Meeting	9 February 2017
2nd Joint Task Force Meeting	12 September 2017
3rd Joint Task Force Meeting	9 January 2018

As the Joint Task Force Meetings were/will be arranged and led by ITB, DEVB incurred no expenditure on the discussion with the Mainland in these meetings.

The meeting schedule of the Joint Task Force in 2018-19 is yet to be firmed up.

- End -

Annex

Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop

Members

The Government of the Hong Kong Special Administrative Region	**Shenzhen Municipal People's Government**
Leader: Secretary for Innovation and Technology	*Leader:* Vice Mayor
Deputy Leader: Permanent Secretary for Innovation and Technology	*Deputy Leader:* Director-General of the Hong Kong and Macao Affairs Office
Members: • Development Bureau • Constitutional and Mainland Affairs Bureau • Education Bureau • Commerce and Economic Development Bureau • Innovation and Technology Commission • Civil Engineering and Development Department Other bureaux and departments to attend on need basis	*Members:* • Hong Kong and Macao Affairs Office • Development and Reform Commission • Economy, Trade and Information Commission • Urban Planning, Land & Resources Commission • Science and Technology Innovation Commission • Bureau of Education • Legislative Affairs Office • Futian District Government Other departments to attend on need basis
Office: Innovation and Technology Bureau	*Office:* Hong Kong and Macao Affairs Office

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1385)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

It is announced in the Budget this year that four commercial/hotel sites will be included in the Land Sale Programme. In this connection, will the Government inform this Committee of the following:

1. For the four sites concerned, is there a set ratio of commercial use to hotel use? If yes, what are the details, including the number of hotel rooms and the area of conference venue to be provided?

Asked by: Hon YIU Si-wing (Member Question No. (LegCo use): 39)

Reply:

The 2018-19 Land Sale Programme includes four commercial sites, namely (i) KIL 11262 at the junction of Lin Cheung Road and Austin Road West, Kowloon, (ii) NKIL 6546 at Kai Tak Area 4C Site 4, Kowloon, (iii) NKIL 6547 at Kai Tak Area 4C Site 5, Kowloon and (iv) NKIL 6588 at Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon. The site details are set out in the table below:

Location (Lot number)	**User**	**Site area** (hectares) (about)
Junction of Lin Cheung Road and Austin Road West, Kowloon (KIL 11262)	Commercial	5.8800
Kai Tak Area 4C Site 4, Kowloon (NKIL 6546)	Commercial/Hotel	1.0694
Kai Tak Area 4C Site 5, Kowloon (NKIL 6547)	Commercial/Hotel	0.9482
Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon (NKIL 6588)	Commercial/Hotel	3.1300

The four sites are capable of providing about 531 300 square meters of gross floor area in total. According to current planning, hotel may be developed at the three sites at Kai Tak New Development Area. While the exact development parameters for each of the three sites will only be determined at the time of land sale, our current estimate is that the gross floor area to be permitted for hotel use on the three sites may together support about 1 770 hotel rooms.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0857)

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 expenditure item of subsidy for property owners to participate in Smart Tender scheme,

1. The revised estimated expenditure for 2017-18 is $20 million; please provide the respective numbers of private domestic buildings and commercial/domestic buildings involved, their respective percentage among the same type of buildings in the same district, as well as the numbers of benefitted owners and housing units, broken down by District Council districts.

2. Has the Government reviewed the effectiveness of the relevant funding initiative, including the discrepancy, if any, between the participation level of property owners and the Government's expected target, as well as the Government's assessment of the initiative.

3. What is the estimated expenditure in this respect for 2018-19 and how many eligible property owners are expected to be subsidised?

4. Will the Government collaborate with the Urban Renewal Authority to draw up measures to attract and assist more eligible owners to participate in Smart Tender scheme? If yes, what are the details?

Asked by: Hon YUNG Hoi-yan (Member Question No. (LegCo use): 29)

Reply:

1. To cultivate the best practices in undertaking building repair and maintenance works and help crowd out the opportunity for bid-rigging syndicates to interfere with 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 new initiative implemented by the Government in partnership with URA was launched on 3 October 2017.

   URA does not compile statistics on the percentages of residential and composite residential/commercial buildings participating in Smart Tender among the same type of buildings in the same district. According to information provided by URA, the number of valid applications received for Smart Tender (including those received before the launching of the concessionary scheme) and the number of property units involved in different districts are tabulated below -

Districts	**Number of valid Applications received**	**Number of property units involved**
Central & Western	51	3 332
Eastern	40	12 026
Kowloon City	56	5 954
Kwai Tsing	9	757
Kwun Tong	16	6 540
North	2	1 259
Islands	2	1 774
Sai Kung	0	0
Sham Shui Po	46	2 853
Shatin	7	5 840
Southern	12	7 831
Tai Po	19	7 763
Tsuen Wan	9	782
Tuen Mun	14	6 143
Wan Chai	26	2 176
Wong Tai Sin	5	2 303
Yau Tsim Mong	53	2 261
Yuen Long	17	1 329
Total	**384**	**70 923**

2. & 3. The estimated expenditure for the concession scheme is $40 million for 2018-19. It is estimated that the total funding of $300 million committed under the concession scheme can benefit around 3 000 owners' organisations (or around 4 500 buildings as one application may cover more than one building) within five years. As the concession scheme was only launched in October 2017, it is premature at this stage to assess the effectiveness of the initiative.

4. To attract more eligible owners to participate in Smart Tender at a concessionary rate, the Government and URA launched a publicity campaign starting from October 2017 which included Announcements in the Public Interest on television and radio, advertorials and story pitching, publicity on URA corporate website, as well as community outreach programmes including road shows, briefings to owners' corporations and district councils and introductory letters to owners' corporations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0858)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 802 Operation Building Bright 2.0)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Regarding the implementation of Operation Building Bright (OBB) 2.0, please advise on:

1. The number of buildings and owners participating in OBB and the respective expenditure involved in each of 2016-17 and 2017-18, broken down by District Council districts.

2. The estimated number of buildings and owners participating in OBB 2.0 in 2018-19 and the estimated expenditure involved.

3. The earliest expected time for OBB 2.0 to be launched, the manpower responsible for implementing this new initiative and whether there is an increase or decrease in manpower involved compared with the implementation of OBB in the past.

Asked by: Hon YUNG Hoi-yan (Member Question No. (LegCo use): 30)

Reply:

1. The application period for Operation Building Bright (OBB) ended in 2010. Up to 31 December 2017, a total of 2 997 target buildings have received financial assistance under OBB and 2 962 buildings have had their repair and maintenance works completed. The works and the release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2017, the total number of household units provided with financial assistance was about 136 700, involving a total amount of $2,575 million released.

According to information provided by the Hong Kong Housing Society, the Urban Renewal Authority (URA) and the Buildings Department (BD), the number of buildings included for assistance under OBB in different districts as of end 2017 is set out below-

Districts	**Number of buildings participating in OBB**
Central & Western	229
Eastern	216
Kowloon City	603
Kwai Tsing	64
Kwun Tong	150
North	16
Islands	0
Sai Kung	0
Sham Shui Po	549
Shatin	10
Southern	38
Tai Po	31
Tsuen Wan	142
Tuen Mun	18
Wan Chai	181
Wong Tai Sin	42
Yau Tsim Mong	627
Yuen Long	115
Total	**3 031**

2. & 3.

To protect public safety, the Government plans to launch OBB 2.0 at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). We plan to launch OBB 2.0 in mid-2018. Based on our crude estimate, the funding under OBB 2.0 should be able to support the commissioning of inspection and repair works of 2 500 buildings. We expect the funding commitment of $3 billion to be disbursed over a six-year period. Based on current projections, the estimated cash flow requirement in 2018-19 is $290 million.

As the Government's partner in implementing OBB 2.0, URA will be responsible for administering the scheme. URA will bear the associated costs of staffing, office accommodation and outsourced independent consultancy service fees from its own resources.

Under OBB 2.0, BD will proactively select buildings with outstanding MBIS notices whereby the owners concerned have difficulties in coordinating the prescribed inspection and repair works in the common parts of the buildings, and exercise its statutory power to carry out the requisite works in default of the owners and seek to recover the cost from them afterwards. Eligible owners may claim subsidies available to them under OBB 2.0 to cover all or part of the cost incurred by BD. The work to be performed by BD under OBB 2.0 will be carried out by the professional and technical staff of the Mandatory Building Inspection Division of BD as part of their overall duties. BD is not able to provide a breakdown of the manpower resources solely responsible for OBB 2.0.

The Buildings Unit of the Development Bureau oversees the provision of technical support to building owners and the implementation of OBB 2.0 as part of its overall portfolio. Likewise, we are not in a position to provide a breakdown of the manpower resources deployed solely for this new initiative.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0859)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 878 Building Maintenance Grant Scheme for Elderly Owners)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Since the launch of the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) with an allocation of $1 billion in 2008-09, the accumulated expenditure is about $865 million. In this connection,

1. please provide the respective numbers of applications for the BMGSEO received, successful applications with grant approved, benefitted elderly owners, and expenditure involved in each of 2016-17 and 2017-18, broken down by District Council districts; among these, what are the major reasons for unsuccessful applications?

2. With the balance of the BMGSEO standing at just $135 million, has evaluation been made to assess whether the balance is sufficient for the estimated expenditure for 2018-19? If yes, what are the results of the evaluation? Will additional allocation be made for the scheme? If no evaluation has been made, will there be any specific measures to cope with the possible costs overrun?

3. What is the Government's evaluation of the effectiveness of the BMGSEO since its launch ten years ago? Are there any plans to launch a BMGSEO 2.0 to benefit even more elderly owners in need by enhancing the existing scheme, including relaxing the conditions and criteria for receiving the grant?

Asked by: Hon YUNG Hoi-yan (Member Question No. (LegCo use): 31)

Reply:

1. The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO), launched in May 2008, is administered by the Hong Kong Housing Society (HKHS). The objective of BMGSEO is to provide financial assistance for elderly owner-occupiers to repair and maintain their self-occupied properties and to upkeep building safety. According to information provided by the HKHS, the respective numbers of BMGSEO applications received, applications with approval granted or granted in principle and benefitted elderly owners, and the total amounts of subsidy committed to be released in different districts in 2016 and 2017 are set out below-

2016

District	**No. of applications received**	**No. of applications with approval granted or granted in principle (Note)**	**No of benefitted elderly owners (Note)**	**Total amount of subsidy committed to be released (Note) ($Million)**
Central and Western	202	181	305	5.267
Eastern	318	178	488	5.067
Kowloon City	317	262	429	5.549
Kwai Tsing	92	82	218	2.768
Kwun Tong	158	132	243	3.268
North	107	64	127	1.851
Islands	2	8	14	0.136
Sai Kung	122	65	124	1.850
Sham Shui Po	185	150	264	4.341
Sha Tin	233	145	399	6.431
Southern	67	61	98	1.457
Tai Po	146	168	303	5.762
Tsuen Wan	120	96	173	2.461
Tuen Mun	510	258	455	7.194
Wan Chai	113	86	136	2.641
Wong Tai Sin	160	128	221	3.346
Yau Tsim Mong	332	384	547	9.027
Yuen Long	109	85	196	3.070
Total	**3 293**	**2 533**	**4 740**	**71.486**

2017

District	No. of applications received	No. of applications with approval granted or granted in principle (Note)	No of benefitted elderly owners(Note)	Total amount of subsidy committed to be released(Note) ($Million)
Central and Western	141	102	215	3.522
Eastern	349	254	490	6.972
Kowloon City	220	200	364	4.486
Kwai Tsing	127	75	149	2.077
Kwun Tong	141	72	161	1.885
North	102	65	131	1.808
Islands	3	3	2	0.026
Sai Kung	85	64	116	1.839
Sham Shui Po	193	103	199	3.299
Sha Tin	246	176	363	5.079
Southern	28	8	43	0.413
Tai Po	130	105	172	2.783
Tsuen Wan	128	48	169	2.108
Tuen Mun	227	353	637	6.549
Wan Chai	143	95	162	3.239
Wong Tai Sin	159	81	138	2.663
Yau Tsim Mong	224	163	316	4.546
Yuen Long	49	11	75	1.083
Total	**2 695**	**1 978**	**3 902**	**54.377**

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

Generally speaking, the major reasons for unsuccessful applications include applicants failing to meet the relevant eligibility criteria and/or provide sufficient information. Besides, some applicants withdrew their applications voluntarily, for unknown reasons.

2. For implementing BMGSEO, the funding will be disbursed to HKHS in advance by separate instalments to meet the cash flow requirement for BMGSEO. As of 31 March 2018, $865 million had been disbursed to HKHS cumulatively. As at 28 February 2018, the total amount of subsidy which HKHS had actually released or committed to release was around $578 million. The uncommitted fund being kept by HKHS, together with the funding approved for the scheme but yet to be released to HKHS, should be sufficient to meet the funding requirement for 2018-19.

3. 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. The BMGSEO is tailor-made for such needy elderly owner-occupiers. Together with other loan and grant schemes, including Operation Building Bright 2.0 to be launched in mid-2018, the BMGSEO forms part of the comprehensive package of financial assistance for elderly owner-occupiers to maintain and repair their buildings. Currently, the Government does not have any plan for reviewing or amending the scheme.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0598)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The estimated expenditure for 2018-2019 is $1.5706 billion, 12.2% higher than that for last year.

In this connection, please list:

1) the posts concerned and their job nature; and

2) the expenditure details of the posts.

3) For the launch of Operation Building Bright 2.0, has the Government conducted any reviews and formulated any new measures to prevent irregularities of works or bid-rigging?

Asked by: Hon CHAN Chun-ying (Member Question No. (LegCo use): 34)

Reply:

1) The 125 posts to be created in 2018-19 in the Buildings Department (BD) comprise 50 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), 46 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)), 21 clerical posts and eight posts of other grades.

   Among the 125 posts, 52 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the implementation of Operation Building Bright 2.0 (OBB 2.0); 30 posts will be engaged in coping with the increased workload in processing new building plans; 15 posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; four posts will be engaged in implementing the Electronic Submission Hub project; 18 posts will be engaged in coping with the workload arising from the implementation of the Three-Runway System project; and the remaining six posts will be engaged in coping with the additional workload arising from the regulation of private columbarium.

2) The total notional annual mid-point salary value of the 125 posts to be created in BD in 2018-19 is $70,723,560.

3) Apart from the regular efforts against bid-rigging in building repair and maintenance contracts, the following measures will be put in place for OBB 2.0:

(a) participating buildings whose owners are prepared to take up the organisation of the inspection and repair works must participate in Urban Renewal Authority (URA)'s "Smart Tender" Building Rehabilitation Facilitation Services scheme (save for those where the owners concerned have already invited tenders for building repair and maintenance contracts as of 20 December 2017). Under "Smart Tender", the URA will line up an independent consultant to offer advice to owners covering the general scope of works needed and a relevant cost estimate. Property owners can use the electronic tendering (e-tendering) platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. A "DIY tool-kit" will also be provided to owners to guide them in organising the works. "Smart Tender" will provide pertinent information to property owners to make an informed decision in the repair works required for their buildings and the value-for-money of the returned tenders;

(b) the current "Smart Tender" is applicable to procurement of works contracts only. The URA is considering how best to provide additional information for owners to consider the reasonableness of prices for consultancy tenders. The URA is also exploring in conjunction with stakeholders the feasibility of extending the e-tendering platform for procurement of consultancy. If it is found feasible, the extended service may be available from the second half of 2018 onwards;

(c) all buildings joining OBB 2.0 will be automatically registered for the RenoSafe Scheme operated by the Police. Under the Scheme, officers of the Anti-Triad Squads would pay visits to participating buildings, offering them services including a dedicated hotline for enquiry and crime reporting as well as public education materials relating to building repair works, etc. Moreover, Police officers will be present at the meetings of owners' organisations or owners' committees on a need-basis during the works tendering process to give advice on bid-rigging; and

(d) awareness of owners is of essence in detecting and reporting susceptible bid-rigging cases. The URA will organise briefings for all buildings joining OBB 2.0 in which education on bid-rigging would be highlighted.

In addition, the URA targets to launch a Building Rehabilitation Platform in the second half of 2018. The initiative aims to provide a one-stop platform to property owners and practitioners with the participation of relevant professional bodies, societies, government departments and enforcement agencies. Practical guidelines and standard tender and contract documents on procurement of consultancy and works contract, reference cost on typical building repair works, as well as a list of service providers are under development and would be provided on the platform in stages. As with "Smart Tender", the platform aims to provide the pertinent information to owners, assisting them to make an informed decision on procurement of building repair works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1928)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Department has commissioned the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings since October 2014. What is the current progress of the study? Will a time limit be set for concluding the study in order to avoid an indefinite delay? Will new methods be applied to the existing cases by the Department having regard to the outcome of the study? If so, will there be a specific timetable and details? If not, what are the reasons?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 18)

Reply:

The consultant has identified a number of methods such as microwave tomography and infrared thermography for identifying sources of water seepage and conducted field tests to assess the effectiveness and practicability of these methods. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by the Joint Office set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1454)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the handling of loan application for fire safety improvement works of the Comprehensive Building Safety Improvement Loan Scheme:

1. what is the amount of fund earmarked for the Loan Scheme this year, and the expected number of buildings eligible for application to be completed or accepted?

2. what is the total number of loan applications approved since the establishment of the Loan Scheme, and the number of buildings involved and their geographical distribution? How many of them are old buildings of six storeys or less?

3. whether there are any rejected loan applications since the establishment of the Loan Scheme; if so, what is the amount of fund involved, and the reasons for rejection?

Asked by: Hon CHAN Han-pan (Member Question No. (LegCo use): 20)

Reply:

1. Administered and vetted by the Buildings Department (BD), the Comprehensive Building Safety Improvement Loan Scheme (the Scheme) provides loans to individual owners of private buildings who wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes, including fire safety improvement works. The Scheme is a revolving loan scheme with a commitment of $700 million. Up to end of December 2017, the amount of loan fund available for application under the Scheme was about $200 million. BD has not made any estimation of the number of buildings eligible for application under the Scheme.

2. As at 31 December 2017, a total of 30 180 applications involving 5 512 buildings were approved under the Scheme since its establishment. The geographical distribution of these buildings is tabulated below –

District	**Number of buildings**
Central & Western	698
Eastern	625
Islands	11
Kowloon City	587
Kwai Tsing	173
Kwun Tong	277
North	26
Sai Kung	24
Shatin	130
Sham Shui Po	465
Southern	96
Tai Po	93
Tsuen Wan	220
Tuen Mun	121
Wan Chai	526
Wong Tai Sin	184
Yau Tsim Mong	1 049
Yuen Long	207
Total	**5 512**

BD does not compile separate statistics on the number of storeys of these buildings.

3. As at the end of December 2017, a total of 926 loan applications were rejected. The major reasons for the rejections were that the applicants did not provide the required information or the application did not meet the eligibility criteria.

BD does not compile statistics on the amount of loan involved in the rejected applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0714)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The maximum roofed-over area of New Territories Exempted Houses (NTEHs) (including small houses) is 700 square feet. However, a number of village house developments indicate that the area of each floor exceeds 700 square feet, including a balcony/balconies of a few dozens to over one hundred square feet. Would the authorities inform this Committee:

(a) whether the definition of roofed-over area of NTEHs covers balconies;

(b) if not, whether such balconies are unauthorised building works (UBWs) for NTEHs with a roofed-over area exceeding 700 square feet; and

(c) whether the Government has inspected, instigated prosecutions and issued removal orders against such UBWs associated with balconies in the past five years; if so, what are the numbers?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 6)

Reply:

(a) For the purpose of calculating the roofed-over area of a New Territories Exempted House (NTEH) under section 2(5) of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap.121), the area of not more than two balconies and one canopy shall be excluded if they all project from the same side of the NTEH for a distance of not more than 1.22 m and are not enclosed.

(b) Any additions, alterations or minor works which result in the stipulated roofed-over area (about 700 square feet) of a NTEH being exceeded would invalidate the exemption under Cap. 121 and hence would turn the NTEH concerned into unauthorised building works (UBWs). The Buildings Department (BD) will take actions according to the enhanced enforcement strategy against UBWs in NTEHs.

However, the above situation will not be applicable to buildings built in the New Territories before the Buildings Ordinance (Application to the New Territories) Ordinance came into force on 1 January 1961 so long as they had not undergone any addition, alteration, or re-construction since 1 January 1961.

(c) Apart from handling reports from members of the public, BD also conducts village-by-village (V-by-V) surveys to identify UBWs. In the past five years, some 28 000 NTEHs were inspected in the V-by-V surveys. Regarding UBWs associated with balconies of NTEHs, the numbers of reports attended to and cases identified in V-by-V surveys, removal orders issued and prosecutions instigated are tabulated below –

Year	**Number of reports attended to and cases identified in V-by-V surveys associated with balconies**	**Number of removal orders issued associated with balconies [(1)]**	**Number of prosecutions instigated associated with balconies [(1)]**
2013	72	7	3
2014	62	3	2
2015	102	2	2
2016	386	19	0
2017	439	42	4

Note [(1)]: The figures do not necessarily correspond to the number of reports received in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1809)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the consultancy study on identifying the sources of water seepage in buildings, what are the estimated expenditure this year and the completion date? What is the expected time for announcing the details?

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use): 14)

Reply:

The estimated expenditure of the consultancy study on the latest technological methods for identifying the sources of water seepage in buildings in 2018-19 is $109,000. The study is expected to be completed in 2018. The findings of the study are intended for internal reference and there is no plan to publish the report upon its completion.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1810)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Department will continue to carry out comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes. What are the manpower and estimated expenditure involved this year, and what is the increase as compared with last year?

The number of reports from members of the public attended to in 2017 decreased by over 10% comparing with 2016. What are the reasons for that? How will the Department enhance the efficiency in attending to reports, issuing removal orders and instigating prosecutions?

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use): 15)

Reply:

In 2018, the Large Scale Operations (LSOs) for removing unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes will continue to be carried out by the 434 professional and technical staff of the two Existing Buildings Divisions (EBDs) 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 manpower and estimated expenditure involved solely for the LSOs.

The decrease in the number of reports from members of the public attended to in 2017 compared with 2016 was due to fewer reports being received from the public in 2017. To enhance the efficiency in attending to reports on UBWs, issuing removal orders and instigating prosecutions, BD has upgraded its Building Condition Information System to enhance the monitoring on the progress of enforcement actions and streamlined its operational procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1811)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

As regards the inspection of sub-divided flats, the number of target buildings was reduced from 308 to 100 buildings from 2014 to 2016. Is there an increase in the number of target buildings this year? What are the manpower and estimated expenditures involved?

Asked by: Hon CHENG Chung-tai (Member Question No. (LegCo use): 16)

Reply:

Since 2015, the number of target building of the large scale operations (LSOs) on inspection of sub-divided flats (SDFs) and rectification of building irregularities of SDFs has been reduced in order to redeploy resources to complete outstanding LSOs and clear the backlog of outstanding removal orders.

In 2018, the Buildings Department (BD) will continue to mount LSOs on SDFs in 100 target buildings. Apart from LSOs, BD also follows up on public reports on SDFs. In 2017, BD received 3 647 public reports in this regard, in which BD identified SDFs in 1 568 reports. Among these 1 568 reports, 34 SDFs were found to be associated with building irregularities necessitating issue of removal orders.

In 2018-19, the LSOs will be carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower and estimated expenditure involved solely for the LSOs on inspection of SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2873)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Currently, the problem of ageing building in Hong Kong has become more severe, so urban renewal has also become more important. It is mentioned in the Estimates that the Government will continue to oversee the Urban Renewal Strategy promulgated in 2011. Would the Government inform this Committee in table form:

1. the number of buildings by age distribution (30-34, 35-49, 50-54, 55-59, 60-64, 65-69 and 70 years and above) in each of the 18 districts in Hong Kong?

Asked by: Hon HO Kai-ming (Member Question No. (LegCo use): 47)

Reply:

1. According to the records of the Buildings Department (BD), the geographical distribution of private buildings in different age groups in Hong Kong as at the end of 2017 is as follows –

District	**Building age**						
	30-34	**35-49**	**50-54**	**55-59**	**60-64**	**65-69**	**70 or above**
Central and Western	344	1 356	428	204	96	69	106
Eastern	283	524	199	129	83	15	29
Kowloon City	311	806	419	447	348	105	166
Kwai Tsing	92	362	16	0	0	0	5
Kwun Tong	121	416	172	19	2	2	0
North	63	208	129	33	0	0	63

District	Building age						
	30-34	**35-49**	**50-54**	**55-59**	**60-64**	**65-69**	**70 or above**
Islands	140	408	37	2	0	0	18
Sai Kung	356	803	74	2	0	0	5
Sham Shui Po	195	624	412	255	152	61	42
Sha Tin	523	274	28	4	0	0	0
Southern	373	877	180	82	64	42	111
Tai Po	429	664	19	3	0	0	13
Tsuen Wan	73	315	105	53	0	0	9
Tuen Mun	130	355	7	4	0	0	1
Wan Chai	210	747	469	206	164	59	70
Wong Tai Sin	21	210	137	16	2	2	2
Yau Tsim Mong	183	872	741	436	163	76	73
Yuen Long	783	627	21	1	0	0	66
Total	**4 630**	**10 448**	**3 593**	**1 896**	**1 074**	**431**	**779**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3071)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Eight years ago, the tragic building collapse incident on Ma Tau Wai Road resulted in the death of four people and two injured. In recent years, there were also incidents of balcony collapse from a tenement building aged over 60 in Hung Hom, Kowloon and concrete falling from a canopy of a tenement building in Sai Wan Ho, Island East. As such, unauthorised building works, maintenance and safety of old buildings have become great concerns. It is regretful that the progress of improvement is slow and numerous problems still exist at the moment. Old buildings become dilapidated because of the lack of maintenance. Even when the Buildings Department has issued repair orders against seriously dilapidated buildings with potential safety hazards, some owners are willing but unable to repair their buildings and there is lack of co-operation among owners. The Government has to carry out the repair works in default of the owners and recover the costs from individual owners afterwards, causing much delay. In this connection, would the Government inform this Committee:

1. The Government has allocated $5 billion for enhancing the qualities of old buildings last year, and the maximum subsidy per unit is $40,000. However, there are sayings that the scheme only covers 500 buildings aged over 50. Since the public coffers are flooded with cash, will the Government consider expanding the scope of subsidy or raising the amount of subsidy of the scheme in order to alleviate the financial pressure on the general public in maintaining their old buildings? What are the details of the scheme?

2. Further to the above question, please list the number of buildings of three storeys or above that will be over 40 years old in the next five years, with a breakdown by District Council district.

3. Has the Government regularly conducted inspections on buildings over 40 years old, so as to ascertain whether such buildings are structurally safe? If so, what is the frequency of such inspections?

Asked by: Hon HO Kwan-yiu, Junius (Member Question No. (LegCo use): 30)

Reply:

1. To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out inspection and repair works under the Mandatory Building Inspection Scheme (MBIS) requirements.

   The proposed OBB 2.0 has the following key features –

   (a) a risk-based approach will be adopted such that the operation would focus on residential and composite buildings aged 50 years or above with relatively low average rateable values, having regard to the fact that these buildings pose relatively higher building safety risks;

   (b) to focus on raising the safety standards of participating buildings, subsidies to be provided to owners under the operation should primarily be used for undertaking inspection and repair works required under MBIS in both the common parts and privately-owned areas of the buildings;

   (c) for cases where the owners fail to comply with MBIS notices, the Buildings Department (BD) would exercise its power under statute to carry out the relevant inspections and repair works in default, and the subsidies could be used by eligible owners to offset the amount which BD would charge for those works; and

   (d) to ensure that public resources will be allocated to those who are most in need, subsidies will primarily be granted only to owner-occupiers in eligible buildings.

   For common parts of a building, all eligible applications (except elderly applicants) will be subsidised 80% of the cost subject to a cap of $40,000 per unit. Elderly eligible applicants aged 60 or above will be subsidised 100% of the cost subject to a cap of $50,000 per unit. In addition, for private projecting structures under MBIS, all eligible property owners will be subsidised 50% of the cost subject to a cap of $6,000 per unit. It is estimated that the funding under OBB 2.0 would be able to support the commissioning of the inspection and repair works of 2 500 buildings over five years.

   Having regard to the objective of OBB 2.0 (viz. protecting public safety) and to avoid causing undue pressure on the building repair and maintenance market by a huge upsurge in new projects at the same time, the Government considers it appropriate to maintain the current scope and scale of OBB 2.0.

2. The geographical distribution of the estimated number of private buildings of three storeys or above that will be over the age of 40 years in the next five years is as follows –

District	**2018**	**2019**	**2020**	**2021**	**2022**
Central and Western	1 787	1 864	1 935	2 004	2 061
Eastern	720	776	813	846	885
Kowloon City	1 757	1 813	1 885	1 924	1 972
Kwai Tsing	215	239	268	282	307
Kwun Tong	423	456	479	520	572
North	250	251	252	278	288
Islands	28	37	54	69	70
Sai Kung	91	109	147	151	210
Sham Shui Po	1 318	1 365	1 409	1 451	1 490
Sha Tin	109	119	137	151	188
Southern	664	727	827	913	998
Tai Po	120	128	144	230	308
Tsuen Wan	323	336	344	377	399
Tuen Mun	83	109	129	135	164
Wan Chai	1 348	1 387	1 428	1 489	1 532
Wong Tai Sin	309	313	318	321	325
Yau Tsim Mong	2 057	2 110	2 161	2 208	2 270
Yuen Long	242	288	307	322	514
Total	**11 844**	**12 427**	**13 037**	**13 671**	**14 553**

3. Under the MBIS, which covers private buildings aged 30 years or above, building owners served with a statutory notice are required to appoint a registered inspector (RI) to carry out inspections and a registered contractor to carry out necessary repairs of their buildings as needed. Since the implementation of the MBIS in 2012, the number of buildings whose owners are served with statutory notices and inspected by the RIs under MBIS in each year are tabulated below –

Year	**Number of buildings inspected by RIs under MBIS**
2013	29
2014	314
2015	530
2016	503
2017	378
Total	**1 754**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0359)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the indicators that the Buildings Department (BD) issued over 500 removal orders for unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) in the past two years. In this connection, would the Government inform this Committee:

(1) the number of prosecutions against UBWs in NTEHs which failed to comply with removal orders in the last five years, broken down by years;

(2) the number of unauthorised structures removed and irregularities rectified regarding NTEHs in the last five years, broken down by years.

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 32)

Reply:

Statistics on removal orders issued, prosecutions instigated, and unauthorised structures removed or irregularities rectified in connection with the Building Department's enforcement actions against unauthorised building works in New Territories Exempted Houses in the past five years are tabulated below –

Year	**Number of removal orders issued**	**Number of prosecutions instigated** [Note]	**Number of unauthorised structures removed or irregularities rectified** [Note]
2013	328	80	108
2014	454	79	239
2015	415	97	265
2016	529	201	363
2017	572	230	407

Note: The figures do not necessarily correspond to the number of removal orders issued in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1029)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Programme that the Department will continue to remove large unauthorised signboards and implement the Validation Scheme for Unauthorised Signboards under the Signboard Control System. In this connection, please inform this Committee:

1. of the numbers of inspections, removal operations and prosecutions in the past two financial years;

2. of the respective staff establishment and expenditure involved in prosecution regarding the relevant operations carried out in the past two financial years; whether there will be an increase in staff establishment and estimated expenditure for the coming financial year; and

3. whether the Department will conduct a study jointly with the Environmental Protection Department in the coming two financial years with a view to taking enforcement actions to remove large signboards causing light pollution and enacting relevant legislation by making reference to overseas experience; if so, what are the details and expenditure involved? If not, what are the reasons?

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 32)

Reply:

1. The Buildings Department (BD) takes enforcement action against unauthorised signboards in response to public reports and through its large scale operations. It does not compile separate statistics on the number of inspections made for unauthorised signboards. The statistics on enforcement action taken by BD against unauthorised, dangerous and abandoned signboards in the last two financial years is tabulated as follows –

Year	Number of removal orders against unauthorised signboards issued	Number of unauthorised signboards removed/validated	Number of dangerous or abandoned signboards removed/repaired
2016-17	743	1 082	1 530
2017-18 (1)	992	1 371	1 278
Total	**1 735**	**2 453**	**2 808**

Note (1): Up to February 2018.

The numbers of summonses served in prosecutions and convictions in connection with non-compliance with removal orders for unauthorised signboards are tabulated as follows -

Year	Summonses served	Convictions (2)
2016-17	37	23
2017-18 (3)	41	34
Total	**78**	**57**

Note (2): The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

Note (3): Up to February 2018.

2. Prosecutions against failure to comply with removal orders for unauthorised signboards are handled by 46 professional and technical staff in the Prosecution Units of the Legal Services Section of BD as part of their overall duties to instigate prosecutions and disciplinary actions for contraventions of the Buildings Ordinance (BO) (Cap. 123). BD is not able to provide a breakdown of the manpower involved solely for handling prosecutions against non-compliance with removal orders for unauthorised signboards. No additional staff or expenditure has been specifically allocated for the duty in the coming financial year.

3. BD is not in a position to conduct any study regarding enforcement action against large signboards causing light nuisance because installation of external light fittings and the issue of light nuisance fall outside the ambit of the BO and are not under the jurisdiction of BD. The Environment Bureau will conduct a review of the Charter on External Lighting and assess its effectiveness in 2018-19. With reference to the outcome of the assessment, the Government will consider the next stage of work and whether there is a need for legislation to control external lighting.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1031)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The imbalance in local rental housing market and soaring rents have rendered it difficult for the public to find a decent home. While sub-divided flats (SDFs) remain a serious problem, some building owners offer to let their sub-divided units in the form of "capsule-like accommodation", modified partitioned cubicles, etc. in the name of "community housing", which may pose serious fire and structural risk. In this connection, please inform this Committee:

1. of the current statistics on the numbers of SDFs and households involved as well as the price per square foot of SDFs, broken down by district.

2. of how the authorities will regulate the prevailing rental units in the form of "capsule-like accommodation", modern partitioned cubicles, etc.; whether any surveys or enforcement/rectification action were carried out against such domestic units in the past financial year; if so, of the details and expenditure involved; and

3. whether the authorities will carry out large-scale surveys or enforcement action against SDFs in the coming financial year with a view to safeguarding the lives of occupants; if so, please provide the estimated expenditure and staff establishment involved.

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 27)

Reply:

1. The Buildings Department (BD) does not compile statistics on the numbers of sub-divided flats (SDFs), the households involved and the price per square foot of SDFs.

2. & 3. BD takes enforcement actions against irregularities of building works associated with SDFs under the Buildings Ordinance (Cap. 123) and its enforcement policy. Where actionable irregularities are identified in SDFs in response to public reports and through large scale operations (LSOs), BD will issue removal orders to the owners concerned and consider instigating prosecution against those who fail to comply with the removal orders. In 2017, BD issued 300 removal orders for rectification of building irregularities associated with SDFs. In 2018, BD will mount LSOs in 100 target buildings for rectifying building irregularities associated with SDFs, including those for domestic use in industrial buildings.

In 2017-18 and 2018-19, enforcement actions against building irregularities associated with SDFs are carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement the BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower and expenditure involved solely for carrying out enforcement action related to SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2010)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What is the number of private domestic buildings currently aged over 30, 50 and 70 years in each District Council district in Hong Kong? What is the number of units involved? How many private domestic buildings have reached the compulsory sale application threshold of 80% ownership?

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 1)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of private domestic/composite(1) buildings aged over 30, 50 and 70 years in Hong Kong as of end of 2017 is as follows –

District	Aged over 30 years	Aged over 50 years	Aged over 70 years
Central and Western	1 833	622	49
Eastern	1 002	384	18
Kowloon City	2 219	1 279	119
Kwai Tsing	191	13	4
Kwun Tong	379	110	0
North	396	183	43
Islands	487	21	0
Sai Kung	1 119	47	0
Sham Shui Po	1 465	782	38

District	Aged over 30 years	Aged over 50 years	Aged over 70 years
Sha Tin	577	24	0
Southern	1 426	358	74
Tai Po	874	22	8
Tsuen Wan	385	123	5
Tuen Mun	319	4	1
Wan Chai	1 571	796	50
Wong Tai Sin	247	87	0
Yau Tsim Mong	2 071	1 278	50
Yuen Long	1 158	62	54
Total	**17 719**	**6 195**	**513**

Note (1): Buildings that are partly domestic and partly non-domestic.

BD does not compile statistics on the number of units involved in the aforementioned buildings.

The Development Bureau and BD do not compile statistics on the number of private domestic buildings which have reached the compulsory sale application threshold of 80% ownership.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2016)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Comprehensive Building Safety Improvement Loan Scheme, what were the amounts involved in the applications approved in each of the past five years? Please also provide the distribution of cases in connection with fire service installations, lift installations, electrical installations and gas risers, regular slope maintenance works and removal of Unauthorised Building Works on a yearly basis.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 9)

Reply:

In the past five years, the amount of financial assistance approved and the number of approved cases involving removal of unauthorised building works (UBWs) under the Comprehensive Building Safety Improvement Loan Scheme are tabulated as follows –

Year	**Amount of financial assistance approved ($million)**	**Number of approved cases involving removal of UBWs**
2013	141	30
2014	117.6	34
2015	42.8	23
2016	71.1	27
2017	41.3	22

The Buildings Department does not compile statistics on the number of approved cases involving maintenance and upgrading works on fire service installations, lift installations, electrical installations, gas risers or regular slope maintenance works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2017)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Any building works without approval and consent from the Buildings Department (BD) are regarded as unauthorised building works (UBWs) by BD. BD has carried out a number of clearance operations to take enforcement action against actionable UBWs. In the past five years,

(i) regarding UBWs in various types of buildings in the urban area, what were the numbers of removal orders issued and prosecutions instigated? What was the total amount of fine imposed for such UBWs in each year?

(ii) regarding UBWs in New Territories village houses, what were the numbers of removal orders issued and prosecutions instigated? What was the total amount of fine imposed for such UBWs in each year?

(iii) for prosecution cases against UBWs on rooftops, flat roofs, yards and lanes, what was the distribution by type?

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 10)

Reply:

(i) As regards the enforcement actions against unauthorised building works (UBWs) in buildings other than New Territories Exempted Houses (NTEHs), the numbers of removal orders issued and prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Year	No. of removal orders issued[(1)]	No. of prosecutions[(1)]	Total amount of fines ($ million)[(1)]
2013	11 677	2 433	8.54
2014	11 362	2 453	8.36
2015	12 503	2 933	14.32
2016	12 372	3 161	11.07
2017	12 610	3 139	12.53

Note [(1)]: The figures do not necessarily correspond to those in other columns.

(ii) Regarding the enforcement actions against UBWs in NTEHs, the numbers of removal orders issued and prosecutions instigated, and the total amount of fines for non-compliance with removal orders in the past five years are tabulated as follows –

Year	No. of removal orders issued[(2)]	No. of prosecutions[(2)]	Total amount of fines ($ million)[(2)]
2013	328	80	0.28
2014	454	79	0.36
2015	415	97	1.17
2016	529	201	1.17
2017	572	230	1.44

Note [(2)]: The figures do not necessarily correspond to those in other columns.

(iii) The numbers of prosecutions instigated against non-compliance with removal orders for rooftop, flat roof, yard and lane UBWs in the past five years are tabulated as follows –

Year	No. of prosecutions		
	Rooftop UBWs	Flat roof UBWs	Yard/lane UBWs
2013	487	501	112
2014	401	602	162
2015	555	852	194
2016	623	720	221
2017	649	807	218

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2939)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department commissioned a consultant to study on the latest technological methods in identifying sources of water seepage in buildings in October 2014, and the study is expected to complete in 2017. As mentioned in the Brief Description of this Programme this year, the study is still on going and the Department will continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. Please advise on:

a) the manpower, expenditure and estimates for each financial year since the commencement of the study as well as that for this year;

b) the reasons for not being able to complete the consultancy study in 2017; and

c) the expected time for completing the consultancy study and the details.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 40)

Reply:

a) The Buildings Department (BD) has engaged a consultant to conduct a study on the latest technological methods for identifying sources of water seepage in buildings. The consultancy agreement is administered by BD staff of the Joint Office (JO) set up by BD and Food and Environmental Hygiene Department. We are not able to provide a breakdown of the JO's manpower solely involved in the administration of the consultancy agreement. The expenditures of the consultancy study since its commencement are tabulated below –

2014-15	2015-16	2016-17	2017-18	2018-19
$ 327,000	$ 457,800	$ 823,350	$ 2,371,000 (estimated)	$ 109,000 (estimated)

b) & c) As the consultant has taken longer time to complete the field tests to assess a number of technological methods for identifying sources of water seepage, the programme of the consultancy study has been extended for completion in 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2940)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the problem of water seepage, please inform this Committee:

1) of the statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants last year;

2) of the number of prosecutions instigated against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions last year;

3) of the staff establishment and operational expenses of the Joint Office (JO) deployed by the Government last year; and

4) of the percentage of the expenditure of JO spent on equipment for checking the source of seepage; and the estimated expenditure last year for procurement of new equipment to increase the chance of successfully identifying the source of seepage.

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 25)

Reply:

1) Statistics on water seepage reports received, reports handled, cases with source of water seepage identified and entry warrants granted by the Court last year are tabulated below –

Number of Cases	2017
Reports received	36 002
Reports handled [(1)]	30 605
• Cases screened out [(2)]	14 732
• Cases with investigations concluded	15 873
Cases with source identified [(1)]	6 253
Entry warrants granted by the Court [(1)]	62

Note [(1)]: The figures do not necessarily correspond to the number of reports received in the same year.

Note [(2)]: These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD).

2) In 2017, JO instigated prosecution against 114 building owners for their non-compliance with the nuisance notice issued under the Public Health and Municipal Services Ordinance (Cap 132) and there were 49 convictions. As there is a lapse of time between the instigation of prosecution and adjudication by the Court, the number of convictions may not necessarily correspond to that of the prosecution cases instigated in the same year.

3) The staff establishment and the expenditure of BD and FEHD in connection with JO's operation in the last fiscal year are tabulated below –

BD	2017-18
Number of professional and technical staff	64
Staff cost and departmental expenses ($ million)	34 (estimated)
Expenditure for engaging outsourced consultants ($ million)	34 (estimated)

FEHD	2017-18
Number of investigation and co-ordinating staff	224
Staff cost and departmental expenses ($ million)	99.7 (estimated)

4) Outsourced consultants engaged by JO may make use of different methods and equipment in investigating sources of water seepage. We are not able to provide a breakdown of the expenditure spent solely on equipment.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1216)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In respect of Matters Requiring Special Attention in 2018-2019, it is mentioned that the Department will "continue the large scale operation (LSO) on removal of large unauthorised signboards and the LSO on removal of signboards that are not validated on target buildings or target streets". Please list the number of target buildings/names of streets involved, broken down by the 18 districts. What are the changes in the target buildings/streets, the staff establishment for the LSO and the estimated expenditure as compared with the past three years?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 67)

Reply:

In 2018, the Buildings Department (BD) will continue to carry out large scale operations on removal of unauthorised signboards on sections of target streets (LSOs). The breakdown of the target street sections and buildings involved covered by the LSOs in 2015, 2016, 2017 and 2018 by districts is as follows –

Year	District	Target street sections[Note]	Number of buildings
2015	Central and Western	Wing Lok Street	14
	Wan Chai	Jardine's Bazaar	21
	Yau Tsim Mong	Portland Street	11
	Sham Shui Po	Tai Nan Street	19
	Kowloon City	Nam Kok Road	25

Year	District	Target street sections[Note]	Number of buildings
2016	Wan Chai	Thomson Road	15
	Eastern	Tsat Tsz Mui Road	12
	Yau Tsim Mong	Temple Street	13
	Yau Tsim Mong	Portland Street	10
	Tsuen Wan	Chuen Lung Street	14
	North	San Fat Street	11
2017	Central and Western	D'Aguilar Street	16
	Wan Chai	Percival Street	11
	Eastern	Electric Road	7
	Yau Tsim Mong	Granville Road	7
	Yau Tsim Mong	Hai Phong Road	4
	Yau Tsim Mong	Parkes Street	23
	Kwun Tong	Ngau Tau Kok Road	9
	Tsuen Wan	Chuen Lung Street	8
	Tai Po	Tai Ming Lane Square	25
2018	Central and Western	Wellington Street	8
	Wan Chai	Lockhart Road	19
	Eastern	Shau Kei Wan Main Street East	7
	Yau Tsim Mong	Sai Yeung Choi Street South	12
	Sham Shui Po	Yu Chau Street	14
	Sham Shui Po	Castle Peak Road	20
	Kwun Tong	Shing Yip Street	13
	Tsuen Wan	Chung On Street	13
	Sha Tin	Chik Shun Street	5
	Yuen Long	Kau Yuk Road	7

Note: The LSOs would cover a section of the target street, not the entire street.

The enforcement action against unauthorised signboards under the LSOs is carried out by the 42 professional and technical staff of the Signboard Control Unit of BD as part of their overall duties in implementing the Signboard Control System. We are unable to provide breakdown of staff establishment and estimated expenditure solely for the LSOs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1220)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding signboard control, would the authorities inform this Committee:

a. of the changes in staff establishment and estimated expenditure for signboard control in this year as compared with 2015-16, 2016-17 and 2017-18;

b. whether the authorities have re-evaluated the number of signboards in the territory since 2011; if so, the number of signboards in the territory at present;

c. the respective numbers of signboards erected after obtaining approval under the Buildings Ordinance, registered under the Validation Scheme for Unauthorised Signboards, and registered under the Minor Works Control System in the past five years; and

d. of the numbers of Dangerous Structure Removal Notices and removal orders against signboards not yet complied with. Please list, according to document types, the respective numbers of statutory orders not yet complied with for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 60)

Reply:

a. The Buildings Department (BD) takes enforcement action against unauthorised signboards in response to public reports and through its large scale operations. The enforcement action is carried out by the professional and technical staff of the Signboard Control Unit (SBCU) of BD as part of their overall duties in implementing the Signboard Control System. The numbers of staff involved and the expenditures incurred in 2015-16, 2016-17, 2017-18 and 2018-19 are as follows –

	2015-16	2016-17	2017-18	2018-19
Number of professional and technical staff of the SBCU	35	35	42	42
Expenditure ($ million)	30.2	31	32.2 (estimate)	36.7 (estimate)

b. According to the results of a stock taking exercise conducted by BD in 2011, there were about 120 000 signboards in Hong Kong. BD did not conduct another stock taking exercise afterwards.

c. As of the end of 2017, 22 948 minor works submissions associated with the erection, alteration and removal of signboards had been received under the Minor Works Control System and 259 unauthorised signboards had been validated under the Signboard Validation Scheme (SVS) since the implementation of SVS on 2 September 2013. BD does not compile statistics on the number of signboards that have been erected with the prior approval and consent of the Building Authority under the Buildings Ordinance (BO) (Cap. 123).

d. BD will issue Dangerous Structure Removal Notices (DSRNs) under section 105 of the Public Health and Municipal Services Ordinance (Cap. 132) in respect of dangerous or abandoned signboards, and removal orders under section 24 of the BO in respect of unauthorised signboards. As at end of 2017, 436 DSRNs and 1 588 removal orders issued against signboards have not been complied with. The overdue periods of these outstanding DSRNs and removal orders are as follows –

Overdue period	No. of DSRNs	No. of removal orders
Less than 1 year	405	845
1 to 3 years	31	524
4 to 6 years	0	127
7 to 9 years	0	85
10 years or above	0	7
Total	**436**	**1 588**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1222)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Provision for the Buildings Department for the coming year is $171.3 million (12.2%) higher than the revised estimate for last year. This is mainly due to the increased provision for enhancing building and slope safety, and for the creation of 125 posts. What are the details of the 125 posts? Would deletion of contract posts be involved while creating the 125 posts? If so, what are the details of the contract posts to be deleted?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 63)

Reply:

The 125 posts to be created in 2018-19 in the Buildings Department (BD) comprise 50 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), 46 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)), 21 clerical posts and eight posts of other grades.

Among the 125 posts, 52 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the implementation of Operation Building Bright 2.0; 30 posts will be engaged in coping with the increased workload in processing of new building plans; 15 posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; four posts will be engaged in implementing the Electronic Submission Hub project; 18 posts will be engaged in coping with the workload arising from the implementation of the Three-Runway System project; and the remaining six posts will be engaged in coping with the additional workload arising from the regulation of private columbarium.

No non-civil service contract position will be deleted arising from the creation of these 125 posts in 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1223)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The authorities received around 135 000 and 126 000 minor works submissions in the past two years respectively. However, only approximately 7 000 minor works submissions were selected by the authorities for auditing. What is the justification for setting the rule of conducting random audit check on 7 000 submissions each year? Among the audited submissions, how many cases were identified to be in contravention of the Minor Works Control System each year? Besides, among the minor works submissions in the past two years, how many submissions were estimated to be related to works associated with sub-divided flats by the authorities?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 64)

Reply:

Under the Buildings Ordinance (BO) (Cap. 123) and the Building (Minor Works) Regulation (B(MW)R) (Cap. 123N), the prescribed building professionals (PBP) and prescribed registered contractors (PRC) appointed for carrying out minor works have the legal obligations to supervise, carry out and certify completion of the minor works. The Buildings Department (BD) would conduct audit check to ensure the minor works comply with the BO. If irregularities are found, BD would require the PBP/PRC concerned to rectify the problem and would take enforcement actions as necessary. BD would review the number of minor works submissions selected for audit check yearly taking into account the result of the audit check in the previous years.

BD randomly selected 7 104 cases and 7 260 cases each for audit check in 2016 and 2017, amongst which 246 cases and 136 cases were identified with irregularities respectively. The majority of such irregularities are minor in nature and involve non-compliance with administrative procedures and requirements, insufficient information in submissions, etc., which could be rectified by the relevant PBP and/or PRC. None of the irregularities found in the audited cases in 2016 warrants prosecution whilst prosecution is being instigated for non-compliance with the BO and the B(MW)R in one audited case in 2017.

BD received 4 028 and 4 678 minor works submissions in connection with sub-division of flats in 2016 and 2017 respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1224)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The authorities have inspected 3 045 and 2 230 sub-divided flats (SDFs) respectively in the past two years. In this connection:

a. what are the respective numbers of successful entry into the unit and carrying out of inspection by the staff of the Buildings Department in the past two years?

b. what are the numbers of units identified with more than one unauthorised building works or alteration in the past two years?

c. what is the percentage of rectified SDFs against the total SDFs requiring rectification in the past two years?

d. what are the changes in manpower and estimated expenditure allocated to inspect SDFs in the coming year?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 65)

Reply:

a. & b. The Buildings Department (BD) does not compile statistics on the number of successful entry into sub-divided flats (SDFs), the number of inspections carried out by BD staff, and the number of units identified with more than one unauthorised building works or alteration for the past two years.

c. In the past two years, 528 SDFs were identified with building irregularities requiring rectification, and irregularities at 507 SDFs were rectified. The rectified SDFs do not necessarily correspond to the SDFs identified with irregularities in this period.

d. In 2018-19, enforcement action against building irregularities associated with SDFs will continue to be carried out by 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for carrying out enforcement action in relation to SDFs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1225)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In respect of Matters Requiring Special Attention in 2018-2019, it is mentioned that the Department will "continue the large scale operation (LSO) on comprehensive clearance of UBWs on rooftops, flat roofs, yards and lanes of target buildings". Please list the number and names of target buildings involved, broken down by the 18 districts. What are the changes in the target buildings, the staff establishment for the LSO and the estimated expenditure as compared with the past three years?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 66)

Reply:

In 2018, the Buildings Department (BD) will mount large scale operation (LSO) on comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in 80 target buildings. Disclosure of the list of target buildings may affect the enforcement action that will be taken by BD. It is therefore inappropriate to disclose the names of the target building that will be involved in the 2018-19 LSO.

The numbers of target buildings under the aforesaid LSO in the past three years and 2018 are tabulated as follows –

	2015	**2016**	**2017**	**2018**
No. of target buildings	190	80	80	80

The LSO will be carried out by the professional and technical staff of the two Existing Buildings Divisions (EBDs) of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. We are not able to provide a breakdown of the manpower and expenditure involved solely for the LSO. The manpower of the EBDs for implementing BD's building safety and maintenance enforcement programmes in the past three years and 2018-19 is tabulated below –

	2015-16	**2016-17**	**2017-18**	**2018-19**
Number of professional and technical staff	376	414	434	434

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3471)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The authorities stated that they would continue the large scale operations on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes of target buildings. In this connection, will the authorities advise this Committee:

- of the number of outstanding removal orders and of 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, of the increase in the number of staff and of the expenditure involved; if not, the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 102)

Reply:

As at end 2017, there were about 55 000 outstanding removal orders issued against unauthorised building works (UBWs) in the whole territory. The Buildings Department (BD) does not compile statistics on the number of different types of UBWs involved in the outstanding removal orders.

BD has set up targets for clearing outstanding removal orders and posted the progress of meeting such targets in BD's website.

BD has implemented improvement measures to speed up the clearance of outstanding removal orders such as upgrading its Building Condition Information System to enhance monitoring on the progress of enforcement action, streamlining its operation procedures, and re-adjusting its work priorities as appropriate. In addition, BD has been allocated additional resources in the past years to cope with various operational 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 633, 638 and 693 professional and technical staff members in 2016-17, 2017-18 and 2018-19 (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. 3472)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the inspection of sub-divided flats in target buildings and rectification of irregularities of building works associated with sub-divided flats, could the authorities inform this Committee:

- of the number of reports received in the past three years and the number of such reports with irregularities found during inspection;
- of the number of sub-divided flats inspected with irregularities of building works found, of the most common irregularities found, and of the number of sub-divided flats with irregularities that have not yet been rectified in 2017-18;
- whether increasing manpower to speed up rectification of sub-divided flats and inspect more sub-divided flats has been considered; if so, of the details; if not, of the reasons for that?

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 103)

Reply:

The Buildings Department (BD) received about 11 900 reports on sub-divided flats (SDFs) from 2015 to 2017 from members of the public or other government departments, among which BD identified SDFs in 5 493 reports. Among these 5 493 reports, 228 SDFs were found to be associated with building irregularities that had to be followed up by the issue of removal orders.

Apart from responding to reports, BD also takes enforcement action against irregularities of building works associated with SDFs through large scale operations (LSOs).

From April to December 2017, BD inspected 1 668 SDFs in total in response to reports from members of the public or other government departments and through LSOs. 19 were so far found to be associated with building irregularities which had to be followed up by the issue of removal orders while further assessment or detailed investigations are still being conducted for some cases. As at end December 2017, the building irregularities associated with these 19 SDFs were not yet rectified.

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.

Enforcement action against irregularities associated with SDFs is carried out by the 434 professional and technical staff of the two Existing Buildings Divisions of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. There will be no change in manpower in BD for enforcement actions related to SDFs in 2018-19. 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. 3474)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to completing "the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings", could the authorities inform this Committee:

- the parties, manpower and resources involved for the whole consultancy study;
- the respective numbers of water seepage reports received and cases with investigation completed by the Joint Office set up by the Food and Environmental Hygiene Department and the Buildings Department, as well as the number of completed cases where the source of water seepage could not be identified in the past three years;
- whether indicators will be set for investigation time in order to complete the investigation within a specified timeframe; if so, of the details; if not, of the reasons; and
- the timetable for reviewing and implementing the new technologies.

Asked by: Hon LEE Kok-long, Joseph (Member Question No. (LegCo use): 105)

Reply:

The Buildings Department (BD) has engaged a consultant to study the latest technological methods for identifying sources of water seepage in buildings. The estimated expenditure of the study is $4.5 million. The consultancy agreement is administered by BD staff of the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD. We are not able to provide a breakdown of the JO's manpower solely involved in the administration of the consultancy study.

Statistics on water seepage reports received, reports handled and results of investigation in the past three years are tabulated below –

Number of Cases	2015	2016	2017
Reports received	29 617	36 376	36 002
Reports handled [(1)]	25 093	29 148	30 605
• Cases screened out [(2)]	12 000	13 196	14 732
• Cases with investigations concluded	13 093	15 952	15 873
- Source of water seepage identified [(1)]	4 679	6 846	6 253
- Source of water seepage could not be identified and investigation terminated [(1)]	3 494	3 721	4 172
- Seepage ceased during investigation [(1)]	4 920	5 385	5 448

Note [(1)]: The figures do not necessarily correspond to the number of reports received in the same year.

Note [(2)]: These include unjustified cases and withdrawn cases, in respect of which no investigation will be made 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 has to enter the premises concerned for carrying out non-destructive tests so as to identify the seepage source, 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/occupiers. If the investigation could not be completed within 90 working days, JO will notify the informant of the progress of the investigation. The above investigation time frame has been stipulated in JO's "Notes to Owners/Occupiers – General Procedures for Investigating Water Seepage" which will be issued to the concerned owners/occupiers upon receipt of a water seepage report.

Additional advanced technological testing methods for investigating of water seepage in buildings such as microwave tomography and infrared thermography are proposed in the consultancy study. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by JO for handling reports on water seepage. The consultancy study is scheduled for completion in 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1888)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Building Safety Loan Scheme provides loans to individual owners of private buildings who may wish to obtain financial assistance in carrying out maintenance and repair works to reinstate or improve the safety conditions of their buildings and/or private slopes. Regarding the loan scheme, what were the numbers of applications received, the total amount of financial assistance involved, the numbers of buildings benefited, the duration between submission of application and release of loan in general, the numbers of applications rejected, and the general reasons for rejection in each of the past three years?

Asked by: Hon LEE Wai-king, Starry (Member Question No. (LegCo use): 23)

Reply:

In the past three years, the number of applications received, the number of applications approved, the total amount of financial assistance approved and the number of buildings benefited under the Building Safety Loan Scheme are tabulated as follows –

Year	**Number of applications received**	**Number of applications approved**	**Total amount of financial assistance approved ($million)**	**Number of buildings benefited**
2015	1 246	722	42.8	222
2016	998	1 016	71.1	266
2017	725	578	41.3	223

Approved loans will be released to the applicants based on the progress of works and submission of corresponding certification. In 2015, 2016 and 2017, the average duration between submission of application and release of loan were about 11 months, eight months and ten months respectively.

In 2015, 2016 and 2017, the numbers of applications rejected were 32, eight and 29 respectively. The major reason for rejections was that the applicants did not provide the required information.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1470)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS), would the Government inform this Committee:

(1) of the details of the buildings covered by the MBIS and the MWIS in the past two years;

(2) of the numbers of non-compliant mandatory building inspection notices and window inspection notices in the past two years, and of the enforcement actions taken; and

(3) of the longest time required for handling the cases since the implementation of the MBIS and the MWIS, of the procedures and time limit for handling repeated non-compliant cases of mandatory building inspection notices and window inspection notices, as well as of the number of such cases?

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 42)

Reply:

(1) Statistics on the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in 2016 and 2017 are tabulated below –

	2016		**2017**	
	MBIS	**MWIS**	**MBIS**	**MWIS**
No. of target buildings selected	500	500	436	464
No. of statutory notices issued	5 571	86 280	12 384	30 223
No. of statutory notices discharged[Note]	8 281	151 772	7 975	56 231

Note : The figures do not necessarily correspond to the notices issued in the same year.

(2) The respective numbers of non-compliant MBIS and MWIS notices as of end 2016 and 2017 are tabulated below –

	As of end 2016		As of end 2017	
	MBIS	**MWIS**	**MBIS**	**MWIS**
No. of statutory notices not yet discharged	35 474	102 347	39 812	76 950
No. of statutory notices expired	29 708	67 953	27 990	58 650

In 2016 and 2017, the Buildings Department (BD) issued over 15 000 warning letters and instigated 74 prosecutions against building owners who failed to comply with the MBIS notices; and issued over 47 800 warning letters and 1 900 fixed penalty notices as well as instigated four prosecutions against building owners who failed to comply with the MWIS notices.

(3) BD does not compile statistics on the duration between the issue of statutory notices under the two Schemes and their compliance, and is therefore unable to provide information on the longest time required for handling the statutory notices.

If the statutory notices are not complied with within the specified timeframe, BD may take enforcement actions by issuing warning letters, serving fixed penalty notices (for MWIS notices only) and instigating prosecution against those building owners who, without reasonable excuse, fail to comply with the statutory notices. If those notices are still not yet complied with after the aforementioned actions, BD may step up enforcement actions by serving another fixed penalty notices (for MWIS notices only) and/or instigating further prosecution against the owners concerned. In addition, BD may also arrange for carrying out the required inspection and necessary repair works in default of the owners concerned. BD will seek to recover the associated cost from the owners.

As at 31 December 2017, BD has served second fixed penalty notices in respect of nine repeated non-compliance with MWIS notices. Up to end of 2017, there were 30 MBIS notices and one MWIS notice not yet complied with after prosecution. There is no time-limit for BD to take enforcement action against non-compliant statutory notices.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2535)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In the Controlling Officer's Report, continuing the large scale operation on inspection of sub-divided flats (SDFs) in target buildings and rectification of irregularities of building works associated with SDFs are among the Matters Requiring Special Attention in 2018-19.

In June 2017, a shocking accident took place at 50 Gillies Avenue South in Hung Hom which the floor of a unit's balcony at 1/F of the building measuring about seven meters by three meters collapsed. Kowloon West is one of communities in the earlier development of Hong Kong with a large number of old buildings. During the 1950s and 1960s, it was a common feature of the upper floors of the commercial/residential buildings to be built with rows of long cantilevered balcony. In the beginning, the Government prohibited the balcony from being enclosed to become part of the indoor area. The subsequent large influx of immigrants and the tight housing supply led to the toleration of the balcony to be utilised as a way to increase the living area by "sliding steel window". Due to the housing supply shortage in recent years, many tenement building owners sub-divided their units into SDFs to maximise rental income. How can the loading capacity of an area originally designed as a "balcony" sustain that of a SDF?

Could the authorities inform this Committee:

1. having regard to the long-standing historical problem of "SDFs on the balcony", whether the authorities will allocate more resources to establish a special operation team to carry out inspection and to require the owners of such units that exceed the loading safety factor to reinstate the SDFs; if so, of the details; if not, of the reasons for that;

2. whether the authorities will consider providing assistance through the Integrated Building Maintenance Assistance Scheme to owners to carry out repair works for "buildings requiring emergency remedial works" and "buildings with obvious defects". If the orders are not complied with by the owners, should the authorities carry out the repairs in default of the owners and recover the charges from them afterwards? If so, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. (LegCo use): 63)

Reply:

1. Apart from responding to reports, the Buildings Department (BD) also takes enforcement action against irregularities of building works associated with sub-divided flats (SDFs) through large scale operations (LSOs). Where actionable irregularities such as overloading of balcony are identified, BD will issue removal orders to the owners concerned and consider instigating prosecution against those who fail to comply with the removal orders. In 2018, BD will target 100 buildings for rectification of irregularities associated with SDFs through LSOs.

   In 2017-18 (as at end December 2017), BD inspected 1 668 SDFs in total in response to reports from members of the public or other government departments and through LSOs. 19 were so far found to be associated with building irregularities which had to be followed up by the issue of removal orders while further assessment or detailed investigations are still being conducted for some cases. BD does not compile statistics on the number of cases involving overloading of balcony.

2. At present, BD, the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) implement a number of financial assistance schemes to assist eligible building owners in carrying building repair and maintenance. Details are set out as follows –

Financial assistance schemes	**Relevant department and organisations**	**Purpose**
Owners' Corporation Formation Subsidy	URA and HKHS(1)	To encourage and subsidise building owners in the formation of Owners' Corporations (OCs) to facilitate building maintenance
Common Area Repair Works Subsidy		To encourage OCs / owners to carry out comprehensive maintenance works to the building's common areas
Home Renovation Interest-free Loan		To encourage private residential flat owners to carry out internal repairs and maintenance works to their flats
Building Safety Loan Scheme	BD	To assist individual owners of private buildings in carrying out works related to the improvement of building safety and hygiene or for compliance with statutory orders
Building Maintenance Grant Scheme for Elderly Owners	HKHS	To assist elderly owner-occupiers in repairing and maintaining their buildings and improving building safety

Note [(1)]: Since 1 July 2015, URA has taken over all the rehabilitation scheme areas previously managed by HKHS under the three schemes and provides a territory-wide service under the scheme. In other words, HKHS has stopped accepting new applications under the three schemes since then but continues to process and follow up applications received on or before 30 June 2015.

To further enhance public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out inspection and repair works under the Mandatory Building Inspection Scheme. Based on our crude estimate, the funding under OBB 2.0 should be able to support the commissioning of inspection and repair works of 2 500 buildings over the five-year period.

If a repair order issued by BD was not compiled with by the owner concerned, under the Buildings Ordinance (Cap. 123), BD may arrange the works required under the repair orders to be carried out in default of owners. The costs of the repair works, supervision charges and a surcharge not exceeding 20% on the cost due will be recovered from the owners concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1045)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

As housing supply is tight, subdividing a unit into sub-divided flats (SDFs) is a common phenomenon in Hong Kong. In the Estimates, it is mentioned that the Buildings Department (BD) inspected SDFs in 100 target buildings. In this connection, would the authorities please inform this Committee, in table form:

1. the expenditure and staff establishment involved in inspecting SDFs by BD in each of the past three years;

2. the number of buildings inspected associated with SDFs and its distribution in the 18 districts in the past three years; and

3. the number of SDF owners associated with unauthorised building works identified by BD and the number of prosecutions in the past three years.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 54)

Reply:

1. In 2015-16, 2016-17 and 2017-18, the enforcement action against building irregularities associated with sub-divided flats (SDFs) is carried out by 376, 414 and 434 professional and technical staff of the two Existing Buildings Divisions of the Buildings Department (BD) respectively 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 manpower and expenditure involved solely for inspection of SDFs.

2. BD has been conducting large scale operations (LSOs) for rectifying irregularities of building works associated with SDFs since 2011. The number of buildings inspected under the LSOs in the past three years and their geographical distribution are tabulated as follows –

District	No. of buildings inspected under LSOs in 2015, 2016 and 2017
Central and Western	42
Wan Chai	35
Eastern	23
Southern	5
Wong Tai Sin	19
Kwun Tong	38
Yau Tsim Mong	113
Sham Shui Po	86
Kowloon City	102
North	23
Sha Tin	8
Tai Po	23
Tsuen Wan	23
Tuen Mun	19
Yuen Long	33
Kwai Tsing	12
Total	**604**

3. BD does not compile statistics on the number of SDF owners associated with unauthorised building works identified by the department. BD instigated 293 prosecutions against non-compliance with removal orders involving SDFs in the past three years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2959)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the authorities provide the following information on private permanent buildings in Kwai Tsing and Tsuen Wan:

1. Please list in table form the respective statistics on private permanent buildings aged 50 or above, 45 to 49 and 40 to 44 in the districts concerned.

2. Please set out the numbers of structural safety inspections and repair orders issued against these private permanent buildings in the past three years and the progress of follow-up work.

3. In respect of the above districts, are there any plans for the authorities to commit more resources to handling the cases in the coming financial year? If so, please specify the ranks and number of posts involved as well as the expenditure for the additional staffing establishment.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 15)

Reply:

1. According to the records of the Buildings Department (BD), the number of private buildings aged 40 to 44, 45 to 49 and 50 years or above in Kwai Tsing and Tsuen Wan Districts as at 31 December 2017 are tabulated below –

District	**Building age (years)**		
	40-44	**45-49**	**50 or above**
Kwai Tsing	150	63	21
Tsuen Wan	80	131	167

2. BD does not compile statistics on the number of inspections made in connection with the above buildings. In the past three years, 12 repair orders and seven investigation orders were issued against these buildings and among these, one repair order and one investigation order were complied with. BD will continue to monitor the compliance status of the other outstanding orders.

3. Enforcement action against dilapidated buildings is carried out by the two Existing Buildings Divisions and the two Mandatory Building Inspection Sections of BD as part of their overall duties to implement BD's building safety and maintenance enforcement programmes. In 2018-19, 52 posts are to be created for enhancing building safety including strengthening enforcement actions and supporting the implementation of the Operation Building Bright 2.0. We are unable to provide a breakdown of the manpower and expenditure involved solely for handling dilapidated buildings in Kwai Tsing and Tsuen Wan Districts.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1522)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Programme that the Government will continue to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education. In this connection, would the Government provide:

(1) the numbers of complaints received and summonses in respect of building safety in the past two years; and

(2) the expenditure involved in the support and assistance for owners as well as publicity and public education in respect of building safety in the past two years?

Asked by: Hon OR Chong-shing, Wilson (Member Question No. (LegCo use): 33)

Reply:

(1) In the past two years, the numbers of reports received and summonses served under the Buildings Ordinance in respect of building safety are tabulated below –

Year	**Number of reports received [(1)]**	**Number of summonses served**
2016	52 797	3 473
2017	47 444	3 542

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 2016 and 2017 are as follows –

Year	**Amount of loan approved ($million)**
2016	71.1
2017	41.3

Apart from BSLS, other assistance schemes funded by the Government include Operation Building Bright (which is administered by the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) and funded by an approved commitment of $3.2 billion by the Government), the Building Maintenance Grant Scheme for Elderly Owners (which is administered by HKHS and funded by an approved commitment of $1 billion by the Government), and a scheme to allow property owners to participate in "Smart Tender" Building Rehabilitation Facilitating Services scheme at a concessionary rate (which is administered by URA and funded by an approved commitment of $300 million by the Government).

The expenditure involved in publicity and public education by BD for printing of publicity materials, producing and broadcasting Announcements of Public Interest, and employing outsourced contractors and service providers for 2016-17 and 2017-18 were about $12.8 million and $12.4 million (estimated) respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0065)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Administration indicates 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. Under this connection, will the Administration inform this Council the approach and target for reviewing the aforementioned regulations? Will it make reference to overseas experience in reforming local Buildings Ordinance so as to enhance the living condition and minimum living space per person in Hong Kong? Will the Administration conduct consultation for the said review and how will the Administration ensure sufficient representation from trades and industries for such exercise?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 13)

Reply:

The Buildings Department (BD) is reviewing the Building (Construction) Regulations under the Buildings Ordinance with a view to converting the existing prescriptive requirements into performance-based provisions to keep abreast of latest international building technological advancements and enhancing the standards in building construction. BD is also reviewing the Building (Minor Works) Regulation with a view to expanding the Minor Works Control System (MWCS) to facilitate members of the public to carry out small-scale building works through a simple, effective and lawful way.

Concurrently, BD is now formulating a new code of practice for seismic resistant design standards for buildings in Hong Kong (CoP) which seeks to set out detailed technical guidelines for determining seismic-resistant features on buildings and the corresponding design and construction guidelines to enhance building safety.

BD has consulted the industry from time to time through the Building Sub-Committee of the Land and Development Advisory Committee, the Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee and Technical Committee on MWCS when drawing up the aforesaid legislative proposals and CoP. These committees comprise representatives of professional institutions and other stakeholder associations of the building industry and relevant government departments. The feedback received in respect of these proposals is generally supportive.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0076)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned that the government will "build community resilience and enhance government preparedness for landslide disasters". Would the Department inform this Committee:

1. What are the numbers of inspection of private slopes and repair notices issued each year?

2. What is the cumulative number of outstanding Dangerous Hillside Orders so far in the territory? Are there any measures to expedite the process? If yes, what are the details? If no, what are the reasons?

3. What is the number of cases where the Buildings Department carries out the required works in default of owners and recovers the administrative costs and repair costs from them afterwards? What are the costs involved and the progress of cost recovery?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 46)

Reply:

1. In 2015, 2016 and 2017, the Buildings Department (BD) issued 106, 85 and 40 dangerous hillside orders (DHOs) respectively. BD has not compiled statistics on the number of inspections of private slopes.

2. As at 28 February 2018, a total of 616 DHOs have yet to be complied with. BD has been taking proactive action to encourage and assist the owners to comply with the DHOs. In particular, BD will continue to explain to owners the risks associated with dangerous slopes and the procedures in complying with DHOs. BD will, in collaboration with the Geotechnical Engineering Office of the Civil Engineering and Development Department and District Offices of the Home Affairs Department, offer advice on geotechnical matters and assistance in coordination among multiple owners for complying with the orders. Eligible owners may also apply for financial assistance under the current grant or loan schemes administered by BD and the Urban

Renewal Authority. For owners who fail to comply with DHOs without reasonable excuse, BD may initiate prosecution against them. Moreover, BD will also consider engaging its consultants and contractors to carry out the required slope investigation and repair works in default of the owners, and recover the costs of such works plus supervision charge and surcharge from the owners afterwards. Since 2016, BD has stepped up the default actions against outstanding DHOs by streamlining the procedures for procuring default works consultants.

3. As at 28 February 2018, BD has engaged consultants/contractors to carry out the slope investigation and repair works for 209 DHOs in default of the owners. In the financial year of 2017-18 (up to December 2017), BD paid $12.6 million to consultants/ contractors for carrying out default works and recovered $8.3 million from default owners.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3407)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department stated that the number of non-directorate posts will be increased by 125 to 1924 posts as at 31 March 2019. Please inform this Council of the nature of work, ranks and salaries of these posts.
Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 72)

Reply:

The 125 posts to be created in 2018-19 in the Buildings Department (BD) comprise 50 professional posts (Senior Building Surveyor/Senior Structural Engineer/Building Surveyor/Structural Engineer), 46 technical posts (Senior Survey Officer (Building)/Senior Technical Officer (Structural)/Survey Officer (Building)/Technical Officer (Structural)), 21 clerical posts and eight posts of other grades. The salaries of the posts are tabulated below –

Grade	Salary ($)
Building Surveyor/Structural Engineer	58,425 – 124,280
Survey Officer (Building)/Technical Officer (Structural)	20,650 – 55,825
Clerical	12,480 – 50,900
Others	12,475 – 50,900

Among the 125 posts, 52 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the implementation of Operation Building Bright 2.0; 30 posts will be engaged in coping with the increased workload in processing new building plans; 15 posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; four posts will be engaged in implementing the Electronic Submission Hub project; 18 posts will be engaged in coping with the workload arising from the implementation of the Three-Runway System project; and the remaining six posts will be engaged in coping with the additional workload arising from the regulation of private columbarium.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3409)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2018-19, the Administration states that it will complete the review of the Building (Minor Works) Regulation by formulating new and refined minor works items as well as new prescribed building works items to facilitate building owners in carrying out new and/or maintaining existing small scale minor works. Will the Administration inform this Council the estimated completion date for the said review and does it consult the related trades and practitioners for the said review? When will the Administration report to this Council concerning the said review and will it propose changes in regulations in order to facilitate minor works as well as to enhance safety in conducting minor works in town? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. 75)

Reply:

The Buildings Department (BD) is reviewing the Building (Minor Works) Regulation (B(MW)R) with a view to expanding the Minor Works Control System (MWCS) to facilitate members of the public to carry out small-scale building works through a simple, effective and lawful way. BD has consulted the industry from time to time through the Building Sub-Committee of the Land and Development Advisory Committee, the Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers Committee, and the Technical Committee on MWCS when drawing up the legislative proposals. These committees comprise representatives of professional institutions, other stakeholder associations of the building industry and relevant government departments. The feedback received in respect of the proposals is generally supportive. Upon finalisation of the legislative proposals, the Development Bureau will consult the Panel on Development of the Legislative Council and then proceed with the legislative process to amend B(MW)R at an appropriate juncture.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1296)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Could the Government inform this Committee of the following information concerning demolition works handled by the Buildings Department (BD):

(a) number of applications for demolition consent received by the BD in the past ten years, broken down by district and year as tabulated below; and

	Number of Applications for Demolition Consent																	
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2007																			
2008																			
2009																			
2010																			
2011																			
2012																			

	Number of Applications for Demolition Consent																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2013																			
2014																			
2015																			
2016																			
2017																			

(b) number of demolition consent issued by the Government

	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
2007																			
2008																			
2009																			
2010																			
2011																			

	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
2012																			
2013																			
2014																			
2015																			
2016																			
2017																			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 503)

Reply:

(a) A breakdown of the number of applications for demolition consent received by the Buildings Department (BD) by district in the past ten years is set out as follows –

	Number of Applications for Demolition Consent [Note 1]																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2007	45	48	11	23	30	6	16	22	10	1	0	3	6	1	1	2	1	6	232
2008	56	36	14	19	22	4	5	19	21	1	4	6	5	5	3	6	18	0	244
2009	33	40	4	6	23	9	7	22	26	2	10	7	10	0	1	8	10	8	226
2010	34	31	10	7	15	3	7	30	12	6	2	2	6	0	7	6	4	5	187
2011	63	43	9	14	37	4	13	42	27	13	6	5	3	0	4	7	10	2	302
2012	52	33	29	19	49	7	14	26	26	9	5	4	3	0	3	8	4	23	314
2013	47	25	19	27	25	0	16	18	16	20	11	7	5	0	4	7	7	6	260
2014	48	32	17	17	31	1	23	28	20	15	2	3	5	9	2	9	14	10	286
2015	37	37	13	8	23	6	8	25	18	13	8	7	9	6	2	4	4	11	239
2016	30	17	21	11	10	4	12	23	12	7	4	5	0	7	3	7	8	11	192
2017	44	11	15	10	23	10	13	12	15	4	5	17	1	5	2	9	8	20	224

Note 1: The figures include resubmission of applications after refusal under section 16(3) of the Buildings Ordinance (Cap. 123).

(b) A breakdown of the number of demolition consent issued by BD by district in the past ten years is set out as follows –

	Number of Demolition Consent Issued [Note 2]																	
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	North	Tuen Mun	Yuen Long	Islands	Total
2007	15	14	6	13	18	2	7	9	4	0	0	4	4	1	1	1	0	4	103
2008	15	9	6	11	14	1	3	10	11	1	3	2	0	4	1	4	7	0	102
2009	15	18	3	3	24	0	2	7	15	1	1	4	4	0	1	5	3	2	108
2010	13	13	7	4	13	1	2	8	6	3	2	2	3	0	3	4	3	2	89
2011	27	16	3	5	18	0	8	19	9	3	4	5	2	0	0	4	1	1	125
2012	27	13	13	9	36	3	5	11	12	3	4	2	2	0	1	1	2	7	151
2013	17	10	8	10	8	0	8	11	8	8	6	6	0	0	1	2	2	2	107
2014	14	8	7	8	12	0	16	8	7	3	1	2	4	3	1	4	7	4	109
2015	15	10	8	4	11	3	4	11	9	3	4	2	2	6	1	1	2	3	99
2016	17	7	8	8	9	0	1	10	9	4	3	2	0	1	2	2	2	6	91
2017	17	6	7	5	18	1	7	6	5	3	3	7	1	3	1	3	5	6	104

Note 2: The figures do not necessarily correspond to the applications for demolition consent received in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1299)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department (BD) strives to ensure the building safety of sub-divided flats by the Minor Works Control System. Class I minor works item 1.41 refers to "erection of non-load bearing block wall, laying of solid floor screeding, erection or alteration of aboveground drain in the subdivision of a domestic flat into three or more rooms, at least three 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:

(a) of the respective numbers of Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents, as well as Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents received by the BD, and the geographical distribution of the works. Please tabulate the respective numbers of works in the past five years.

Year	**Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents**	**Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents**
	Number of works	**Number of works**

(b) of the numbers of works in the past five years, broken down by year and district.

District	Year	Notice of Commencement (i.e. specified forms MW01 or MW03), prescribed plan and details and other documents	Certificate of Completion (i.e. specified forms MW02 or MW04), record plan and other documents
		Number of works	Number of works
Central and Western			
Wan Chai			
Eastern			
Southern			
Yau Tsim Mong			
Sham Shui Po			
Kowloon City			
Wong Tai Sin			
Kwun Tong			
Kwai Tsing			
Tsuen Wan			
Tuen Mun			
Yuen Long			
North			
Tai Po			
Sha Tin			
Sai Kung			
Islands			
Total			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 508)

Reply:

(a) The number of minor works submissions involving minor works item 1.41 received by the Buildings Department (BD) in the past five years is tabulated as follows –

Year	Notice of Commencement (includes specified form MW01 [1], prescribed plan and details, and other documents)	Certificate of Completion (includes specified form MW02 [1], record plan and other documents)
	Number of submissions [2]	**Number of submissions [2],[3]**
2013	164	44
2014	357	295
2015	221	257
2016	83	91
2017	126	99
Total	**951**	**786**

Note [1]: Item 1.41 is a Class I minor works item and only specified forms MW01 and MW02 are involved.

Note [2]: Each submission may involve one or more minor works items.

Note [3]: The number of certificates of completion received may not necessarily correspond to the number of notice of commencement received in the same year.

(b) BD does not compile statistics on the geographical distribution of the minor works submissions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1302)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Would the Government inform this Committee of the following information related to building safety:

(a) the total number of buildings inspected by the Buildings Department (BD) in each year since the implementation of the Mandatory Building Inspection Scheme (MBIS);

(b) please list the number of private buildings in the territory aged 30 to 39 years, 40 to 49 years, 50 to 59 years, 60 to 69 years and 70 years or above that have been inspected by BD under the MBIS, broken down by district and building condition at the time of inspection;

40 to 49 years		Total number of buildings inspected																		
Category I	Requiring emergency remedial works	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
Category II	Obvious defects found																			

40 to 49 years		Total number of buildings inspected	
Category III			
Only minor defects found			
Category IV			
No apparent defect			
		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	

50 to 59 years		Total number of buildings inspected																		
Category I	Requiring emergency remedial works																			
Category II	Obvious defects found																			
		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

50 to 59 years		Total number of buildings inspected																		
		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
Category III	Only minor defects found																			
Category IV	No apparent defect																			

60 to 69 years		Total number of buildings inspected	
Category I		Central and Western	
Requiring emergency remedial works		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	
Category II		Total	
Obvious defects found			

60 to 69 years		Total number of buildings inspected																		
Category III	Only minor defects found																			
Category IV	No apparent defect																			
		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

70 years or above		Total number of buildings inspected																		
Category I	Requiring emergency remedial works	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
Category II	Obvious defects found																			

70 years or above		Total number of buildings inspected																		
Category III	Only minor defects found																			
Category IV	No apparent defect																			
		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

For the private buildings inspected as mentioned above, please list the number of buildings with sub-divided flats (SDFs) found during inspection, broken down by district.

		Total number of buildings inspected (Number of buildings with SDFs)																	
		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
Category I	Requiring emergency remedial works																			
Category II	Obvious defects found																			

		Total number of buildings inspected (Number of buildings with SDFs)																	
		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
Category III	Only minor defects found																		
Category IV	No apparent defect																		

(c) The Government launched an operation to inspect all private buildings aged 50 or above in the territory in 2010 to determine whether these buildings are structurally safe. From 2010 to present, please list by year i) the number of buildings inspected in each year since 2010; and ii) the building conditions of the buildings inspected.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 511)

Reply:

(a) Under the Mandatory Building Inspection Scheme (MBIS), building owners served with a statutory notice are required to appoint a registered inspector (RI) to carry out inspections and a registered contractor to carry out necessary repairs of their building. Since the implementation of the MBIS in 2012, the number of buildings whose owners are served with statutory notices and inspected by RIs under the MBIS in each year are tabulated below –

Year	Number of buildings inspected by RIs under MBIS
2013	29
2014	314
2015	530
2016	503
2017	378
Total	**1 754**

(b) The geographical distribution of buildings inspected by RIs under the MBIS broken down by building age groups and RIs' assessment on building conditions are tabulated below –

30 to 39 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	39	2
	Wan Chai	25	3
	Eastern	22	2
	Southern	12	4
	Kowloon City	37	2
	Wong Tai Sin	2	0
	Kwun Tong	18	1
	Yau Tsim Mong	34	1
	Sham Shui Po	43	2
	Tsuen Wan	2	0
	Kwai Tsing	25	1
	Sai Kung	3	0
	Sha Tin	12	1
	Tai Po	12	1
	North	1	0
	Tuen Mun	20	0

30 to 39 years	District	Defects found	No apparent defect
	Yuen Long	7	1
	Islands	0	0
335	**Total**	**314**	**21**

40 to 49 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	116	7
	Wan Chai	53	11
	Eastern	31	3
	Southern	21	4
	Kowloon City	88	7
	Wong Tai Sin	17	1
	Kwun Tong	29	1
	Yau Tsim Mong	81	4
	Sham Shui Po	50	2
	Tsuen Wan	27	1
	Kwai Tsing	32	0
	Sai Kung	1	1
	Sha Tin	17	3
	Tai Po	10	0
	North	6	4
	Tuen Mun	7	1
	Yuen Long	21	0
	Islands	1	0
658	**Total**	**608**	**50**

50 to 59 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	99	12
	Wan Chai	72	10
	Eastern	28	2
	Southern	24	2
	Kowloon City	106	16
	Wong Tai Sin	17	2
	Kwun Tong	13	2

50 to 59 years	District	Defects found	No apparent defect
	Yau Tsim Mong	143	4
	Sham Shui Po	39	4
	Tsuen Wan	9	2
	Kwai Tsing	1	0
	Sai Kung	6	0
	Sha Tin	0	0
	Tai Po	1	1
	North	12	1
	Tuen Mun	0	0
	Yuen Long	1	0
	Islands	0	0
629	**Total**	**571**	**58**

60 to 69 years	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	12	4
	Wan Chai	24	1
	Eastern	9	2
	Southern	4	0
	Kowloon City	26	3
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	20	5
	Sham Shui Po	8	0
	Tsuen Wan	0	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
	Yuen Long	0	0
	Islands	0	0
118	**Total**	**103**	**15**

70 years or above	District	Defects found	No apparent defect
Total number of buildings inspected by RIs	Central and Western	2	1
	Wan Chai	0	0
	Eastern	0	0
	Southern	0	0
	Kowloon City	1	2
	Wong Tai Sin	0	0
	Kwun Tong	0	0
	Yau Tsim Mong	1	0
	Sham Shui Po	4	1
	Tsuen Wan	1	0
	Kwai Tsing	0	0
	Sai Kung	0	0
	Sha Tin	0	0
	Tai Po	0	0
	North	0	0
	Tuen Mun	0	0
	Yuen Long	0	1
	Islands	0	0
14	**Total**	**9**	**5**

The Buildings Department (BD) does not compile statistics on the severity of defects identified and the number of buildings with sub-divided flats found during the inspections by RIs under the MBIS.

(c) While BD has not conducted any study on the condition of old buildings, it has been implementing the MBIS since 2012 which mandates building owners to conduct building inspection and carry out necessary repair works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1309)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Could the Government inform this Committee of the following information concerning sub-divided flats (SDFs):

Please tabulate the numbers of SDFs inspected, SDFs with irregularities identified during inspection, SDFs rectified of irregularities found during inspection, prosecutions instigated against non-compliance with removal/discontinuation orders and outstanding removal orders associated with irregularities in the past five years, broken down by district.

	Number of SDFs inspected	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities	Number of prosecutions instigated against non-compliance with removal/discontinuation orders	Number of outstanding removal orders associated with irregularities
Central and Western					
Wan Chai					
Eastern					
Southern					
Kowloon City					

	Number of SDFs inspected	Number of SDFs with irregularities identified	Number of SDFs rectified of irregularities	Number of prosecutions instigated against non-compliance with removal/discontinuation orders	Number of outstanding removal orders associated with irregularities
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					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 521)

Reply:

Statistics on the geographical distribution of sub-divided flats (SDFs) inspected, SDFs with irregularities identified, SDFs rectified of irregularities, prosecutions instigated against non-compliance with removal or discontinuation orders and outstanding removal orders associated with irregularities in SDFs in the past five years are tabulated below –

	Number of SDFs inspected	**Number of SDFs with irregularities identified(1)**	**Number of SDFs rectified of irregularities(1)**	**Number of prosecutions instigated against non-compliance with removal/ discontinuation orders(1)**	**Number of outstanding removal orders associated with irregularities(1)& (2)**
Central and Western	833	56	23	22	27
Wan Chai	549	33	44	12	11
Eastern	470	86	73	28	61
Southern	369	2	6	3	7
Kowloon City	1 742	337	253	164	174
Wong Tai Sin	220	20	8	1	4
Kwun Tong	1 228	22	22	9	6
Yau Tsim Mong	2 219	368	342	128	212
Sham Shui Po	1 480	418	379	261	264
Tsuen Wan	1 046	48	31	22	37
Kwai Tsing	585	36	14	1	10

	Number of SDFs inspected	**Number of SDFs with irregularities identified(1)**	**Number of SDFs rectified of irregularities(1)**	**Number of prosecutions instigated against non-compliance with removal/ discontinuation orders(1)**	**Number of outstanding removal orders associated with irregularities(1)& (2)**
Sai Kung	3	0	0	0	0
Sha Tin	132	34	13	6	10
Tai Po	238	8	2	1	4
North	74	21	3	4	5
Tuen Mun	322	4	6	2	1
Yuen Long	660	49	7	0	24
Islands	1	0	0	0	0
Total	**12 171**	**1 542**	**1 226**	**664**	**857**

Note (1): The figures do not necessarily correspond to the SDFs inspected in the same period.

Note (2): The figures are for orders issued in the past five years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2244)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

One of the Matters Requiring Special Attention of the Department is to "complete the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings, including updating guidelines on testing methods for water seepage investigations". Would the Department inform this Committee:

1. A few years after its launch, what is the outcome of the consultancy study?

2. Technologies such as infrared and microwave tests have been used by private companies for many years to identify water seepage sources. Would the Department and the Joint Office formally introduce these technologies and incorporate them in the guidelines in the coming financial year?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 25)

Reply:

1. & 2. The consultant has identified a number of methods such as microwave tomography and infrared thermography for identifying sources of water seepage and conducted field tests to assess the methods. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by the Joint Office set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2245)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

I, together with several District Council members from Kwun Tong and Wong Tai Sin, have met officials from the Buildings Department and the Joint Office (JO) to reflect the public's discontentment with the ineffectiveness and inefficiency of JO's work in investigating the sources of water seepage. Officials at the meeting told me that if the source of water seepage is from the external wall of a building, it is not within the scope of JO's investigation. However, in most of the water seepage cases in buildings I received, the complainants did not aware that JO does not accept/follow-up complaints on external wall seepage investigation. What are the policies of JO to promote the public's understanding of the scope of water seepage investigation?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 26)

Reply:

When acknowledging receipt of a water seepage report, the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) will issue "Notes to Owners / Occupiers - General Procedures for Investigating Water Seepage" (Notes) to the concerned owners/occupiers to explain the objective of JO's investigation, and the general procedures involved. The Notes clearly state that under normal circumstances, seepage originated from the penetration of rainwater through the roof or external walls of a building or from leaking water pipe will not cause any public health implications and is not regarded as nuisance under section 12 of the Public Health and Municipal Services Ordinance (PH&MSO) (Cap. 132).

Information on the responsibility and co-operation of building owners in resolving water seepage problems and the role of JO in handling water seepage reports and enforcing the relevant provisions of the PH&MSO is also promulgated through the websites of FEHD and BD.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2246)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In many cases, upper floor and external wall seepages are causing the water seepage problem in a building at the same time and are difficult to differentiate. In the new financial year, what are the Joint Office's new methods to assist the complainants to handle/differentiate/investigate the water seepage cases of different sources, intermittent sources and multiple sources at the same time in a more accurate manner, so as to minimise the number of seepage cases which the source cannot be identified.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 27)

Reply:

The cause of water seepage in a building is complicated and often involves more than one source. The Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department will conduct a series of appropriate non-destructive tests to ascertain the source of seepage, including moisture level monitoring, colour water test at drainage outlets, ponding test for floor slabs, water spray test for walls and reversible pressure test for water supply pipes. If necessary, JO staff will collect plaster or seepage samples at the seepage spots for analysis by the Government Laboratory.

BD has commissioned a consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. The consultant has identified a number of methods such as microwave tomography and infrared thermography for identifying sources of water seepage and conducted field tests to assess the methods. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by JO for handling reports on water seepage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2248)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What are the departmental establishment and overall expenses of the Joint Office in the new financial year? What are the percentage changes as compared with the previous three financial years?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 29)

Reply:

The staff establishment and expenditure of the Joint Office set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) in 2018-19 and the previous three financial years are tabulated below –

FEHD

	2015-16 (a)	**2016-17 (b)**	**2017-18 (c)**	**2018-19 (d)**	**Change (%)**		
					(d)/(a)	**(d)/(b)**	**(d)/(c)**
Number of investigation and co-ordinating staff	219	220	224	224	+2%	+2%	0%
Staff cost and departmental expenses ($ million)	80.7	86.3	99.7 (estimated)	108.1 (estimated)	+34%	+25%	+8%

BD

	2015-16 (a)	2016-17 (b)	2017-18 (c)	2018-19 (d)	Change (%)		
					(d)/(a)	(d)/(b)	(d)/(c)
Number of professional and technical staff	64	64	64	76	+19%	+19%	+19%
Staff cost and departmental expenses ($ million)	31	32	34 (estimated)	42 (estimated)	+35%	+31%	+24%
Expenditure for engaging outsourced consultants ($ million)	30	31	34 (estimated)	40 (estimated)	+33%	+29%	+18%

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2249)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

1) The number of complaints lodged with me about water seepage in buildings from Kwun Tong and Wong Tai Sin districts is ever-increasing. What was the total number of complaints received by the Buildings Department (BD) and the Joint Office (JO) last year? How many of them involved buildings from Kwun Tong and Wong Tai Sin districts?

2) Under the existing establishment of JO, how much manpower is engaged in the investigation of water seepage in buildings in Kwun Tong and Wong Tai Sin districts? In response to the increasing complaints from these two districts, will JO and BD allocate more resources and manpower to cope with the service demand?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 30)

Reply:

1) In 2017, the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD) for handling reports on water seepage in buildings received 36 002 reports, including 2 937 cases in Kwun Tong and 1 507 cases in Wong Tai Sin.

2) There are a total of nine BD staff and 25 FEHD staff handling water seepage reports of Kwun Tong and Wong Tai Sin districts in JO. The nine BD staff also handle water seepage reports of two other districts. The handling of water seepage reports of Kwun Tong and Wong Tai Sin districts forms part of the overall operation of JO. We are unable to provide a breakdown of the expenditure solely for these two districts.

   In 2018-19, 12 professional and technical posts will be created in BD to strengthen JO manpower. The change in expenditure of BD and FEHD in connection with JO operation in 2017-18 and 2018-19 are tabulated below –

BD	2017-18	2018-19
Staff cost and departmental expenses ($ million)	34 (estimated)	42 (estimated)
Expenditure for engaging outsourced consultants ($ million)	34 (estimated)	40 (estimated)

FEHD	2017-18	2018-19
Staff cost and departmental expenses ($ million)	99.7 (estimated)	108.1 (estimated)

FEHD and BD will continue to keep in view the manpower situation and review the resources deployed to Kwun Tong and Wong Tai Sin districts from time to time to ensure that JO will continue to provide sufficient staff strength in handling water seepage reports.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2250)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Could the Buildings Department and the Joint Office inform this Committee:

1. the total number of requests for assistance on water seepage in buildings received last year;
2. the number and percentage of cases where the source of water seepage could be identified;
3. the number and percentage of cases where the source of water seepage could not be identified eventually;
4. the longest and average time taken for the investigation cases; and
5. the percentage changes of the above figures as compared with the previous two financial years.

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 31)

Reply:

1. – 3. & 5.

Statistics on the numbers of water seepage reports received, cases with source of water seepage identified and cases with source of water seepage not identified in the past three years as well as the percentage changes as compared with the previous two years are tabulated below –

Number of cases	2015 (a)	2016 (b)	2017 (c)	Change (%)	
				(c)/(a)	(c)/(b)
Reports received	29 617	36 376	36 002	+22%	-1%
Reports handled [(1)]	25 093	29 148	30 605	-	-
• Cases screened out [(2)]	12 000	13 196	14 732	-	-

Number of cases	2015 (a)	2016 (b)	2017 (c)	Change (%)	
				(c)/(a)	(c)/(b)
• Cases with investigations concluded	13 093	15 952	15 873	-	-
• Cases with seepage ceased during investigation	4 920	5 385	5 448	-	-
• Cases with source of water seepage identified	4 679 (36%)[3]	6 846 (43%)[3]	6 253 (39%)[3]	(+3%)	(-4%)
• Cases with source of water seepage not identified and investigation terminated	3 494 (27%)[4]	3 721 (23%)[4]	4 172 (26%)[4]	(-1%)	(+3%)

Note [1]: The figures do not necessarily correspond to the number of reports received in the same year.

Note [2]: These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department.

Note [3]: Percentage of cases with source of water seepage identified out of all cases with investigations concluded.

Note [4]: Percentage of cases with source of water seepage could not be identified and investigation terminated out of all cases with investigations concluded.

4. JO does not compile statistics on the time taken for investigation of water seepage cases.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2251)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Members of the public have lodged complaints with the Office of The Ombudsman and relevant government departments about the ineffectiveness and inefficiency of the Joint Office. What are the numbers of complaints this year so far and in each of the past three financial years?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 32)

Reply:

Statistics on the number of complaints lodged with the Office of The Ombudsman against the Buildings Department (BD) and the Food and Environmental Hygiene Department (FEHD) regarding the handling of reports of water seepage in buildings by the Joint Office in 2014-15, 2015-16, 2016-17 and 2017-18 are tabulated below –

	2014-15	**2015-16**	**2016-17**	**2017-18 (as at 1 March 2018)**
BD	51	59	72	45
FEHD	61	87	86	71

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2252)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

What is the public expenditure earmarked by the Buildings Department and the Joint Office for outsourcing investigation cases to private water seepage investigation companies in the new financial year? Is there an estimation of the number of outsourced investigation cases involved?

What are the percentage changes as compared with the previous three financial years?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 33)

Reply:

The Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department refers cases in which the source of seepage cannot be identified in its initial investigation to outsourced consultants for professional investigation. JO cannot predict the number of such cases in 2018-19.

The expenditures for engaging outsourced consultants in 2015-16, 2016-17, 2017-18 and 2018-19 are tabulated below –

2015-16 (a)	**2016-17 (b)**	**2017-18 (c)**	**2018-19 (d)**	**Change (%)**		
				(d)/(a)	**(d)/(b)**	**(d)/(c)**
$30 million	$31 million	$34 million (estimated)	$40 million (estimated)	+33%	+29%	+18%

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2253)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

One of the Matters Requiring Special Attention in 2018-19 of the Department is to "continue the large scale operation on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes of target buildings". What do target buildings refer to? How many of them are located in Kwun Tong and Wong Tai Sin?

Could the Department prepare a list of target buildings and a map of their geographical distribution for public access?

Asked by: Hon TSE Wai-chun (Member Question No. (LegCo use): 34)

Reply:

In 2018, the Buildings Department (BD) will mount large scale operation (LSO) on comprehensive clearance of unauthorised building works on rooftops, flat roofs, yards and lanes in 80 target buildings. Disclosure of the list of target buildings may affect the enforcement action that will be taken by BD. It is therefore inappropriate to disclose the names of the target buildings that will be involved in the 2018-19 LSO.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0492)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In response to this Committee's question on the consultancy study regarding "the latest technological methods in identifying the sources of water seepage in buildings, including updating guidelines on testing methods for water seepage investigations" last year, the Buildings Department (BD) replied that the study "is expected to be completed this year". Please inform this Committee:

1) the reason that this item is still being listed as in progress in "Matters Requiring Special Attention in 2018-19", and the cause for the delay;

2) whether BD will publish the report and brief the Legislative Council on it;

3) whether any improvement suggestions regarding the existing technology of "the colour dye testing method" are being proposed in the study.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 31)

Reply:

1) As it has been taken longer time for the consultant to complete the field tests to assess a number of technological methods for identifying sources of water seepage, the programme of the consultancy study has been extended for completion in 2018.

2) The findings of the study are intended for internal reference and there is no plan to publish the report upon its completion.

3) Additional advanced technological methods for investigating water seepage in buildings such as microwave tomography and infrared thermography are proposed in the study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0493)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding mandatory building inspection under the Programme, please inform this Committee:

1) of the respective numbers of mandatory building inspection notices received and discharged in 2016 and 2017 in each of the 18 districts;

2) of the number of outstanding building inspection notices broken down by the issuing date of such notices (i.e. one year, two years and three years or above from the issue date);

3) of the improvement measures by the Buildings Department (BD) in 2018-19 given the large backlog of building inspection notices or non-compliant notices? What are the details and estimated expenditure involved?

4) whether BD has instigated prosecution against non-compliant mandatory building inspection notices in 2016 and 2017; if so, of the number concerned?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 74)

Reply:

1) The geographical distribution of statutory notices issued and discharged under the Mandatory Building Inspection Scheme (MBIS) in 2016 and 2017 is shown at **Annex**.

2) As at 31 December 2017, the number of outstanding statutory notices issued under the MBIS broken down by the issuing date of such notices is tabulated below. It should be noted that not all such notices have expired as owners are generally given a period of 12 to 15 months for complying a notice and some owners are granted extension of time for compliance –

	Issued in 2016	**Issued in 2015**	**Issued in 2014 or before**
No. of outstanding statutory notices issued under the MBIS	4 045	6 850	17 974

3) In 2018-19, the Buildings Department (BD) will continue its public education and publicity efforts to enhance public awareness and understanding of the requirements of the MBIS. In addition, BD will continue to work with the Home Affairs Department to assist building owners in forming owners' corporations, and collaborate with the Hong Kong Housing Society and the Urban Renewal Authority to provide financial and technical assistance to help owners comply with the statutory notices. BD will also step up enforcement actions by issuing warning letters and instigating prosecutions against those building owners who, without reasonable excuse, fail to comply with the statutory notices.

Further, to protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to comply with the MBIS requirements. Under OBB 2.0, eligible owners of participating buildings will be provided with technical and financial assistance to carry out inspection and repair works with a view to discharging outstanding statutory notices. Besides, BD will proactively select buildings with outstanding statutory notices whereby the owners concerned have difficulties in coordinating the inspection and repair works in the commons parts of the buildings, and exercise its statutory power to carry out the requisite works in default of owners and seek to recover the cost from them afterwards. Eligible owners may seek to cover all or part of the cost incurred by BD by claiming subsidies available to them under OBB 2.0.

The above-mentioned measures will be implemented by 160 professional and technical staff of the two Mandatory Building Inspection Sections, seven staff of the Public Education and Publicity Unit, and three staff of the Information Unit of BD as part of their overall duties. We are not able to provide a breakdown of the expenditure to be incurred solely for the relevant work.

4) Up to 31 December 2017, BD issued over 19 000 warning letters against building owners who failed to comply with the statutory notices and instigated 30 and 44 prosecutions against building owners who failed to comply with the statutory notices in 2016 and 2017 respectively.

- End -

Annex

Number of Mandatory Building Inspection Notices issued and discharged in 2016 and 2017

District	Number of Notices			
	2016		2017	
	Issued	Discharged [Note]	Issued	Discharged [Note]
Central & Western	769	1 013	1 012	661
Eastern	656	1 676	1 824	1 542
Southern	195	172	1 552	215
Wan Chai	916	954	770	864
Kowloon City	1 424	1 391	2 183	1 814
Kwun Tong	19	252	44	54
Sham Shui Po	325	983	886	552
Wong Tai Sin	28	190	25	98
Yau Tsim Mong	779	593	839	419
Islands	7	211	58	193
Kwai Tsing	63	57	21	9
North	54	3	22	10
Sai Kung	10	1	38	1
Sha Tin	13	51	1 468	1 370
Tai Po	163	32	1 391	78
Tsuen Wan	116	21	35	12
Tuen Mun	8	643	146	37
Yuen Long	26	38	70	46
Total	**5 571**	**8 281**	**12 384**	**7 975**

Note : The figures do not necessarily correspond to the notices issued in the same year.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0496)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the fire safety improvement directions (FSIDns) issued to specified commercial buildings and the fire safety directions (FSDns) issued to composite buildings under the Programme, please inform this Committee:

1) of the number of FSIDns issued to and discharged from specified commercial buildings from 2014 to 2017;

2) of the number of FSIDns yet to be discharged from specified commercial buildings up to 2017;

3) of the number of FSDns issued to and discharged from composite buildings in each of the 18 districts in 2016 and 2017;

4) of the measures to clear the backlog of outstanding FSDns of composite buildings; of the details and estimated expenditure of the measures concerned.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 23)

Reply:

1) From 2014 to 2017, the Buildings Department (BD) issued 789 fire safety improvement directions (FSIDns) to specified commercial buildings (SCBs) and 2 089 FSIDns were discharged. The FSIDns discharged may not correspond to the FSIDns issued during the same period.

2) As at end of 2017, there were 5 753 outstanding FSIDns in respect of SCBs.

3) For composite buildings, the geographical distribution of fire safety directions (FSDns) issued and discharged in 2016 and 2017 is tabulated below –

District	No. of FSDns issued		No. of FSDns discharged [Note]	
	2016	**2017**	**2016**	**2017**
Central & Western	521	543	189	168
Wan Chai	571	540	195	302
Eastern	432	243	251	229
Southern	131	90	49	23
Yau Tsim Mong	708	1 011	491	356
Sham Shui Po	337	284	240	126
Kowloon City	351	295	199	249
Wong Tai Sin	84	86	62	88
Kwun Tong	47	32	21	4
Tsuen Wan	89	58	33	16
Tuen Mun	21	18	7	2
Yuen Long	112	76	61	41
North	131	117	16	2
Tai Po	86	44	10	3
Sai Kung	0	6	0	0
Sha Tin	9	20	2	0
Island	39	0	1	0
Kwai Tsing	7	27	1	0
Total	**3 676**	**3 490**	**1 828**	**1 609**

Note: The figures do not necessarily correspond to the FSDns issued in the same year.

4) In 2018-19, BD will continue to step up enforcement action concerning the outstanding FSDns, including instigating prosecution against building owners who fail to comply with FSDns without reasonable excuse. BD will also continue to take measures to encourage and render assistance to building owners in complying with FSDns. These measures include –

(a) in collaboration with the Fire Services Department and the Urban Renewal Authority (URA), implementing the proposed Fire Safety Improvement Works Subsidy Scheme to subsidise eligible building owners to undertake fire safety improvement works;

(b) working with the Home Affairs Department to assist building owners in forming owners' corporations;

(c) offering technical advice through meetings with the building owners and their appointed consultants;

(d) in collaboration with the Hong Kong Housing Society and the URA, providing technical and financial assistance to eligible building owners; and

(e) supporting District Fire Safety Committees and other organisations in organising seminars and activities to enhance public awareness of the importance of fire safety in old buildings.

In 2018-19, the 104 professional and technical staff of BD's Fire Safety Section will follow up on the outstanding FSDns as part of their overall duties in implementing the Fire Safety (Commercial Premises) Ordinance (Cap. 502) and the Fire Safety (Buildings) Ordinance (Cap. 572). We are not able to provide a breakdown of the expenditure involved solely for the aforesaid follow-up work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0497)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding mandatory window inspection under the Programme, please inform this Committee:

1) of the respective numbers of mandatory window inspection notices received and discharged in 2016 and 2017 in each of the 18 districts;

2) whether the Buildings Department has instigated prosecution against non-compliant mandatory window inspection notices in 2015 and 2016; if so, of the number concerned;

3) of the number of cases of suspected irregularities involving contractors received in each of the years since the implementation of the Mandatory Window Inspection Scheme. How many of them have been referred to other enforcement departments or relevant organisations to follow up? If so, what are the details of each referral case (including the date, the enforcement departments or organisations that such case was referred to and the result)?

4) of the measures taken by the Department in 2017-18 to cope with contractors exaggerating or overcharging the works cost for window inspection. What are the expenditure and details involved?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 24)

Reply:

1) The geographical distribution of statutory notices issued and discharged under the Mandatory Window Inspection Scheme (MWIS) in 2016 and 2017 is shown at **Annex**.

2) In 2015 and 2016, while no prosecution was instigated, the Buildings Department (BD) issued 38 564 warning letters and 1 713 fixed penalty notices (FPNs) against building owners who failed to comply with statutory notices issued under the MWIS. The majority of building owners comply with the statutory notices after receiving FPNs; but BD would consider instigating prosecution against those building owners who fail to comply with the statutory notices without reasonable excuse despite having been served with FPNs.

3) Up to 31 December 2017, BD has handled 57 cases of suspected irregularities involving contractors under the MWIS since its commencement in June 2012. A breakdown of the 57 cases by year is tabulated below –

Year	**Number of Cases**
2012	0
2013	2
2014	6
2015	15
2016	21
2017	13
Total	**57**

BD has investigated into these cases and taken appropriate follow-up actions in substantiated cases, including instigating prosecution and/or disciplinary actions. So far, the registered minor works contractors involved in 12 cases have been convicted and they were fined up to $50,000. Disciplinary action against the convicted contractors is also being considered. Besides the aforesaid cases, one case involving suspected use of false instrument was referred to the Police in 2016. However, the case was subsequently not pursued due to insufficient evidence.

4) In 2017-18, BD continued its public education and publicity efforts on the MWIS. In particular, BD made use of pamphlets and Announcements of Public Interest to advise building owners of their rights as consumers and that they should exercise caution in selecting service providers for carrying out window inspection. BD also made available useful and relevant reference materials, such as the market price range for window inspection and parts repair (e.g. hinges, screws), to assist building owners in making informed decisions. In addition, BD published a new “Layman’s Guide on Mandatory Window Inspection Scheme” to educate the public on how to identify common window defects requiring repair under the MWIS.

Public education and publicity activities in relation to the MWIS were handled by six staff of the Public Education and Publicity Unit of BD, and assisted by three staff of the Information Unit of BD as part of their overall duties. We are not able to provide a breakdown of the manpower resources and the manpower-related expenditure incurred solely for the activities in relation to the MWIS.

- End -

Annex

Number of issued and discharged
Mandatory Window Inspection Notices in 2016 and 2017

Districts	Number of Notices			
	2016		2017	
	Issued	Discharged[Note]	Issued	Discharged[Note]
Central & Western	5 552	10 624	3 302	5 053
Eastern	18 513	23 180	2 875	9 499
Southern	4 388	6 406	1 784	3 270
Wan Chai	4 443	9 484	1 444	3 597
Kowloon City	9 572	14 018	3 501	5 537
Kwun Tong	1 484	9 308	1 180	1 204
Sham Shui Po	3 166	7 151	1 773	2 990
Wong Tai Sin	763	2 575	471	679
Yau Tsim Mong	11 523	17 284	1 971	5 937
Islands	1 156	3 342	91	910
Kwai Tsing	3 794	5 043	1 872	3 954
North	1 659	1 606	30	467
Sai Kung	200	347	597	229
Sha Tin	2 383	8 930	2 006	1 764
Tai Po	462	2 665	1 444	1 157
Tsuen Wan	9 273	13 452	1 143	5 257
Tuen Mun	6 277	10 611	4 491	3 519
Yuen Long	1 672	5 746	248	1 208
Total	**86 280**	**151 772**	**30 223**	**56 231**

Note : The figures do not necessarily correspond to the notices issued in the same year.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0747)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the problem of water seepage, please inform this Committee:

1) of the statistics on the numbers of water seepage complaints received, cases handled, cases with the source of seepage identified and applications to the court for entry warrants in each year from 2015 to 2018;

2) of the general follow-up work for cases where the source of seepage cannot be identified;

3) of the number of prosecutions instigated against owners connected with the source of seepage under the relevant provisions of the Public Health and Municipal Services Ordinance and the number of convictions in 2016 and 2017; and

4) of the staff establishment and operational expenses of the Joint Office deployed by the Government in year 2015-16, 2016-17, 2017-18 and 2018-19.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 32)

Reply:

1) Statistics on water seepage reports received, reports handled, cases with source of water seepage identified and entry warrants granted by the Court in the past three years are tabulated below –

Number of Cases	2015	2016	2017
Reports received	29 617	36 376	36 002
Reports handled [(1)]	25 093	29 148	30 605
• Cases screened out [(2)]	12 000	13 196	14 732
• Cases with investigations concluded	13 093	15 952	15 873
Cases with source identified [(1)]	4 679	6 846	6 253
Entry warrants granted by the Court [(1)]	64	55	62

Note [(1)] : The figures do not necessarily correspond to the number of reports received in the same year.

Note [(2)] : These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and the Buildings Department (BD).

2) For cases where the source of water seepage cannot be ascertained, the persons who lodged the water seepage reports will be notified of the findings and JO will keep the investigation information for reference. Such persons may contact JO should the seepage condition deteriorate or when there is new information which may be useful for invoking investigation again.

3) In 2016 and 2017, JO instigated 95 and 114 prosecutions respectively against building owners for their non-compliance with the nuisance notice issued under the Public Health and Municipal Services Ordinance (Cap. 132), and there were 68 and 49 convictions respectively. As there is a lapse of time between the instigation of prosecution and adjudication by the Court, the number of convictions may not necessarily correspond to that of the prosecutions instigated in the same year.

4) The staff establishment and the expenditure of BD and FEHD in connection with JO's operation in the past three fiscal years and year 2018-19 are tabulated below –

BD	2015-16	2016-17	2017-18	2018-19
Number of professional and technical staff	64	64	64	76
Staff cost and departmental expenses ($ million)	31	32	34 (estimated)	42 (estimated)
Expenditure for engaging outsourced consultants ($ million)	30	31	34 (estimated)	40 (estimated)

FEHD	2015-16	2016-17	2017-18	2018-19
Number of investigation and coordinating staff	219	220	224	224
Staff cost and departmental expenses ($ million)	80.7	86.3	99.7 (estimated)	108.1 (estimated)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0752)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

With regard to the control of unauthorised building works (UBWs) in New Territories Exempted Houses (NTEHs) as mentioned in the Programme, please inform this Committee:

1) of the respective numbers of NTEHs surveyed and removal orders issued against UBWs for the surveyed NTEHs in each of the past two years, broken down by administrative districts, as well as the number of compliance cases among the removal orders issued;

2) of the respective numbers of NTEHs surveyed and First Round Targets, broken down by administrative districts, as well as the work plan for the survey of NTEHs in 2018-19;

3) of the number of NTEHs requiring priority enforcement action among those identified as targets in the past two years, as well as the number of prosecutions instigated by the Department and number of convictions regarding the outstanding removal orders;

4) of the detailed work plan for the Programme, as well as the manpower and expenditure for implementing the work plan in 2018-19;

5) According to the information of the Buildings Department, the Department did not instigate any prosecutions against owners of NTEHs with outstanding removal orders in 2015 and 2016. Please inform this Committee whether the Department has any plans to take enforcement action against such cases.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 73)

Reply:

1) - 4) Statistics on New Territories Exempted Houses (NTEHs) surveyed, NTEHs surveyed with suspected First Round Targets requiring priority enforcement action, removal orders issued, removal orders complied with, prosecutions instigated and convictions in each of the administrative districts in the New Territories in 2016 and 2017 are tabulated below –

2016

District	**NTEHs surveyed**	**NTEHs with suspected First Round Targets**	**Removal Orders issued (1)**	**Removal Orders complied with (1)**	**Prosecutions instigated (1)**	**Convictions (1)**
Islands	92	3	0	0	0	0
Kwai Tsing	0	0	0	0	0	0
North	1 996	217	11	3	0	0
Sai Kung	553	100	5	0	0	0
Sha Tin	299	14	0	0	0	0
Tai Po	600	102	0	0	0	0
Tsuen Wan	147	28	2	0	0	0
Tuen Mun	440	26	0	0	0	0
Yuen Long	310	87	26	8	0	0
Total	**4 437**	**577**	**44 (2)**	**11**	**0**	**0**

2017

District	**NTEHs surveyed**	**NTEHs with suspected First Round Targets**	**Removal Orders issued (1)**	**Removal Orders complied with (1)**	**Prosecutions instigated (1)**	**Convictions (1)**
Islands	390	29	0	0	0	0
Kwai Tsing	0	0	0	0	0	0
North	453	15	2	0	0	0
Sai Kung	705	45	4	0	0	0
Sha Tin	576	83	1	0	0	0
Tai Po	688	151	0	0	0	0

District	NTEHs surveyed	NTEHs with suspected First Round Targets	Removal Orders issued [(1)]	Removal Orders complied with [(1)]	Prosecutions instigated [(1)]	Convictions [(1)]
Tsuen Wan	105	11	0	0	0	0
Tuen Mun	372	56	0	0	0	0
Yuen Long	913	189	19	0	0	0
Total	**4 202**	**579**	**26 [(2)]**	**0**	**0**	**0**

Note [(1)]: Follow-up action is still ongoing and the number may increase.

Note [(2)]: The 44 removal orders issued in 2016 involved 39 NTEHs and the 26 removal orders issued in 2017 involved 23 NTEHs.

The Buildings Department (BD) estimates that 4 000 NTEHs will be surveyed to identify First Round Targets and non-reported unauthorised building works (UBWs) for priority enforcement action in 2018. The work will be carried out by 37 professional and technical staff of the Village Houses Section (VHS) of BD as part of their overall duties in implementing the enhanced enforcement strategy against UBWs in NTEHs. The estimated expenditure to be incurred by VHS in 2018-19 is $40 million.

5) For NTEHs surveyed in 2015 and 2016, BD has instigated ten prosecutions with eight convictions against owners who fail to comply with removal orders without any reasonable excuse. BD will continue to closely monitor the compliance status of the issued removal orders and consider instigating prosecution where necessary.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3539)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Regarding the maintenance of private slopes, please inform this Committee:

1) of the numbers of cases involving engagement of consultants and contractors by the Department to carry out the required slope investigation and repair works in the event of default by owners and the expenditure involved in 2016 and 2017 respectively;

2) up to March 2018, did the Department successfully recover the cost from the owners concerned in all these cases? If not, what is the progress? Were any amounts written off? What are the details and reasons?

3) at present, how many dangerous hillside orders have not yet been complied with (or the required repair has not yet been completed) for one to three years, four to six years, seven to nine years, and ten years or above after the specified time.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 75)

Reply:

1) The Buildings Department (BD) engages consultants and contractors to carry out the required slope investigation and repair works in the event of default by owners. The costs of such works plus supervision charges and surcharges will be recovered from the owners afterwards. BD commissioned consultants to carry out such works in respect of 11 dangerous hillside orders (DHOs) in 2016 and 64 DHOs in 2017. The amount paid to consultants and contractors was $28.0 million in 2016-17 and $12.6 million in 2017-18 (up to December 2017).

2) From 2016-17 to the end of 2017, the amount of cost recovered and written off in relation to the carrying out of slope investigation and repair works in the event of default by owners is as follows –

	Amount of cost recovered from owners ($ million)	**Amount of cost written off [(1)] ($)**
2016-17	16.3	158,883
2017-18 (up to December 2017)	8.3	46,826

Note [(1)]: The reasons for writing off the cost include that the owner has deceased without a probate and the whereabouts of the owner is not known.

3) Up to end February 2018, statistics on outstanding DHOs based on the overdue period are tabulated below –

Overdue period	**Number of DHOs**
less than 1 year	63
1 to 3 years	205
4 to 6 years	140
7 to 9 years	103
10 years or above	105
Total	**616**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1590)

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 this Programme, provision for 2018-19 is $214.7 million (11.8%) higher than the revised estimate for 2017-18. This is mainly due to a net increase of 271 posts, salary increments for staff, filling of vacancies and other operating expenses. Will the Government inform this Committee of the following:

(1) What are the titles of the 271 posts and what is the estimated expenditure on annual salaries for 2018-19?

(2) For the net increase of the 271 posts, is there any increase in staff establishment to investigate problems of unlawful occupation of government land? If yes, what is the number of such posts and what is the estimated expenditure on annual salaries of such posts for 2018-19?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 14)

Reply:

(1) In 2018-19, there will be creation of 375 civil service posts in Programme (1) offset by the deletion of 104 posts. The net increase is therefore 271 posts. The breakdown of the 375 posts to be created is as follows:

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Senior Estate Surveyor	20	1,389,540
Estate Surveyor	51	945,300
Chief Land Executive	3	1,122,480

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Senior Land Executive	17	903,840
Land Executive	72	557,340
Land Inspector I	54	441,960
Land Inspector II	58	278,700
Principal Survey Officer (Estate)	1	804,780
Senior Survey Officer (Estate)	15	583,560
Survey Officer/Trainee (Estate)	40	268,590
Housing Manager	1	989,100
Assistant Housing Manager	3	734,040
Housing Officer	12	421,020
Executive Officer I	1	734,040
Executive Officer II	1	486,060
Assistant Clerical Officer	15	262,560
Clerical Assistant	4	204,960
Treasury Accountant	1	945,300
Accounting Officer I	1	734,040
Supplies Assistant	1	204,960
Motor Driver	1	218,460
Workman II	3	162,960
Sub-total	**375**	

The annual salary provision for 2018-19 for the net increase of 271 posts in this Programme is $156.7 million.

(2) Lands D proposes an increase of 25 non-directorate posts to strengthen land control work in 2018-19. The estimated annual salary provision is $11.7 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0591)

Head: (91) Lands Department

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

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Under Programme (1), the estimated expenditure for 2018-19 is $2,041.2 million, which is 11.8% higher than the revised estimate for this year. There is an increase of 271 posts in this financial year. Please provide the details of the posts.

Under Matters Requiring Special Attention in 2018-19, it is stated that the Lands Department (Lands D) will continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings. Will the Government inform this Committee how Lands D will commence its enforcement procedures after receiving reports on unlawful occupation of land or identifying the relevant cases during proactive inspections by its staff? What will be the manpower involved?

Asked by: Hon CHAN Chun-ying (Member Question No. (LegCo use): 18)

Reply:

In 2018-19, the Lands Department (Lands D) has earmarked provisions for the creation of 375 posts under Programme (1), which will be partly offset by the deletion of 104 posts. The net increase under Programme (1) is therefore 271 posts.

Upon receiving complaint involving suspected unlawful occupation of government land, Lands D will conduct site inspection to ascertain the location and the nature of the complaint. To take enforcement actions against cases of confirmed unlawful occupation of government land, Lands D will post a statutory enforcement notice requiring the occupier to cease the occupation. Upon expiry of the statutory enforcement notice, Lands D will take possession and confiscate the objects remaining on the government land. If there is sufficient evidence, Lands D will consider instituting prosecution action against the occupier.

In 2018-19, it is estimated that 399 full time equivalent staff will be deployed for lease enforcement and land control work at an estimated staff cost of $181.7 million. These include 57 non-directorate posts to be created to strengthen both lease enforcement and land control work at an additional staff cost of $26.9 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1927)

Head: (91) Lands Department

Subhead (No. & title): (221) Clearance of government land - ex-gratia allowances

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please answer the following question regarding the estimate for clearance of government land - ex-gratia allowances under subhead 221:

Based on the information, the estimate for 2018-19 is $785,000, representing a substantial decrease over the actual expenditure of $2,375,000 in 2016-17 and the revised estimate of $3,233,000 for 2017-18. With the further development of new development areas (NDAs) like the North East New Territories NDAs, there should be a continuous increase in land resumption and clearance. Will the Government explain why there is a decrease in the estimate for 2018-19 as compared with the past two years?

Asked by: Hon CHAN Hak-kan (Member Question No. (LegCo use): 17)

Reply:

The estimate for 2018-19 under subhead 221 amounting to $785,000 is for payment of ex-gratia allowances to eligible persons affected by government land clearances other than for public works projects (such as non-development clearance and clearance of government land for land sale sites); but payment of ex-gratia allowances for New Development Areas (NDAs) are not included. The Lands Department anticipates that the number of clearances other than for public works projects in 2018-19 will be fewer than those of the past two years, and therefore the estimated amount of ex-gratia allowances for 2018-19 is lower under subhead 221. As Kwu Tung North/Fanling North New Development Areas are public works projects, the related ex-gratia allowances are not funded under subhead 221.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0709)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

(a) Please provide the following: (i) the total number of currently valid short term tenancies (STTs), (ii) of which the number of STTs granted in various ways and the area of land covered.

2017-2018	All currently valid STTs	Open tender	Direct grant	Regularisation of unlawful occupation of government land	Converted from government land licence/ permit
Number of STTs					
Area of land covered					

(b) If there are tenancies that cannot be categorised by the way they were granted, please provide sufficient reasons.

(c) The Lands Department once mentioned that it "does not have readily available breakdown of these STTs granted over the years based on their historical background" (https://www.landsd.gov.hk/en/legco/sfc_question_2016/DEVBPL399.pdf). Is there any plan to re-organise past records for compilation of comprehensive and clear information on the tenancies by the way they were granted?

Please provide the number of STTs granted by the Government in various ways and the area of land covered in the past ten years.

		2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
Open tender	Number of STTs										
	Area of land										
Direct grant	Number of STTs										
	Area of land										
Regularisation of unlawful occupation of government land	Number of STTs										
	Area of land										

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 1)

Reply:

(a)&(b) The information on short term tenancy (STT) as at February 2018 is set out in the following table.

	All STT	**STT let by open tender**	**STT let by direct grant**
No. of STTs (about)	5 400	400	5 000 (including about 380 STTs converted from government land licences / permits)
Area of STTs (hectare (ha)) (about)	2 460	210	2 250 (including about 11 ha for STTs converted from government land licences / permits)

The STTs let by direct grant also include, amongst others, those granted for regularisation of unlawful occupation of government land. The Lands Department (Lands D) does not have separate figures of STTs granted for regularisation prior to 2012, hence the total number and area of STTs granted for regularisation among all currently valid STTs cannot be provided. Given the considerable number of STTs granted over the years, compiling such information would involve significant resources.

(c) The number and area of STTs granted by open tender and direct grant (including but not limited to those granted for regularisation of unlawful occupation of Government land) for the calendar years from 2012 to 2017 are set out in the following table. Lands D does not have readily available information before 2012 and there is no plan to compile such past information.

		2012	2013	2014	2015	2016	2017
Open tender STT	No. of STT	78	88	54	60	57	43
	Area (ha) about	49.67	42.24	37.42	19.58	25.15	20.19
Direct grant STT	No. of STTs	205 (including 140 STTs granted for regularisation of unlawful occupation of government land)	133 (including 64 STTs granted for regularisation of unlawful occupation of government land)	186 (including 50 STTs granted for regularisation of unlawful occupation of government land)	162 (including 83 STTs granted for regularisation of unlawful occupation of government land)	169 (including 62 STTs granted for regularisation of unlawful occupation of government land)	190 (including 145 STTs granted for regularisation of unlawful occupation of government land)
	Area (ha) (about)	89.47 (including 1.03 ha granted for regularisation of unlawful occupation of government land)	32.70 (including 0.61 ha granted for regularisation of unlawful occupation of government land)	26.58 (including 1.00 ha granted for regularisation of unlawful occupation of government land)	18.33 (including 2.47 ha granted for regularisation of unlawful occupation of government land)	1 719.20 (Note) (including 1.68 ha granted for regularisation of unlawful occupation of government land)	33.10 (including 4.54 ha granted for regularisation of unlawful occupation of government land)

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0710)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

(a) Please provide (1) the numbers of valid short term tenancies (STTs) currently granted for private garden purpose and (2) the total area and geographical distribution of the land involved.

	Number of STTs for private garden purpose	Area of land
The whole territory		
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		

(b) Please provide (1) the numbers of valid STTs currently granted for public carparking purpose and (2) the total area and geographical distribution of the land involved.

	Number of STTs for public carparking purpose	Area of land
The whole territory		
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 2)

Reply:

(a) Information as at February 2018 on short term tenancies (STTs) permitting private garden use with breakdown by District Lands Office is set out in the following table:

District (by District Lands Office)	**Number of STTs permitting private garden use**	**Approximate area (square metre) (about)**
Hong Kong East	26	12 700
Hong Kong West & South	97	43 400
Kowloon East	7	6 700
Kowloon West	5	3 100
Islands	220	31 000
North	41	16 000
Sai Kung	756	162 500
Sha Tin	196	27 100
Tuen Mun	56	19 000

District (by District Lands Office)	Number of STTs permitting private garden use	Approximate area (square metre) (about)
Tai Po	280	52 000
Tsuen Wan & Kwai Tsing	20	5 900
Yuen Long	206	38 900
Total	**1 910**	**418 300**

(b) Information as at February 2018 on STTs permitting public carparking use with breakdown by District Lands Office is set out in the following table:

District (by District Lands Office)	Number of STTs permitting public parking use	Approximate area (square metre) (about)
Hong Kong East	11	44 500
Hong Kong West & South	11	21 900
Kowloon East	20	119 100
Kowloon West	17	69 600
Islands	2	26 400
North	15	65 100
Sai Kung	11	50 600
Sha Tin	17	192 300
Tuen Mun	14	61 800
Tai Po	7	29 800
Tsuen Wan & Kwai Tsing	55	748 900
Yuen Long	9	55 200
Total	**189**	**1 485 200**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0711)

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 deed polls for division of land within the Village Type Development zone and the Village Environs were received and approved in total by the respective District Lands Offices in the New Territories (DLOs in NT) in the past five years? How many divided lots have been approved?

Year		DLOs in NT							
2013	Applications received								
	Applications approved								
	Number of divided lots approved								
2014	Applications received								
	Applications approved								
	Number of divided lots approved								
2015	Applications received								
	Applications approved								
	Number of divided lots approved								
2016	Applications received								
	Applications approved								
	Number of divided lots approved								
2017	Applications received								
	Applications approved								
	Number of divided lots approved								

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 3)

Reply:

Land owners are not required to seek the Lands Department's approval for division of land and registration of the related deed polls.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0712)

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) What is the number of villages for which Village Environs (VEs) have not been drawn up as at the end of 2017? Please tabulate a breakdown by district.

(b) Within such villages with VEs yet to be drawn up, what are the numbers of small house applications received and approved cases (by granting free building licenses, land by way of land exchange, and private treaty grant) in each of the past five years?

(c) For such villages with VEs yet to be drawn up, have the VEs not been drawn up since the introduction of the Small House Policy in 1972?

(d) How many villages for which VE boundaries have been newly drawn up were there in the past five years?

(e) Has a timetable been set for dealing with those villages for which VE boundaries have not been drawn up?

(f) How does the Government process applications for small houses in villages for which VE boundaries have not been drawn up? If the proposed small houses under application are located outside "Village Type Development" zone, such as "Agriculture" zone, please advise if there is any difference in the criteria for processing those applications and other applications for small houses in villages for which VE boundaries have been drawn up.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 4)

Reply:

(a) Village Environ (VE) generally refers to the area within a 300-foot radius from the edge of the last Village Type House built before the introduction of the Small House Policy on 1 December 1972. At present, the VE boundary for 73 out of 642 Recognised Villages (RVs) have not been drawn up. The number of RVs of which VE boundaries have not been drawn up as at the end of 2017 is set out below:

District Land Office (DLO)	The number of RV of which VE boundaries have not been drawn up
Islands	2
Sai Kung	8
Tai Po	7
Tsuen Wan & Kwai Tsing	5
Yuen Long	51
Total	73

(b) The Lands Department (Lands D) does not keep readily available statistics on the small house applications received and approved, and those by way of Free Building License, Exchange and Private Treaty for the individual RVs of which VE boundaries have not been drawn up at the end of 2017.

(c) The VE boundaries of 73 RVs in (a) above have not been drawn up since the implementation of the Small House Policy in 1972.

(d) VE boundaries of 69 RVs have been drawn up in the past five years.

(e) Action to draw up the VE boundaries of the remaining 73 RVs is underway. The progress in some of the villages is affected by issues such as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, divergent views of villagers on the village boundaries, or the villages having been deserted. Since the time required for resolving these problems varies according to the complexity of each case, Lands D is not in a position to give a meaningful indication of the time required for completing the exercise.

(f) If the VE boundaries of a RV have 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, Lands D will consider the small house application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0713)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is currently allowed by the Lands Department that two small houses can be separated by means of party walls, the thickness of which shall not be less than the range of 175 millimetres and 225 millimetres (depending on the height of small houses and the building materials used (brick or reinforced concrete)). Please advise this Committee of the following:

(a) When did the Government start to permit two or more small houses to be separated by party walls? What are the reasons?

(b) As building plans are not required when submitting small house applications, how does the Government ensure that the newly built party walls comply with the specifications?

(c) It is noted that some adjoining small houses separated by party walls will be combined into one upon completion of the construction. Is the Government aware of such situation?

(d) Does the Government carry out any inspection to prevent this irregularity? What are the numbers of inspections, warnings and enforcement actions?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 5)

Reply:

(a) In accordance with the requirements of the Buildings Ordinance (Application to the New Territories) Ordinance, Chapter 121 (the Ordinance), the separation of adjoining New Territories Exempted Houses by means of party wall has been one of the technical criteria under the Ordinance since enactment in 1987.

According to the Ordinance, definition of a 'Party Wall' means a load-bearing wall :-

(i) forming part of a building used or constructed to be used for the purpose of separating adjoining dwellings; and

(ii) which extends continuously :-

(1) from the floor level of the lowest floor of the building up to the underside of the roof and

(2) from an external wall to the external wall opposite; and

(iii) which has no door, doorway, arch archway, window or other opening constructed in it.

(b) It is a requirement that upon completion of the building works for a New Territories Exempted House, the T2 competent person* and the Registered Structural Engineer/Registered Professional Engineer employed by the applicant shall jointly certify and submit to the District Lands Officer a construction completion report. In the construction completion report, the T2 competent person* shall declare that he has supervised the construction of the entire building including the critical structural elements and he is satisfied that they are constructed in accordance with the technical requirements. Upon receipt of the construction completion report, staff of District Lands Office will check if all the requirements and obligations specified in the general and special conditions/license conditions for the small house, including the thickness of load-bearing wall/party wall etc., have been complied with before issuing the Certificate of Compliance.

* A T2 competent person means a person who possesses a higher diploma or higher certificate in the civil/structural/building disciplines, awarded by universities funded by the University Grants Committee, or the Institute of Vocational Education or the previous Technical Institutes operated under the Technical Colleges which are approved and/or recognised by the Vocational Training Council and with a total relevant working experience of not less than 3 years.

(c) & (d)

The Lands Department will act on complaints, referrals or enquiries and, where necessary, follow up with enforcement actions in respect of New Territories Exempted Houses. We do not have readily available information on complaints received concerning removal of party wall in adjoining New Territories Exempted Houses.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2101)

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:

i) Please provide in the following table information about the land disposed of by way of a private treaty grant (PTG).

	Lot number	Use of land	Area of land	Number of residential units
2016				
2017				
2018				

ii) What are the criteria for land disposal by way of a PTG?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 35)

Reply:

i) Details of the residential sites granted by way of private treaty in the years from 2016 to 2018 are as follows:

2016				
Item	**Lot Number – Location**	**Use** [Note 1]	**Site Area (hectare) (about)**	**Estimated number of residential units** [Note 2]
1.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site J, 1 Lohas Park Road, Tseung Kwan O	Residential (Note 1(a))	1.2865	1 780
2.	Kowloon Inland Lot No. 11246 Junction of Sheung Heung Road and Kowloon City Road, To Kwa Wan	Residential (Note 1(b))	0.1384	216
3.	New Kowloon Inland Lot No. 6545 Hai Tan Street, Sham Shui Po	Residential (Note 1(b))	0.0423	69
4.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site I, 1 Lohas Park Road, Tseung Kwan O	Residential (Note 1(a))	0.7975	1 170
5.	Tseung Kwan O Town Lot No. 110 Area 73A, Tseung Kwan O	Residential (Note 1(c))	0.2026	330
6.	Tuen Mun Town Lot No. 545 Junction of Shek Pai Tau Road and Ming Kum Road, Tuen Mun	Commercial / Residential (Note 1(c))	0.2459	290
7.	Kowloon Inland Lot No. 11251 Pine Street and Oak Street, Tai Kok Tsui	Commercial / Residential (Note 1(b))	0.0767	115
8.	Lot No. 740 in Demarcation District No. 4 Mui Wo Ngan Kwong Wan Road, Mui Wo, Lantau Island	Residential (Note 1(d))	0.2594	170

2016				
Item	**Lot Number – Location**	**Use** [Note 1]	**Site Area (hectare) (about)**	**Estimated number of residential units** [Note 2]
9.	Lot No. 741 in Demarcation District No. 4 Mui Wo Ngan Kwong Wan Road, Mui Wo, Lantau Island	Residential (Note 1(d))	0.7413	529
2017				
Item	**Lot Number – Location**	**Use** [Note 1]	**Site Area (hectare) (about)**	**Estimated number of residential units** [Note 2]
10.	New Kowloon Inland Lot No. 6558 Junction of Kowloon Road and Kiu Yam Street, Sham Shui Po	Residential (Note 1(b))	0.0543	80
11.	New Kowloon Inland Lot No. 6519 Choi Hing Road, Jordan Valley	Residential (Note 1(d))	1.1760	1 358
12.	Tung Chung Town Lot No. 43 Area 27, Tung Chung	Residential (Note 1(d))	0.9611	1 226
13.	New Kowloon Inland Lot No. 6600 Off Hing Wah Street West, Cheung Sha Wan	Residential (Note 1(d))	1.9932	2 522
14.	Lot No. 1040 in Demarcation District No. 103 West Rail Kam Sheung Road Station, Phase 1	Commercial / Residential (Note 1(a))	4.1687	1 652
15.	Kowloon Inland Lot No. 11259 Fuk Chak Street and Li Tak Street, Tai Kok Tsui	Residential (Note 1(b))	0.0768	96

2017				
Item	**Lot Number – Location**	**Use** [Note 1]	**Site Area (hectare) (about)**	**Estimated number of residential units** [Note 2]
16.	New Kowloon Inland Lot No. 6581 Muk On Street, Kai Tak	Residential (Note 1(d))	0.5708	683
2018 (up to the end of February 2018)				
Item	**Lot – Location**	**Use** [Note 1]	**Site Area (hectare) (about)**	**Estimated number of residential units** [Note 2]
Nil				

Note 1: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question. The respective lots were granted for one of the following projects/schemes:
(a) Railway Development Project;
(b) Urban Renewal Project;
(c) Subsidised Flat for Sale Scheme; or
(d) Home Ownership Scheme.

Note 2: These figures are the numbers of flats that could be produced as estimated when the respective lots were granted. The actual flat number may be subject to change depending on the actual design of the developments.

ii) Generally speaking, most Government land designated for industrial, commercial or residential developments would be sold by public tender. Only in a small number of cases which meet the economic, social and/or community needs and where these are fully justified and comply with approved Government policies will Government, under such special circumstances, dispose of the land in the form of private treaty grant (PTG) for specified purposes. Each PTG application is subject to stringent scrutiny and must be justified in the public interest, before it is submitted to the Chief Executive in Council (CE-in-Council) for consideration or to the delegated authority for consideration having regard to the approved criteria set by CE-in-Council, for deciding whether the application is approved or not on individual merits.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2102)

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 unallocated and unleased government land as at to date.

Lot number	Land use	Area

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 36)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

Significant resources are required for such work and hence no update is made to this one-offstock-taking of government land.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3059)

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 about the structures to be cleared in programmed development clearances and emergency clearances in 2018-19 in the table below.

Programme name	District	Lot number	Number of structures	Number of households	Population size	Ex-gratia allowances

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 37)

Reply:

The number of structures to be cleared in the programmed development clearances for public projects in 2018-19 is as follows –

District	**Projects (Number of Projects)**	**Lots involved**	**Estimated number of structures to be cleared**	**Estimated number of households to be affected**	**Estimated number of persons to be affected**	**Estimated ex-gratia allowances for affected households ($'000)**
Islands	Sewerage works (1)	8	84	0	0	0
North	Road works (5)	34	408	9	19	1,342
	Water works (1)	0	53	4	6	663
	Other public works (1)	0	134	0	0	0

District	Projects (Number of Projects)	Lots involved	Estimated number of structures to be cleared	Estimated number of households to be affected	Estimated number of persons to be affected	Estimated ex-gratia allowances for affected households ($'000)
Tuen Mun	Road works (2)	59	295	5	10	679
Yuen Long	Road works (3)	7	378	0	0	0
	Public housing works (1)	79	138	180	400	11,836

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0777)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on the management of government land, please inform this Committee of:

(a) The staff establishment for conducting inspections at government land in the past three years (2015-16 to 2017-18).

(b) The figures on unlawful occupation of government land identified by the Government in the past three years (2015-16 to 2017-18).

(c) The respective figures on prosecution by the Government and successful conviction in the past three years (2015-16 to 2017-18), and the highest and lowest fine imposed respectively upon conviction.

(d) The staff establishment for and expenditure on public education and publicity.

Asked by: Hon HO Chun-yin, Steven (Member Question No. (LegCo use): 20)

Reply:

(a) Conducting inspections of government sites forms part of the overall government land control work carried out by the Lands Department (Lands D). In the past three financial years (2015-16 to 2017-18), an average of 216 staff were involved in land control work.

(b) In the past three calendar years (2015 to 2017), there were 8 915, 12 011 and 11 295 cases respectively (including those referred by other government departments or identified by Lands D during inspections) having been confirmed to involve unlawful occupation of government land.

(c) Lands D may pursue prosecution action when the unlawful occupation does not cease according to the statutory notices. In the past three calendar years (2015 to 2017), 14, 34 and 27 prosecutions were instituted respectively in relation to unlawful occupation of government land in which, 14, 33 and 22 of them were convicted respectively and the fines ranged from $1,500 to $378,000.

(d) Lands D does not have readily available breakdown on expenditure for land control related public education and publicity.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0799)

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 different development projects in each of the past three years (2015-16 to 2017-18)? What was the respective number of applications? Please list the figures by development project.

(b) What are the numbers of applications for ex-gratia allowance being processed and pending processing? Please advise when the processing of all applications is expected to be completed and payments disbursed.

(c) What are the numbers of applications for ex-gratia allowance processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2015-16 to 2017-18)?

Asked by: Hon HO Chun-yin, Steven (Member Question No. (LegCo use): 42)

Reply:

(a) & (c) The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by different nature of projects and the respective number of applications involved in the past three financial years are tabulated below:-

Ex-gratia payments disbursed to farmers, fishermen and mariculturists:

Nature of Projects	**2015-16 ($ million) (about) [Number of Applications involved]**	**2016-17 ($ million) (about) [Number of Applications involved]**	**2017-18 (up to end February 2018) ($ million) (about) [Number of Applications involved]**
Sewerage Works	0.31 [42]	0.01 [2]	0.32 [10]
Road Works	0.81 [30]	0.67 [11]	0.57 [25]
Land Supply	7.06 [191]	0.46 [11]	1.37 [8]
Railways	0 [0]	1.20 [4]	0 [0]
Marine Works	18.50 [1 043]	24.13 [1 291]	0 [0]
Other Public Works	0.02 [5]	0.11 [1]	0 [0]
Total	**26.70 [1 311]**	**26.58 [1 320]**	**2.26 [43]**

(b) For ex-gratia payments to farmers, fishermen and mariculturists, there were about 700 applications being processed as at end February 2018. It is expected that the processing of all these applications would be completed with payment disbursed on a progressive basis from 2018 to 2019.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3253)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on squatter structures, please advise this Committee of:

(a) The number of surveyed squatter structures on agricultural land across the territory, with a tabulated breakdown by District Council districts.

(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 (2015-16 to 2017-18); if there were refused applications, the reasons for that.

(c) The respective numbers of applications for issuance of Letter of Approval received, approved and refused by the Lands Department in each of the past three years (2015-16 to 2017-18); if there were refused applications, the reasons for that. Are there other means currently available for farmers to apply for erecting agricultural structures?

(d) The average time taken to process applications and the longest processing time taken respectively in the past three years (2015-16 to 2017-18); and the reasons for that.

Asked by: Hon HO Chun-yin, Steven (Member Question No. (LegCo use): 57)

Reply:

(a) The Lands Department (Lands D)'s seven regional Squatter Control Offices (SCOs) across the territory keep records of surveyed squatter structures, but no separate statistical breakdown by District Council districts is available. According to the records, the number of surveyed squatter structures across the territory as at 31 December 2017 is tabulated below:

Squatter Control Office	Number of surveyed squatter structures (partial or whole) on private agricultural land	Number of surveyed squatter structures on government land
Squatter Control/Hong Kong and Lei Yue Mun Office	1 122	4 484
Squatter Control/Kowloon, Tsuen Wan and Kwai Tsing Office	5 091	5 972
Squatter Control/Islands Office	4 584	18 356
Squatter Control/New Territories East (1) Office (covering Sai Kung, Sha Tin, Tai Po and (part of) North District)	20 491	35 947
Squatter Control/New Territories East (2) Office (covering (part of) North District and (part of) Yuen Long)	78 581	29 946
Squatter Control /New Territories West (1) Office (covering Tuen Mun and (part of) Yuen Long)	43 206	22 069
Squatter Control /New Territories West (2) Office (covering (part of) Yuen Long)	107 129	8 767
Total	**204**	**125 541**
Grand Total	**385 745**	

(b) Information on applications for repairs of surveyed squatter structures on private agricultural land processed by Lands D during the period from 2015 to 2017 is tabulated below:

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2015	11	9	2	One applicant withdrew his/her application; another was rejected as his/her genuine intention was to re-erect his/her surveyed squatter structure on another lot.

Year	Number of applications received	Number of applications approved	Number of applications rejected / withdrawn	Reasons for rejection
2016	12	9	3	Two applicants withdrew their applications; one applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure.
2017	15	11	4	One applicant failed to provide documents to prove that he/she was the resident of the surveyed squatter structure; three applicants failed to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structures.

During the period from 2015 to 2017, only one application for rebuilding of domestic surveyed squatter structure by temporary material was received in 2017which was being processed as at March 2018.

(c) Information on applications for Letters of Approval for Agricultural Structures on private agricultural land processed by Lands D during the period from 2015 to 2017 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 and/or unauthorised structure(s) was(were) found on the lot(s) under application.
2017	23	14	23	Unauthorised structure(s) was(were) found on the lot(s) under application.

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, around 20 applications are still being processed. Most of the cases are pending supplementary information to be provided by the applicants. District Lands Offices can only continue processing the application upon receipt of the required information.

Apart from a Letter of Approval for Agricultural Structures, a land owner may also submit to Lands D an application for a Short Term Waiver (STW) to build other non-domestic facilities on private agricultural land. When the application is received, Lands D will seek advice from relevant government departments and post a notice on the application site. If the application for an STW is approved, the applicant has to pay the relevant fee to the Government.

(d) In the past three years (i.e. 2015 to 2017), the average time taken to process applications for repairs of surveyed squatter structures was around 20 days and the longest processing time was 100 days. The reason for the long processing time of the case was that the applicant was allowed time to obtain consent of the registered owners of the private agricultural land for repairs of the surveyed squatter structure but he/she failed to do so. The application was finally rejected.

In general, Lands D 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.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0314)

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 and complaints received by the New People's Party, of the properties owned by Link Real Estate Investment Trust ("Link REIT") which have been divested, a total of 55 properties have various problems, for example, vacant shops, alterations of shopping malls, divesting of parking spaces and the like. Some of the problems may involve breaches of land leases. In this connection, will the Government inform this Committee of the following:

(1) In the past five years, how many complaints about the breaches of land leases were received by the Lands Department (Lands D) each year, of which how many were under processing and how many led to prosecution? What was the average time taken to conclude these complaints upon receipt? If there are such complaints, what are the details? If no, what are the reasons?

(2) In the past five years, of the complaints received by Lands D about the breaches of land leases, how many of them were related to Link REIT's properties which have been divested? If there are such cases, what are the details? If no, what are the reasons?

(3) Under Matters Requiring Special Attention in 2018-19 of the Programme of Land Administration, it is stated that Lands D will "continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings". What specific measures will Lands D take to strengthen the relevant enforcement work? What are the manpower and estimates involved?

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 1)

Reply:

(1) In the past five years (2013-2017), the number of complaints received by the Lands Department (Lands D) in respect of breach of lease conditions, such as unauthorised structures on private agricultural land, misuse of carparking spaces and loading/unloading areas, breaches of uses or other conditions in industrial buildings, and the number of confirmed lease breach cases with lease enforcement actions taken by Lands D are as follows:

Year	**2013**	**2014**	**2015**	**2016**	**2017**
Number of complaints received by Lands D in respect of breach of lease conditions	2 183	2 840	3 071	3 564	3 668
Number of confirmed lease breach cases with lease enforcement actions taken (in the form of issue of warning letters; registration of warning letters in the Land Registry and/or vesting)	969	1 138	1 508	2 140	1 980

Note: The cases processed in a year may not necessarily correspond to the complaint cases received in the same year.

As the land lease is enforced as a contract between Lands D and the grantee, such lease enforcement action does not involve prosecution.

As the prioritisation of lease enforcement work would depend on the types of breaches and the nature of the case, so the processing time may vary and we do not have readily information of the average processing time taken for the cases.

(2) Lands D has no readily available information on the breakdown of complaints according to owners, specifically those involving the properties/disposed properties of Link REIT.

(3) Concerning enforcement against unlawful occupation of government land, Lands D has tightened its arrangements for processing applications for "regularisation of unlawful occupation of government land" and no longer accepts any regularisation applications made by the occupiers for cases of unlawful occupation of government land commencing on or after 28 March 2017. In other words, upon identification of unlawful occupation of government land, the occupier must cease occupying the land concerned and demolish the structures thereon before the date stipulated in the statutory enforcement notice; otherwise Lands D will consider instituting prosecution if there is sufficient evidence. As for unlawful occupation of government land that has already commenced before 28 March 2017, Lands D has tightened the arrangements for processing the regularisation applications to prevent abuse by

attempting to make use of such applications to stall enforcement actions. Moreover, to step up prosecution against unlawful occupation of government land, Lands D will arrange regular prosecution training courses/seminars for district land control staff to improve their investigation skills for identifying offenders, collecting reliable and admissible evidence to the court as well as taking both witness and cautioned statements so as to enhance the chance of conviction. In 2018-19, Lands D estimates that land control actions would be taken to clear about 12 110 sites involving unlawful occupation of government land.

Concerning the enforcement actions to combat unauthorised structures on private agricultural land, Lands D has been strengthening lease enforcement actions against unauthorised structures on private agricultural land according to the enforcement strategy adopted since April 2014 by various measures, including (i) for unauthorised structures being erected on private agricultural land, issuing statutory notices under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) demanding the registered owners to self-demolish such unauthorised structures, or if the owners fail to do so, taking up the demolition work and recovering the costs so incurred; (ii) for completed unauthorised structures, proceeding with re-entry action if breaches are not purged in good time after registration of warning letters in the Land Registry; and (iii) not accepting applications to regularise unauthorised domestic structures on private agricultural land.

Concerning the enforcement action against non-conforming uses in industrial buildings, the Government announced in July 2016 the risk-based enforcement arrangements against lease breaches in industrial buildings, targeting units in breach of the lease matching two conditions: (i) there are other premises in the same industrial building currently issued with Licenses for Manufacture and/or Storage of Dangerous Goods by the Fire Services Department; and (ii) the uses attract the flow of people. For cases meeting the two criteria, Lands D will proceed with re-entry action if the breaches are not rectified in time. In 2018-19, Lands D will continue with this risk-based approach in prioritising lease enforcement against non-conforming uses in industrial buildings. As for other categories of lease breaches in industrial buildings, Lands D continues with its current arrangement: namely, we will, in general, issue a warning letter to the owners requiring that the breach of uses be purged within 28 days. If the breach is not rectified upon expiry of the warning period, we will register the warning letter at the Land Registry (i.e. commonly known as "imposing an encumbrance"), and reserve the right to take further lease enforcement action in the future.

In 2018-19, it is estimated that 399 full-time equivalent staff will be deployed for lease enforcement and land control work at an estimated staff cost of $181.7 million including 57 non-directorate posts to be created to strengthen both lease enforcement and land control work at an additional staff cost of $26.9 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3245)

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:

It is included in Matters Requiring Special Attention in 2018-19 under Programme (2): Survey and Mapping of the Lands Department that it will "continue to assist in the formulation of spatial data policy for the Common Spatial Data Infrastructure initiative through the development of data standards to facilitate data sharing". In this connection, will the Government inform this Committee of the following:

(1) The manpower and estimate concerning the establishment of the Common Spatial Data Infrastructure (CSDI) in the past three years;

(2) The manpower and estimate the Government plans to allocate for the establishment of CSDI in the coming year;

(3) Regarding the launching of CSDI, does the Government have any specific timetable? If yes, what are the details? If no, what are the reasons?

Asked by: Hon IP LAU Suk-yee, Regina (Member Question No. (LegCo use): 60)

Reply:

(1) In the past three years, staff in the Lands Department (Lands D) has assisted the Development Bureau (DEVB) in convening a Common Spatial Data Infrastructure (CSDI) Data and Technical Standards Working Group and participated in the consultancy study on "Development Strategy of a CSDI" as part of its overall duties. We are unable to provide a breakdown of the resources involved solely for the work, except a land surveyor post under the Post-retirement Service Contract (PRSC) Scheme had been created since August 2017, to support the foundation work in relation to CSDI. The budget of one PRSC staff for 2017-18 is about $0.8 million per year.

(2) Lands D will engage a consultant to lead the development of data standards for framework spatial data. The estimate for the study is about $4.5 million. One PRSC staff at the rank of land surveyor will be employed in 2018-19 to provide continuous support for the development of CSDI. The estimate staff cost for 2018-19 is about $0.8 million.

(3) In March 2017, DEVB commissioned a consultancy study on the overall strategy for the implementation of the CSDI, to provide government departments initially, as well as public and private organisations in due course, an information infrastructure to share spatial data in support of various applications and the Smart City Blueprint promulgated by the Information and Technology Bureau (ITB). The scope of consultancy, includes, among other things, the proposed governance structure, implementation road map, and engagement plan with key stakeholders such as data developers and users within the Government and in the private sector. Upon completion of the study, DEVB will consider the implementation approach and work plan, with the aim of developing the CSDI portal in phases by 2023.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2172)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide a breakdown of all the actual expenditure on the salary, regular allowances, job-related allowances and non-accountable entertainment allowances payable to the Director of Lands in 2017-18, and the estimated expenditure on the salary, regular allowances, job-related allowances and non-accountable entertainment allowances payable to the Director of Lands in 2018-19.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 11)

Reply:

In 2017-18, the annual salary provision for the Director of Lands is $2,950,200 and the actual expenditure of allowance (passage and education allowances) payable to the Director of Lands as at February 2018 was $172,000. There is no non-accountable entertainment allowance payable to the Director of Lands as all entertainment expenses are accountable.

In 2018-19, the annual salary provision for the Director of Lands is $3,005,400. The provision of allowances (passage and education allowances) payable to Director of Lands in 2018-19 is $264,000. There is no non-accountable entertainment allowance payable to the Director of Lands as all entertainment expenses are accountable.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1707)

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 number of small house applications received by the Government over the past three years (2015, 2016 and 2017). Please provide the figures on applications received at year-end by district. How many of these applications were approved, rejected and being processed?

(i) Islands

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(ii) North

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(iii) Sai Kung

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(iv) Sha Tin

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(v) Tai Po

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(vi) Tsuen Wan and Kwai Tsing

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(vii) Tuen Mun

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(viii) Yuen Long

Year	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

Asked by: Hon KWONG Chun-yu (Member Question No. (LegCo use): 22)

Reply:

The numbers of small house applications received, approved and rejected by the Lands Department (Lands D) in 2015, 2016 and 2017 and the numbers of small house applications being processed and pending processing as at end of 2015, 2016 and 2017 are set out below:

(i) Islands

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	127	37	39	485	261
2016	75	50	12	484	275
2017	48	38	35	438	289

(ii) North

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	532	98	71	2 413	1 547
2016	361	146	135	2 827	1 216
2017	293	97	173	2 939	1 129

(iii) Sai Kung

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	140	63	95	602	318
2016	99	48	48	720	203
2017	73	52	19	767	158

(iv) Sha Tin

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	81	19	109	219	133
2016	55	32	84	221	92
2017	40	22	62	177	62

(v) Tai Po

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	270	194	172	918	396
2016	161	143	260	612	461
2017	151	170	107	518	435

(vi) Tsuen Wan and Kwai Tsing

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	23	34	11	57	207
2016	20	1	22	54	207
2017	9	6	12	50	202

(vii) Tuen Mun

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	218	71	53	375	213
2016	71	54	62	432	105
2017	68	53	61	370	119

(viii) Yuen Long

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 (as at end of the year)	Number of small house applications pending processing (as at end of the year)
2015	1 156	473	713	3 731	859
2016	455	384	457	3 795	429
2017	447	380	592	3 289	430

Note: Due to the variations in time required for processing individual small house applications, the applications approved and rejected during the year may not correspond with the applications received during the year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2952)

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 households of squatter structures were faced with clearance as a result of land resumption by the Government? What was the statutory compensation package applicable to the affected persons and what were the amounts of related ex-gratia allowances received by them? How many people were there in the households that were not offered compensation? What were the reasons for their not being offered compensation?

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 43)

Reply:

In the past five years, there were 304 households of squatter structures affected as a result of land resumption and clearance by the Government. Generally speaking, occupiers of surveyed or licensed structures may be eligible for ex-gratia allowance and/or rehousing subject to their meeting the applicable eligibility criteria, but they are not entitled to statutory compensation under the relevant land resumption ordinances. The total amount of ex-gratia allowances disbursed to the eligible affected households is $4.38 million. Some 130 affected households were not eligible for ex-gratia allowances and rehousing mainly because they already own domestic properties or their occupied structures were not surveyed or licensed structures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2955)

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, what were the original uses of the sites for which the applicants made in-situ land exchange applications? Was arbitration on land premium involved in each case? If yes, will the Lands Department provide information on the lots concerned?

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 46)

Reply:

A total of 50 in-situ land exchange cases were executed in the past five financial years from 1 April 2013 up to 28 February 2018. The relevant information is as follows:

Item	Execution date of land document	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land exchange [Note]	Approx. site area (hectare)
1	30 April 2013	Kwai Tsing Tunnel	TWTL 402 West Rail - Tsuen Wan West Station	Non-industrial (excluding godown, petrol filling station and hotel) and underground railway tunnels for the West Rail	1.3804
2	16 May 2013	Industrial or godown or both	KTIL 759 180 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	0.3710
3	27 June 2013	Houses of European type	KIL 11232 311A-311D, 313 and 313A-313C, Prince Edward Road West, Kowloon City	Private residential	0.1616
4	10 January 2014	Non-industrial	KIL 11231 Observatory Road, Tsim Sha Tsui	Non-industrial (excluding residential, godown and petrol filling station)	0.1279
5	18 February 2014	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential	0.1218
6	17 March 2014	Industrial	KTIL 760 15-17 Chong Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home)	0.1931

Item	Execution date of land document	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land exchange [Note]	Approx. site area (hectare)
7	8 May 2014	Industrial and/or godown	AIL 461 Wong Chuk Hang Road, Wong Chuk Hang	Non-residential (excluding hotel, petrol filling station and residential care home)	0.2369
8	28 May 2014	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential	0.3418
9	20 June 2014	Non-profit-making centre for physically disable children together with such domestic quarters	IL 9055 19 Sandy Bay Road, Pokfulam	Non-profit making rehabilitation centre	0.0707
10	30 July 2014	Agricultural	Lot 4303 in DD 124 Tan Kwai Tsuen, Yuen Long	Private residential	0.4495
11	19 December 2014	Commercial and/or residential	NKIL 6514 Hong Ning Road, Mut Wah Street and Hip Wo Street, Kwun Tong	Non-industrial (excluding godown, hotel and petrol filling station but including an electricity sub-station)	2.1754
12	14 January 2015	Pasteurizing milk and Domestic houses	KIL 11207 103-107 Tam Kung Road, Hung Hom	Hotel	0.0309
13	20 March 2015	The College, the Residential Quarters and the Caretaker's Quarters	KIL 11252 8 Hung Lok Road, Hung Hom	The College, the Residential Quarters and the Caretakers' Quarters	0.4386
14	27 March 2015	Dwelling house or workshops or factory or godown and Virtually Unrestricted	NKIL 6506 Hai Tan Street, Kweilin Street and Pei Ho Street, Sham Shui Po	Non-industrial (excluding godown, hotel and petrol filling station)	0.7507
15	13 August 2015	Agricultural	Lot 2517 in DD 83 Lung Ma Road, Fanling	Private Residential	0.0592
16	18 August 2015	Agricultural	Lot 1752 in DD 122 Tong Yan San Tsuen, Yuen Long	Private Residential	0.2589
17	14 September 2015	Private Residential	Lot 859 in DD 216 101 Tai Mong Tsai Road, Sai Kung	Private Residential	0.0618
18	18 September 2015	Virtually Unrestricted	KIL 11234 Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui	Hotel	0.0726
19	5 October 2015	The School, the Residential Quarters and the Caretakers' Quarters	STTL 602 On Muk Lane, Shek Mun, Sha Tin	The School, the Caretakers' Quarters and the Residential Quarters	0.6301
20	11 November 2015	The College, the Residential Quarters and the Caretakers' Quarters	KIL11253 9 Hoi Ting Road, Yau Ma Tei	The College, the Residential Quarters and the Caretakers' Quarters	0.3962
21	18 November 2015	Non-industrial	KIL 11243 Portland Street, Mong Kok	Non-industrial (excluding godown, hotel and petrol filling station)	0.0329

Item	Execution date of land document	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land exchange [Note]	Approx. site area (hectare)
22	20 November 2015	Agricultural	Lot 604 in DD 21 Pun Shan Chau, Tai Po	Private Residential	0.0753
23	27 November 2015	General Industrial and Virtually Unrestricted	SIL 853 Sai Wan Ho Street, Shau Kei Wan	Non-industrial (excluding godown, hotel and petrol filling station)	0.0710
24	9 December 2015	Agricultural	Lot 4823 in DD 104 San Tam Road, San Tin, Yuen Long	Private Residential	0.0736
25	23 December 2015	Agricultural	YLTL 527 Tai Kei Leng, Yuen Long	Non-industrial (excluding godown, office, hotel and petrol filling station)	0.0570
26	3 August 2016	Industrial or godown purposes or both, including the purposes of concrete and /or asphalt batching	TMTL 491 Area 40, Tuen Mun	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices.	2.3800
27	21 September 2016	The Airport	CLKL 3 Chek Lap Kok	Hotel, office, retail and other commercial purposes, and other services and facilities related to the Airport and services and facilities for the safe and efficient operation of the Airport	24.7497
28	7 December 2016	Building and agricultural	YLTL 524 Tai Tong, Yuen Long	Private residential	0.4546
29	8 December 2016	Building and agricultural	TWTL 418 Ting Kau, Tsuen Wan	Private residential	0.0503
30	6 January 2017	Private residential and agricultural	Lot 244 in DD 229 Clear Water Bay Road, Sai Kung	Private residential	0.1575
31	25 January 2017	Virtually Unrestricted	KIL 11247 Shanghai Street, Mong Kok	Non-industrial (excluding residential, godown, hotel, office and petrol filling station)	0.0916
32	27 February 2017	Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway	KIL 11264 Ho Man Tin, Kowloon	Non-industrial (excluding godown, hotel, and petrol filling station) purposes	3.6204
33	18 April 2017	Manufacture of non-ferrous metal	TKOTL 121 Area 85, Tseung Kwan O, Sai Kung	Private residential	0.9635
34	15 May 2017	Agricultural	TMTL 483 Siu Hong, Area 54, Tuen Mun	Non-industrial (excluding godown, hotel and petrol filling station)	4.2856
35	29 May 2017	Agricultural	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	Private residential	1.0240

Item	Execution date of land document	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land exchange [Note]	Approx. site area (hectare)
36	6 June 2017	Virtually Unrestricted	IL 9064 Junction of Peel Street and Gage Street, Central	Non-industrial (excluding godown, office, hotel and petrol filling station)	0.0893
37	12 June 2017	Railway station and depot	AIL 467 Heung Yip Road, Wong Chuk Hang	Non-industrial (excluding godown, hotel and petrol filling station)	6.8581
38	12 July 2017	Building and agricultural	TPTL 217 Wan Tau Kok Lane, Tai Po	Non-industrial (including church excluding residential, godown, hotel and petrol filling station)	0.1708
39	12 July 2017	Agricultural	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	Non-industrial (excluding residential, office, hotel, godown and petrol filling station)	1.1539
40	16 August 2017	Factory or warehouse or both, ancillary offices and such quarters as may be required for watchmen or caretakers	YTIL 41 13 & 15, Sze Shan Street, Yau Tong	Non-industrial (excluding godown, hotel and petrol filling station)	0.3816
41	31 August 2017	Agricultural	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	Non-industrial (excluding godown, hotel and petrol filling station)	0.2251
42	4 September 2017	Industrial or warehouse or both and workers' quarters	STTL 576 Fo Tan, Sha Tin	Non-industrial (excluding godown, hotel and petrol filling station)	2.0038
43	8 September 2017	Building and agricultural	TPTL 157 Sai Sha, Shap Sze Heung, Tai Po	Non-industrial (excluding godown, hotel, offices and petrol filling station)	62.3232
44	16 October 2017	Agricultural	Lot 264 in DD 233 Ha Yeung, Clear Water Bay, Sai Kung	Private residential	0.3750
45	31 October 2017	Agricultural	Lot 2168 in DD 121 Tong Yan San Tsuen, Yuen Long	Private residential	0.1020
46	9 November 2017	Building and agricultural	Lot 339 in DD 362 Chau Tsai, Pak A Village, Sai Kung	Private residential	0.0113
47	19 December 2017	Chai Tong	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	Non-industrial (excluding godown, hotel and petrol filling station)	0.5250
48	22 December 2017	Agricultural	Lot 2128 in DD 121 Ping Shan, Yuen Long	Private residential	0.3506
49	27 December 2017	Building and agricultural	FSSTL 262 Ma Sik Road, Area 18, Fanling	Private residential	1.6187
50	26 January 2018	Virtually Unrestricted	IL 9065 Graham Street /Gage Street /Cochrane Street, Central	Non-industrial (excluding residential, godown and petrol filling station)	0.2685

Note: The permitted uses quoted are general descriptions of the broad type of uses permissible under the relevant leases and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

Among these land exchange cases, one case (i.e. Item 25 in the above table) with a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2956)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The Government estimates a significant increase in the area of "temporary use of government land" in 2018-19 to 101.78 hectares, greater than those of 2017 and 2016. What are the reasons? Is payment of Government rent waived for all? In addition, will the Government inform this Committee of information about renewal of allocations for "temporary use of government land", tenancies of "short term tenancies", and leases of "private treaty grants", for example, renewal once, twice, thrice, etc.; the area of the land involved, the lot and the amount of Government rent in the past five years?

Asked by: Hon LAM Cheuk-ting (Member Question No. (LegCo use): 47)

Reply:

The area of temporary government land allocations varies from year to year depending on the need and circumstances of the cases concerned. The area of temporary allocations issued to government departments in 2016 and 2017 were 40.75 hectares and 22.41 hectares respectively. The estimate of the area to be allocated in 2018 is about 101.78 hectares, which includes a works site of about 88 hectares expected to be allocated in 2018 for the implementation of the project of the Innovation and Technology Park in Lok Ma Chau Loop. The temporary allocations are normally granted to government departments/bureaux to facilitate the implementation of public projects or provision of government services at no fee. The duration of the allocation generally depends on the nature and requirements of the government projects or use as well as the long-term development programme of the site if applicable. For those work sites which are required for government projects, such as those for construction of roads or highways, they are allocated for implementation of the permanent use and the sites concerned would often become part of the infrastructure upon expiry of the land allocation. The Lands Department (Lands D) does not have readily available statistics or breakdown of temporary allocations based on the number of times of renewal and the area of land involved.

There are currently about 5 400 short term tenancies (STTs). The 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. An STT will be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering if appropriate. Lands D does not have readily available statistics or breakdown of STTs based on the number of times of renewal and the area of land involved.

There were 66 private treaty grant cases renewed in the past five calendar years (1 January 2013 to 31 December 2017) [Note 1]; all of them were renewed once during the past five year period. Lands D does not have readily available information on the number of times of renewal since each lot was granted. The lot number, the site area involved, the government rent payable in 2017-18 of these sites are set out in the table below:

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129 573	295,200
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8 360	54,000
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886	244,800
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500	532,800
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537	1,346,400
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32 480	2,098,800
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490	1,047,600
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203	795,600

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4 418	36,000
10	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	162,000
11	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	10,080
12	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	144,000
13	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	133,200
14	South China Athletic Association	KIL 11218 Wylie Path	5 309	102 600
15	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656	88,200
16	The Filipino Club	KIL 11222 Wylie Road	2 819	71,640
17	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402	48,960
18	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	4 843	244,800
19	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090	61,560
20	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	504,000
21	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	42,120
22	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	507,600
23	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	543,600
24	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462	45,360

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
25	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	690	93,600
26	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	9 549	51,300
27	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	36,720
28	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051	214,200
29	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405	30,369.6
30	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 in SD5 Mau Wu Tsai, Hang Hau	13 300	29,160
31	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	1,656,000
32	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800	120,600
33	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	1 858	3,380.4
34	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261	225,086.4
35	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250	43,750.8
36	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	24,508.8
37	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076	32,760

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
38	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	64,627.2
39	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983	14,220
40	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780	62,640
41	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877	6,840
42	Club De Recreio	KIL 11221 Wylie Road	23 095	342,000
43	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900	50,760
44	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475	38,880
45	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191	4,104
46	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	140,400
47	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300	1,152
48	Lam Chi Kun Anthony	StIL 119 Stanley, Hong Kong	79.2	14,000
49	Rostar Company Limited	StIL 124 No. 7 Stanley Market Road, Hong Kong	392.1	178,000
50	Society for the Prevention of Cruelty to Animals (Hong Kong) Trustees Incorporated	IL 9024 Wan Shing Street, Wanchai, Hong Kong	800	397,000

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
51	Hong Kong International Institute of Music (Formerly known as Hong Kong International Institute of Music Limited)	NKIL 6531 Note 2 Po Kong Village Road, Diamond Hill, Kowloon, Hong Kong	7 245	814,000
52	Church Body of the Hong Kong Sheng Kung Hui	KIL 11206 Nos 135-139 Ma Tau Chung Road, Kowloon	3 298	447,000
53	Victoria Shanghai Education Foundation Limited	AIL 466 Shum Wan Road, Aberdeen, Hong Kong	11 570	912,000
54	Reach Networks Hong Kong Limited	RBL 1188 Submarine Cable Station at Cape D'Aguilar, Hong Kong	5 707	Note 3
55	Castle Peak Power Company Limited	KTPP 39 Adjoining the Remaining Portion of TYTL 46, Tsing Yi, New Territories	1 041	Note 3
56	Sara Beattie Limited	StIL 121 Tai Tam Village, Stanley, Hong Kong	381.2	Note 4
57	Archie William Parnell (also known as Archie William Parnell JR) and Sarah Hatchell Parnell	StIL 128 Tai Tam Village, Stanley, Hong Kong	260.8	Note 4
58	Li Pak Huen (formerly known as LEE Pak Huen)	StIL 126 Tai Tam Village, Stanley, Hong Kong	122.6	Note 4
59	Rosy Gain Limited, Karsean Limited and King Crown Decoration & Construction Limited	StIL 127 Tai Tam Village, Stanley, Hong Kong	458.5	Note 4
60	The University of Hong Kong	NKIL 6544 Junction of Lam Hing Street and Wang Hoi Road, Kowloon Bay, Kowloon	2 077	708,000

No.	Name of Lease Holder	Lot No. and Location	Approximate Site Area (square metres)	Approximate annual government rent payable in 2017-18 (HK$)
61	Yew Chung Education Foundation Limited	NKIL 6548 No. 3 To Fuk Road	6 866	893,000
62	Caritas-Hong Kong	TKOTL 128 18 Chui Ling road, Tseung Kwan O	4 845	580,000
63	ESF Educational Services Limited	STTL 608 Hang Ming Street, Ma On Shan, Sha Tin	12 467	962,000
64	Chevron Hong Kong Limited	KTPPL 38 Adjoining to the RP of TYTL48 and the Ext thereto, Tsing Yi	4 050	Note 3
65	Castle Peak Power Station Company	KTPPL 40 Adjoining to the RP of TYTL 46, Tsing Yi	3 422	Note 3
66	The Hong Kong Baptist University	STTL 597 On Muk Lane, Shek Mun, Sha Tin	6 524	1,016,000

Note 1: Based on the date of the land document. Items 1 to 47 are private recreational leases (PRLs) which excluded one PRL that was renewed and subsequently surrendered to the Government in September 2016.

Note 2: The lease term expired on 6 August 2017.

Note 3: The lots have been assessed with other premises for Government rent assessment purpose under the Government Rent (Assessment and Collection) Ordinance (Cap. 515). Therefore, information on Government rent payable for the subject lot is not available.

Note 4: Government rent for 2017-18 is being reviewed by relevant department.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0900)

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 please provide details of the residential sites disposed of in the past six years?

2012-13

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2013-14

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2014-15

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2015-16

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2016-17

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

2017-18

Disposal date	Lot - Location	Use	Maximum gross floor area (GFA) (Maximum residential GFA) [Maximum non-residential GFA]	Estimated number of units (Estimated number of residential units) [Building covenant expiry date]	Current progress at site	Other restrictions under Conditions of Sale

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. (LegCo use): 46)

Reply:

Details of the residential sites disposed of in the past six financial years from 1 April 2012 up to 28 February 2018 by the Government are as follows:

Item	**Disposal date** [Note 1]	**Lot - Location**	**Use**	**Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA]** [Note 2]	**(Estimated number of residential units** [Note 3]**) [Building covenant expiry date** [Note 4]**]**	**Current progress at site** [Note 5]	**Other restrictions under Conditions of Sale** [Note 6]
2012-13							
1	2 May 2012	RBL 1165 - Near 110 Repulse Bay Road, Hong Kong	Residential	3 906 m^2	(8) [30 September 2017]#	(c)	
2	2 May 2012	TMTL 436 - Kwun Fat Street, Siu Lam, Tuen Mun, New Territories	Residential	3 608 m^2	(14) [31 December 2016]	(c)	
3	24 May 2012	TKOTL 114 - Area 66C1, Tseung Kwan O, New Territories	Residential	23 936 m^2 (21 760 m^2) [2 176 m^2]	(326) [30 September 2017]	(c)	The total number of residential units shall not exceed 326 and shall not be less than 310.
4	24 May 2012	STTL 562 - Area 56A, Kau To, Sha Tin, New Territories	Residential	4 680 m^2	(20) [30 September 2016]	(c)	
5	30 May 2012	RBL 1190 - Deep Water Bay Drive, Hong Kong	Residential	23 052.26 m^2	(54) [For redevelopment of the lot, 60 calendar months from the date of the issue by the Building Authority of the first consent letter for demolition of the Existing Buildings and Structures]	(c)	

Building covenant period was extended to 31 December 2017

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
6	30 May 2012	Lot 673 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	856.8 m^2	(4) [30 September 2016]##	(b)	
7	11 July 2012	IL 9027 - Java Road and Tin Chiu Street, North Point, Hong Kong	Residential and Commercial	83 675 m^2 (53 680 m^2) [29 995 m^2]	(706) [31 December 2020]	(b)	The total number of residential units shall not be less than 700.
8	1 August 2012	TKOTL 115 - Area 66D1, Tseung Kwan O, New Territories	Residential	27 643 m^2 (25 130 m^2) [2 513 m^2]	(372) [31 December 2017]	(c)	The total number of residential units shall not exceed 378 and shall not be less than 360.
9	30 August 2012	STTL 567 - Area 56A, Kau To, Sha Tin, New Territories	Residential	29 550 m^2	(158) [30 June 2018]	(b)	
10	30 August 2012	Lot 678 in DD Peng Chau - Peng Lei Road, Peng Chau, New Territories	Residential and Commercial	5 200 m^2 (3 200 m^2) [2 000 m^2]	(40) [30 June 2017]###	(c)	
11	28 September 2012	TKOTL 117 - Area 66C2, Tseung Kwan O, New Territories	Residential	45 203 m^2 (38 745 m^2) [6 458 m^2]	(536) [31 December 2017]	(c)	The total number of residential units shall not exceed 546 and shall not be less than 520.
12	28 September 2012	Lot 674 in DD Peng Chau - Tung Wan, Peng Chau, New Territories	Residential	1 335.2 m^2	(10) [30 June 2017]	(c)	

Building covenant period was extended to 31 March 2018
Building covenant period was extended to 31 December 2017

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
13	7 November 2012	TKOTL 118 - Area 66D2, Tseung Kwan O, New Territories	Residential	52 339 m^2 (44 862 m^2) [7 477 m^2]	(628) [31 March 2018]	(c)	The total number of residential units shall not exceed 630 and shall not be less than 600.
14	7 November 2012	STTL 574 - Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin, New Territories	Residential	52 227 m^2	(454) [31 March 2018]	(b)	The total number of residential units shall not be less than 440 and shall not exceed 463.
15	28 November 2012	TKOTL 95 - Area 68A2, Tseung Kwan O, New Territories	Residential	53 265 m^2 (42 612 m^2) [10 653 m^2]	(605) [31 March 2019]	(b)	The total number of residential units shall not be less than 535.
16	13 December 2012	TKOTL 125 - Area 68A1, Tseung Kwan O, New Territories	Residential	39 923 m^2 (31 938 m^2) [7 985 m^2]	(428) [31 March 2019]	(c)	The total number of residential units shall not be less than 400.
17	13 December 2012	KIL 11229 - Kwun Chung Street, Kowloon	Residential	2 441 m^2 (2 034 m^2)	(66) [30 September 2017]	(c)	
18	9 January 2013	STTL 565 - Area 56A, Kau To, Sha Tin, New Territories	Residential	13 228 m^2	(69) [31 March 2018]	(c)	
19	9 January 2013	Lot 1949 in DD 221 - Sha Kok Mei, Sai Kung, New Territories	Residential	23 145 m^2	(297) [31 March 2019]	(c)	The total number of residential units shall not be less than 240.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
20	30 January 2013	TMTL 427 - So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun, New Territories	Residential	35 014 m^2	(460) [30 September 2019]	(c)	The total number of residential units shall not be less than 460 and shall not exceed 480.
21	13 March 2013	KIL 11227 - Junction of Sheung Lok Street and Sheung Shing Street, Ho Man Tin, Kowloon	Residential	106 110 m^2	(1 429) [30 June 2019]	(c)	
22	27 March 2013	STTL 566 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 120 m^2	(59) [30 June 2018]	(c)	
2013-14							
1	10 April 2013	TKOTL 112 - Area 65C1, Tseung Kwan O, New Territories	Residential	52 904 m^2 (45 943 m^2) [6 961 m^2]	(804) [30 June 2019]	(c)	The total number of residential units shall not be less than 655.
2	10 April 2013	TMTL 430 - Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	1 269 m^2	(18) [30 June 2017]	(c)	
3	5 June 2013	NKIL 6516 - Site 1H1, Kai Tak, Kowloon	Residential	38 855 m^2 (38 077 m^2)	(545) [30 September 2018]	(c)	The total number of residential units shall not be less than 545.
4	5 June 2013	NKIL 6517 - Site 1H2, Kai Tak, Kowloon	Residential	42 925 m^2 (42 066 m^2)	(624) [30 September 2018]	(c)	The total number of residential units shall not be less than 600.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
5	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	36 022 m^2	(561) [30 September 2018]	(c)	
6	25 June 2013	TKOTL 93 - Area 68B1, Tseung Kwan O, New Territories	Residential	76 276 m^2 (63 125 m^2) [13 151 m^2]	(857) [30 September 2019]	(b)	The total number of residential units shall not be less than 840.
7	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	4 494.1 m^2	(22) [31 March 2018]	(b)	
8	10 July 2013	TKOTL 126 - Area 68B2, Tseung Kwan O, New Territories	Residential	79 521 m^2 (65 810 m^2) [13 711 m^2]	(926) [30 September 2019]	(b)	The total number of residential units shall not be less than 875.
9	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	575.2 m^2	(2) [31 March 2018]	(c)	The total number of residential units shall not exceed 5.
10	1 August 2013	STTL 563 - Area 56A, Kau To, Sha Tin, New Territories	Residential	12 495 m^2	(61) [31 December 2017]	(c)	
11	1 August 2013	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	14 806 m^2	(178) [30 June 2019]	(b)	The total number of residential units shall not be less than 175.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
12	4 September 2013	STTL 579 - Area 56A, Kau To, Sha Tin, New Territories	Residential	30 036 m^2	(104) [31 December 2019]	(b)	
13	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	21 515 m^2	(523) [31 December 2019]	(c)	The total number of residential units shall not be less than 430.
14	18 September 2013	STTL 578 - Area 56A, Kau To, Sha Tin, New Territories	Residential	32 474 m^2	(160) [30 June 2019]	(b)	
15	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Residential	1 040 m^2	(22) [31 December 2018]	(b)	
16	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	Residential	Not specified [6 693 m^2]	(222) [30 June 2019]	(c)	Maximum residential GFA 11 155 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 220.
17	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	12 038 m^2	(261) [30 June 2019]	(b)	The total number of residential units shall not be less than 240.
18	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	16 146 m^2	(285) [30 September 2019]	(c)	The total number of residential units shall not be less than 270.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
19	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	Residential	51 598 m^2	(590) [30 September 2019]	(b)	The total number of residential units shall not be less than 515.
20	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	Residential	12 267 m^2	(198) [31 March 2020]	(b)	The total number of residential units shall not be less than 175.
21	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 665 m^2	(13) [30 September 2018]	(b)	
22	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	784 m^2	(9) [31 March 2019]	(d)	
23	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	2 499 m^2	(12) [30 September 2018]	(b)	
24	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [3 109 m^2]	(370) [31 December 2019]	(b)	Maximum residential GFA 18 654 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 370.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
25	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	Not specified [2 440 m^2]	(321) [31 March 2020]	(b)	Maximum residential GFA 14 640 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 290.
26	25 February 2014	NKIL 6525 - Kai Tak Area 1I Site 1, Kai Tak, Kowloon	Residential	48 290 m^2	(822) [30 June 2019]	(b)	The total number of residential units shall not be less than 805.
27	25 February 2014	NKIL 6526 - Kai Tak Area 1I Site 2, Kai Tak, Kowloon	Residential	51 221 m^2	(900) [30 June 2019]	(b)	The total number of residential units shall not be less than 855.
28	25 February 2014	NKIL 6527 - Kai Tak Area 1I Site 3, Kai Tak, Kowloon	Residential	55 819 m^2	(930) [30 June 2019]	(b)	The total number of residential units shall not be less than 930.
29	12 March 2014	Lot 1681 in DD 243 -Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	Residential	745.62 m^2	(2) [31 December 2018]	(a)	
30	25 March 2014	STTL 581 -Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	40 000 m^2	(420) [31 December 2019]	(b)	

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
31	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	Residential	1 306.5 m^2	(18) [31 December 2018]	(d)	
2014-15							
1	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	4 287 m^2	(75) [30 June 2018]	(b)	
2	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	Not specified [2 061 m^2]	(118) [31 December 2018]	(b)	Maximum residential GFA 4 122 m^2 for a pure domestic building if no non-residential GFA is proposed.
3	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	8 145 m^2	(20) [30 September 2019]	(a)	
4	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	Not specified [6 606 m^2]	(356) [30 September 2020]	(b)	Maximum residential GFA 11 010 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 140.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
5	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	67 900 m^2	(737) [30 September 2020]	(b)	
6	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	Residential	38 370 m^2 (37 602 m^2)	(648) [30 September 2019]	(b)	The total number of residential units shall not be less than 630.
7	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	Residential	1 350 m^2	(27) [30 September 2019]	(d)	
8	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	18 600 m^2	(640) [31 March 2020]	(c)	The total number of residential units shall not be less than 310.
9	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	113 250 m^2 [5 660 m^2]	(1 330) [30 September 2021]	(a)	The total number of residential units shall not be less than 1 330.
10	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	96 600 m^2 [4 830 m^2]	(1 777) [30 September 2021]	(a)	The total number of residential units shall not be less than 1 140.
11	13 August 2014	TWTL 393 -Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial/Hotel	99 120 m^2 (39 365 m^2) [59 755 m^2]	(840) [31 December 2021]	(b)	The total number of residential units shall not be less than 790.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
12	13 August 2014	STTL 598 - Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	10 692 m^2	(364) [30 June 2020]	(c)	The total number of residential units shall not be less than 180.
13	20 August 2014	TMTL 513 - Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	Not specified [1 174 m^2]	(204) [30 June 2019]	(b)	Maximum residential GFA 7 044 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 125.
14	20 August 2014	TMTL 512 - Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 253 m^2	(3) [30 June 2019]	(a)	
15	29 September 2014	FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Residential	19 501 m^2 [6 877 m^2 - including the Public Carpark]	(296) [31 December 2019]	(b)	Maximum residential GFA 16 968 m^2 for a pure domestic building if no non-residential GFA is proposed. The total number of residential units shall not be less than 250.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
16	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	66 500 m^2	(659) [30 June 2021]	(b)	
17	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	44 192 m^2	(1 017) [30 September 2020]	(b)	The total number of residential units shall not be less than 735.
18	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	36 000 m^2	(513) [31 March 2021]	(a)	
19	17 December 2014	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	29 160 m^2	(646) [30 June 2020]	(b)	The total number of residential units shall not be less than 345.
20	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	Residential	3 369 m^2	(6) [30 September 2019]	(b)	
21	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	Residential	13 755 m^2	(336) [30 September 2020]	(b)	
22	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	Residential	Not specified [810 m^2]	(136) [31 March 2020]	(b)	Maximum residential GFA 4 860 m^2 for a pure domestic building if no non-residential GFA is proposed.

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
23	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	Not specified [2 428 m^2]	(371) [31 December 2020]	(a)	Maximum residential GFA 12 140 m^2 for a pure domestic building if no non-residential GFA is proposed.
24	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 812 m^2	(45) [31 December 2020]	(b)	
25	4 March 2015	TPTL 225 - At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	83 660 m^2	(1 444) [30 September 2020]	(b)	
2015-16							
1	15 April 2015	Lot 1909 in DD 100 - Fan Kam Road, Sheung Shui, New Territories	Residential	3 076 m^2	(6) [31 December 2019]	(b)	
2	29 April 2015	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	Residential	4 793 m^2	(34) [31 March 2020]	(a)	
3	13 May 2015	STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	Residential	20 988 m^2	(148) [31 March 2022]	(b)	

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4	10 June 2015	TMTL 539 - Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	Residential	Not specified [13 908 m^2]	(693) [31 March 2021]	(a)	Maximum residential GFA 26 552 m^2 for a building if minimum non-residential GFA is proposed.
5	17 June 2015	TMTL 500 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	72 960 m^2	(1 216) [31 March 2022]	(d)	
6	24 June 2015	Lot 1872 in DD Cheung Chau - Fa Peng Road, Cheung Chau, New Territories	Residential	2 728 m^2	(Subject to actual design by developer) [31 March 2020]	(d)	
7	8 July 2015	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	78 200 m^2 (77 310 m^2)	(1 154) [31 March 2022]	(b)	
8	12 August 2015	Lot 2115 in DD 105 - Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	Residential	4 201 m^2	(16) [31 December 2020]	(d)	
9	2 September 2015	TPTL 226 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	61 635 m^2	(1 122) [30 June 2021]	(b)	
10	16 September 2015	TMTL 542 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	10 647 m^2	(41) [31 December 2021]	(b)	

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11	29 September 2015	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	Residential	58 750 m^2	(341) [31 December 2023]	(a)	
12	23 December 2015	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	24 480 m^2	(469) [30 September 2021]	(a)	
13	3 February 2016	NKIL 6534 -Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	Residential	28 557 m^2 (23 797m^2)	(463) [31 March 2022]	(a)	
14	12 February 2016	TPTL 221 - Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	Residential	107 100 m^2	(1 704) [31 March 2022]	(a)	
15	2 March 2016	KIL 11257 - Sheung Shing Street, Ho Man Tin, Kowloon	Residential	54 444 m^2	(402) [31 December 2021]	(a)	
16	15 March 2016	RBL 1201 - Wong Ma Kok Road, Stanley, Hong Kong	Residential	21 000 m^2	(86) [30 June 2022]	(d)	
17	23 March 2016	STTL 610 - Tai Po Road - Sha Tin Heights, Sha Tin, New Territories	Residential	8 250 m^2	(66) [31 December 2020]	(d)	
2016-17							
1	17 May 2016	TPTL 227 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	103 266 m^2	(1 408) [31 March 2022]	(b)	

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2	31 May 2016	TYTL 190 - Sai Shan Road, Tsing Yi, New Territories	Residential	Not specified [18 600 m^2]	(778) [30 September 2024]	(a)	Maximum residential GFA 37 200 m^2 for a pure domestic building if no non-residential GFA is proposed.
3	28 June 2016	TMTL 523 - Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Residential	27 280 m^2	(484) [31 March 2022]	(d)	
4	13 July 2016	TPTL 228 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	38 325 m^2	(528) [31 March 2022]	(a)	
5	26 July 2016	TPTL 230 - Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	Residential	24 128 m^2	(Subject to actual design by developer) [30 June 2022]	(d)	
6	3 August 2016	YTIL 44 - Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential	52 650 m^2	(652) [31 March 2023 : for whole lot 31 March 2020 : for public vehicle park]	(a)	The maximum GFA is 52 650m^2 including the GFA of a public vehicle park to be constructed by the purchaser and not less than 500m^2 for non-residential GFA other than the public vehicle park.
7	8 August 2016	STTL 609 - To Shek, Sha Tin, New Territories	Residential	40 320 m^2	(349) [30 June 2022]	(a)	

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
8	8 August 2016	TMTL 547 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	61 600 m^2	(1 061) [30 September 2022]	(d)	
9	24 August 2016	TMTL 516 - Tsing Ha Lane, Area 20, Tuen Mun, New Territories	Residential	19 141 m^2	(319) [30 June 2022]	(d)	
10	30 August 2016	Lot 1066 in DD 103 - Au Tau, Yuen Long, New Territories	Residential	34 148 m^2	(333) [31 December 2022]	(a)	
11	14 September 2016	STTL 614 - Lai Ping Road, Kau To, Sha Tin, New Territories	Residential	22 676 m^2	(267) [30 June 2022]	(d)	
12	5 October 2016	NKIL 6533 - Lung Cheung Road, Beacon Hill, Kowloon	Residential	31 844 m^2	(61) [30 June 2022]	(a)	
13	2 November 2016	NKIL 6565 - Kai Tak Area 1K Site 3, Kowloon	Residential	60 814 m^2 (58 561 m^2)	(524) [31 December 2021]	(a)	
14	9 November 2016	TPTL 223 - Lo Fai Road, Tai Po, New Territories	Residential	31 223 m^2	(Subject to actual design by developer) [30 September 2022]	(d)	
15	9 November 2016	TPTL 229 - Lo Fai Road, Tai Po, New Territories	Residential	14 977 m^2	(Subject to actual design by developer) [30 September 2022]	(d)	
16	16 November 2016	NKIL 6584 - Off Sin Fat Road, Kwun Tong, Kowloon	Residential	76 788 m^2	(965) [31 March 2026]	(d)	
17	19 December 2016	NKIL 6562 - Kai Tak Area 1L Site 3, Kowloon	Residential	36 972 m^2	(168) [31 March 2022]	(a)	

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
18	29 December 2016	NKIL 6566 - Kai Tak Area 1K Site 2, Kowloon	Residential	53 350 m^2 (52 380 m^2)	(Subject to actual design by developer) [31 March 2022]	(a)	
19	25 January 2017	NKIL 6564 - Kai Tak Area 1L Site 1, Kowloon	Residential	39 517 m^2	(582) [31 March 2022]	(d)	
20	24 February 2017	APIL 136 - Lee Nam Road, Ap Lei Chau, Hong Kong	Residential	70 800 m^2	(Subject to actual design by developer) [30 June 2023]	(d)	
21	15 March 2017	NKIL 6563 - Kai Tak Area 1L Site 2, Kowloon	Residential	51 202 m^2	(592) [30 June 2022]	(a)	
2017-18 (up to 28 February 2018)							
1	16 May 2017	NKIL 6567 - Kai Tak Area 1K Site 1, Kowloon	Residential	53 465 m^2 (52 492 m^2)	(874) [30 September 2022]	(a)	
2	21 June 2017	TMTL 520 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	43 938 m^2	(Subject to actual design by developer) [31 March 2023]	(d)	
3	21 July 2017	STTL 611 - Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	11 088 m^2	(Subject to actual design by developer) [31 March 2023]	(d)	
4	16 August 2017	Lot 763 in DD 332 Lantau - Cheung Sha, Lantau Island, New Territories	Residential	992 m^2	(Subject to actual design by developer) [31 December 2022]	(d)	
5	12 September 2017	TPTL 231 - Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	5 450 m^2	(Subject to actual design by developer) [30 June 2022]	(d)	

Item	Disposal date [Note 1]	Lot - Location	Use	Maximum GFA (Maximum residential GFA) [Maximum non-residential GFA] [Note 2]	(Estimated number of residential units [Note 3]) [Building covenant expiry date [Note 4]]	Current progress at site [Note 5]	Other restrictions under Conditions of Sale [Note 6]
6	15 November 2017	NKIL 6549 - Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	91 770 m^2	(Subject to actual design by developer) [30 September 2024]	(d)	
7	28 December 2017	FSSTL 270 - San Lok Street, Sheung Shui, New Territories	Residential	866 m^2 [200.7 m^2]	(Subject to actual design by developer) [31 March 2022]	(d)	
8	16 January 2018	NKIL 6579 - Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	Residential	40 543 m^2	(Subject to actual design by developer) [30 September 2023]	(d)	
9	24 January 2018	Lot 1068 in SD 3 - Off Anderson Road, Kwun Tong, Kowloon	Residential	24 093 m^2	(Subject to actual design by developer) [31 December 2023]	(d)	

Note 1: Based on the date of tender award.

Note 2: Maximum gross floor area (GFA) figures specified in the Conditions of Sale.

Note 3: The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or the production forecast by the Rating and Valuation Department.

Note 4: Building covenant specified in the Conditions of Sale.

Note 5: The four categories of the current progress based on information from BD up to the end of January 2018 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.

Note 6: These are the restrictions on flat number and other GFA restrictions stipulated under the Conditions of Sale.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0300)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. The Lands Department is responsible for processing applications for building small houses in the New Territories. In this connection, please provide the respective figures of 2015, 2016 and 2017 by using the following table:

	Number of small house applications received	Number of applications approved	Number of applications rejected	Number of applications being processed (as at the end of the year)	Number of applications pending processing (as at the end of the year)
Islands					
North					
Sai Kung					
Sha Tin					
Tai Po					
Tsuen Wan & Kwai Tsing					
Tuen Mun					
Yuen Long					
Total					

2. Regarding the number of small house cases to be processed, the Government has set 2 300 cases as the annual target, but only 2 231 cases were processed in 2017. What are the reasons for failing to meet the target? By what means will the Government tackle the problem?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 35)

Reply:

1. The numbers of small house applications received, approved and rejected by the Lands Department (Lands D) in 2015, 2016 and 2017 and the numbers of small house applications being processed and pending processing as at end of 2015, 2016 and 2017 are set out below:

District Lands Offices	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 (as at end of the year)			Number of small house applications pending processing (as at end of the year)		
	2015	**2016**	**2017**	**2015**	**2016**	**2017**	**2015**	**2016**	**2017**	**2015**	**2016**	**2017**	**2015**	**2016**	**2017**
Islands	127	75	48	37	50	38	39	12	35	485	484	438	261	275	289
North	532	361	293	98	146	97	71	135	173	2 413	2 827	2 939	1 547	1 216	1 129
Sai Kung	140	99	73	63	48	52	95	48	19	602	720	767	318	203	158
Sha Tin	81	55	40	19	32	22	109	84	62	219	221	177	133	92	62
Tai Po	270	161	151	194	143	170	172	260	107	918	612	518	396	461	435
Tsuen Wan & Kwai Tsing	23	20	9	34	1	6	11	22	12	57	54	50	207	207	202
Tuen Mun	218	71	68	71	54	53	53	62	61	375	432	370	213	105	119
Yuen Long	1156	455	447	473	384	380	713	457	592	3 731	3 795	3 289	859	429	430
Total	**2 547**	**1 297**	**1 129**	**989**	**858**	**818**	**1 263**	**1 080**	**1 061**	**8 800**	**9 145**	**8 548**	**3 934**	**2 988**	**2 824**

Note: Due to the variations in time required for processing individual small house applications, the applications approved and rejected during the year may not correspond with the applications received during the year

2. According to the Controlling Officer's Report in the 2018-19 Estimates, the number of small house cases processed from January to December 2017 was 2 231. This figure represented 97% of the original estimated figure. The number of cases processed each year and time taken for processing each case vary owing to various factors including complexity of the applications, etc.. Lands D will continue to expedite the processing of outstanding applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0555)

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 2017, the Lands Department (Lands D) helped to resume 3.78 hectares (ha) of land required for public works projects. Please advise on the details of the 3.78 ha of resumed land by district, area of land and resumption costs.

2. Regarding the total acquisition/clearance costs, it is estimated that the costs will be $1.616 billion in 2018, representing a substantial increase over the actual expenditure of $744 million in 2017 and $480 million in 2016. What are the reasons?

3. Under Matters Requiring Special Attention in 2018-19, it is stated that Lands D 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 advise on the details of the projects by district, manpower involved and estimated expenditure.

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 55)

Reply:

1. The locations, areas and expenditures involved for about 3.78 hectares (ha) of land resumed in 2017 under different ordinances are as follows -

Location	**Approximate area resumed (ha)**	**Estimated compensation expenditure ($ million)**
Kowloon	0.03	1.10
Hong Kong	0.23	359.96
Tuen Mun	0.07	5.44
Yuen Long	3.45	327.58

2. The increase in the estimated costs for acquisition of private land and clearance of government land in the financial year 2018-19 is mainly due to cashflow requirements for payments of compensation and ex-gratia allowances reflecting the implementation programmes of on-going and new public works projects as well as completed public works projects with outstanding compensation claims. These include: (i) Penny's Bay Reclamation ($1,061 million), (ii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Connecting Road) ($105 million), and about 70 other projects.

3. The on-going and new projects requiring resumption and clearance of land in 2018-19 include road works, sewerage works and public housing developments, etc. The geographical distribution and nature of these projects are as follows:-

District	**The on-going and new projects requiring resumption and clearance of land in 2018-19 (Number of Projects)**
Hong Kong	Railway works (1) and Road works (1)
Kowloon	Railway works (2), Road works (11), Public housing (4) and Other public works (6)
Sai Kung	Road works (1)
Tai Po	Road works (2), Drainage works (1) and Sewerage works (9)
North	Road works (7), Public housing (1), Sewerage works (2), Water works (2) and Other public works (3)
Tsuen Wan & Kwai Tsing	Road works (1) and Other public works (1)
Tuen Mun	Road works (2), Sewerage works (1) and Public housing (2)
Yuen Long	Road works (6), Sewerage works (2), Railway (1) and Public housing (1)
Island	Sewerage works (2) and Other public works (2)

It is estimated that around 270 officers would be involved in undertaking the land resumption and clearance work in 2018-19. The total estimated expenditure for land resumption and clearance in 2018-19 for the on-going and new projects is about $1,616 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. 0556)

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 2017, the Lands Department cleared 11 615 pieces of government sites involving unlawful occupation and handled 1 980 cases involving breaches of lease conditions. The Government states that it will continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings. In this connection, will the Government inform this Committee of the following:

1. Please provide the details and numbers of those 11 615 sites by district, area and the ways in which they were unlawfully occupied.

2. What is the detailed classification of those 1 980 cases involving lease breaches? How many land owners are involved? Of whom, how many have been prosecuted, fined or imprisoned? How many of them have repeatedly breached the lease conditions?

3. Regarding the cases of lease breaches in industrial buildings last year, did the Government issue any warning letters to the owners concerned? If yes, what are the details (including the numbers of industrial units involved and the dates of relevant enforcement actions)? How many owners, with their units re-entered by the Government, were there? What are the reasons?

4. How many resources and how much manpower are expected to be deployed to combat unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings in the coming year?

5. How does the Government ensure that government land is not unlawfully occupied?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 56)

Reply:

1. The breakdown by District Lands Offices (DLOs) of government sites cleared by the Lands Department (Lands D) in 2017 is provided below. A breakdown is also provided according to nature of unlawful occupation:

Breakdown by district:

District	No. of government sites cleared
Hong Kong East	1 861
Hong Kong West & South	884
Kowloon East	1 071
Kowloon West	2 270
Islands	255
North	441
Sai Kung	715
Sha Tin	714
Tuen Mun	287
Tai Po	687
Tsuen Wan & Kwai Tsing	623
Yuen Long	1 807
Total	**11 615**

Breakdown by nature of unlawful occupation:

Nature of Unlawful occupation	No of cases cleared
Abandoned Vehicle(s)	712
Banner(s)	1 352
Bicycles	1 396
Dumping	2 424
Illegal Car Parking Sites	193
Shop Front Extensions	263
Skips	1 144
Structures	1 982
Others, including miscellaneous objects such as tyres, dead tree trunk, etc.	2 149
Total:	**11 615**

There is no readily available information on the total area of the 11 615 government sites cleared.

2. The breakdown of lease enforcement cases handled by Lands D in 2017 is as follows:

Type of lease breach cases	Number of cases with lease enforcement action taken
Unauthorised structures on Private Agricultural Land	1 190
Non-conforming uses of Industrial Buildings	592
Non-conforming uses of Residential/Non-Industrial Buildings	57
Unauthorised structures in NTEH	12
Other cases (including breach of right-to-inspect clause, breach of user and health requirements of NTEHs, etc.)	129
Total	**1 980**

In general, if a breach of lease conditions is confirmed, Lands D will take appropriate lease enforcement actions, including issuing a warning letter to the owners requiring them to rectify the breach. If the breach is not rectified within a specified period, Lands D will register the warning letter in the Land Registry (LR), commonly known as "imposing an encumbrance" and, where necessary, take further lease enforcement actions including re-entry or vesting. As the land lease is enforced by Lands D in its capacity as landlord, such lease enforcement action does not involve prosecution.

Lands D does not have readily available information on the number of registered owners involved in the above lease breach cases, nor the number of recurrent cases.

3. In 2017, Lands D issued warning letters for 592 cases involving breaches of lease conditions in industrial buildings. Separately, in the same year, there were 288 cases where the breaches of lease had been rectified, and 377 cases with warning letters registered in the LR since the owners concerned did not rectify the breaches upon the expiry of warning period. As the processing of a case may straddle different years, the cases with breaches being rectified and the cases with warning letters registered in the LR in a year may not necessarily correspond to the cases with warning letters issued in the same year. No re-entry/vesting action was taken against industrial units in 2017.

Lands D has no readily available information on the number of industrial units, the number of owners involved and the dates of lease enforcement actions.

4. In 2018-19, it is estimated that 399 full-time equivalent staff will be deployed for lease enforcement and land control work at an estimated staff cost of $181.7 million. These include 57 non-directorate posts to be created to strengthen both lease enforcement and land control work at an additional staff cost of $26.9 million.

5. Lands D will continue to step up patrol at black spots against unlawful occupation of government land. If unlawful occupation is detected, DLOs will post a notice under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) requiring the persons concerned to cease the occupation within a specified time. If the irregularity

persists, DLOs will take further land control action, including taking possession of the property or structure on the land and may, if the unlawful occupier can be identified, consider pursuing prosecution.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3149)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration, (2) Survey and Mapping, (3) Legal Advice

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. The establishment as at 31 March 2018 will be 4 180 posts. It is expected that there will be an increase of 378 posts in 2018-19. What are the reasons?

2. Please list the respective numbers of the 378 newly created posts by programme, rank, work nature and salary.

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 57)

Reply:

1. The new posts to be created in the Lands Department (Lands D) in 2018-19 are mainly to cater for the implementation of a number of initiatives and tasks, as well as for enhancing and strengthening existing services, the main initiatives are highlighted as follows –

   (a) increasing and expediting land supply through establishing a centralised Land Supply Section for speeding up government lands sales and "big ticket" lease modification and land exchange cases;

   (b) streamlining and expediting the development process through centralisation of building plan processing with streamlined mechanism and further centralisation of premium assessments;

   (c) supporting implementation of various major new development areas, new town extension, land development projects, public housing projects, railway projects and infrastructure projects;

(d) strengthening land control, lease enforcement and squatter control through establishing a new centralised team focusing on tackling serious cases, and digitising land and squatter records with geospatial capability to support enforcement; and

(e) enhancing IT support and deployment in Lands D and supporting the Government's Smart City initiatives through establishing a data enhancement team for the Land Information System and forming a centralised Information Technology Section.

2. In 2018-19, there will be creation of 519 civil service posts offset by the deletion of 141 posts. The net increase is therefore 378 posts. The details of the 519 posts to be created are as follows:

Rank	**Additional Posts**	**Annual Salary Provision Per Post ($)**
Programme (1)		
Senior Estate Surveyor	20	1,389,540
Estate Surveyor	51	945,300
Chief Land Executive	3	1,122,480
Senior Land Executive	17	903,840
Land Executive	72	557,340
Land Inspector I	54	441,960
Land Inspector II	58	278,700
Principal Survey Officer (Estate)	1	804,780
Senior Survey Officer (Estate)	15	583,560
Survey Officer/Trainee (Estate)	40	268,590
Housing Manager	1	989,100
Assistant Housing Manager	3	734,040
Housing Officer	12	421,020
Executive Officer I	1	734,040
Executive Officer II	1	486,060
Assistant Clerical Officer	15	262,560
Clerical Assistant	4	204,960
Treasury Accountant	1	945,300
Accounting Officer I	1	734,040
Supplies Assistant	1	204,960
Motor Driver	1	218,460
Workman II	3	162,960
Sub-total	**375**	

There will be creation of 375 posts under Programme (1), offset by deletion of 104 posts. The net increase under Programme (1) is therefore 271 posts.

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Programme (2)		
Senior Land Surveyor	4	1,389,540
Land Surveyor	22	727,110
Principal Survey Officer (Land)	1	804,780
Senior Survey Officer (Land)	16	583,560
Survey Officer/Trainee (Land)	26	268,590
Survey Officer/Trainee (Photogrammetric)	5	268,590
Principal Technical Officer (Cartographic)	2	804,780
Senior Technical Officer (Cartographic)	14	583,560
Technical Officer/Trainee (Cartographic)	26	268,590
Technical Officer/Trainee (Reprographic)	5	268,590
Motor Driver	2	218,460
Chainman	1	218,460
Sub-total	**124**	

There will be creation of 124 posts under Programme (2), offset by deletion of 33 posts. The net increase under Programme (2) is therefore 91 posts.

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Programme (3)		
Senior Solicitor	1	1,389,540
Solicitor	9	989,100
Land Conveyancing Officer I	4	734,040
Land Conveyancing Officer II	6	441,960
Sub-total	**20**	
Total	**519**	

There will be creation of 20 posts under Programme (3), offset by deletion of 4 posts. The net increase is therefore 16 posts under Programme (3).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1217)

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 "applications for lease modification (non small house cases)" for residential purposes in the past five years, please advise on the following:

Year	Applications for lease modification (number of cases/area of land)	Premium amount under discussion (number of cases/area of land)	Applications for lease modification rejected (number of cases/area of land)	Agreement on premium amount reached (number of cases/area of land)	Lease modification completed (number of cases/area of land)
2012-13					
2013-14					
2014-15					
2015-16					
2016-17					

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 68)

Reply:

In the five financial years from 2012-13 to 2016-17, the Lands Department received a total of 100 valid applications for lease modification and land exchange cases involving more intensive residential development or change of the uses permissible under the land leases to residential uses (i.e. cases generating additional flats). Details are set out in the table below.

Financial Year	**Valid applications for lease modification/ land exchange received (Note 1) (number of cases)**	**Applications for lease modification/land exchange rejected (Note 1) (number of cases)**	**Completed lease modification/ land exchange (Note 1 and 2) (number of cases / area of land involved in hectares (about))**
2012-13	20	0	9 / 5.96
2013-14	19	1	5 / 1.97
2014-15	17	1	5 / 4.36
2015-16	26	1	13 / 2.29
2016-17	18	1	4 / 4.36

Note 1: The number of applications received during the year may not correspond with the number of applications rejected or completed during the year.

Note 2: Generally speaking, cases where agreement on premium amount has been reached would become completed lease modification/land exchange.

The time required for discussion on premium amount varies from case to case and may straddle different years. The number of cases where premium amount is under discussion is therefore not comparable to the number of cases received, rejected and completed, which are recorded at one point in time and hence is not shown in the table above.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1218)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is estimated that there will be a substantial increase in the total acquisition/clearance costs in the coming year, what are the reasons? For which of the development/public projects will resumption of land be expected to be carried out? Which of the compensation zones (i.e. Zones A to D), together with the area of land, forms the basis for working out the estimated costs of land resumption?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 69)

Reply:

The increase in the estimated costs for acquisition of private land and clearance of government land in the financial year 2018-19 is mainly due to cash flow requirements for payments of compensation and ex-gratia allowances reflecting the implementation programmes of on-going and new public works projects as well as completed public works projects with outstanding compensation claims. These include: (i) Penny's Bay Reclamation ($1,061 million), (ii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Connecting Road) ($105 million), and about 70 other projects.

The estimated cost of land acquisition is based on the Lands Department's estimate of the compensation to be assessed according to the relevant statutory provisions and the applicable ex-gratia rates approved by the Finance Committee, including the zonal compensation rates as shown on the 'Zonal Plan for Calculation of Compensation Rates'.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1219)

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. What are the numbers of surveyed domestic squatter structures, households and residents living there across the territory in the past five years? Please list the figures by 18 districts and indicate whether the structures are located on unleased land or leased land.

b. According to the Government's squatter control survey, what are the respective numbers of surveyed domestic squatter structures and surveyed non-domestic squatter structures, households and residents of such structures currently located within the three New Development Areas in Hung Shui Kiu, Yuen Long South, and Kwu Tung North and Fanling North?

c. The Government inspected nearly 200 000 surveyed structures in each of the past two years, what were their respective percentages against the total numbers of surveyed structures in the territory during the period?

d. Does the term "inspected" refer to site inspection? Which categories of structures are included in the surveyed structures? Do they also include those structures registered under small houses in the New Territories? What were the staff establishment for and expenditures on the "inspected" work in the past two years?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 70)

Reply:

a. The numbers 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 or leased land in the past five years (from 2013 to 2017) are set out in the table below.

No. of surveyed domestic squatter structures						
	On unleased government land			On leased private land		
District (Note)	Hong Kong	Kowloon	New Territories	Hong Kong	Kowloon	New Territories
Year						
2013	2 065	1 273	29 417	633	259	51 307
2014	2 058	1 273	29 340	633	257	51 136
2015	2 055	1 272	29 276	633	257	50 941
2016	2 042	1 272	29 207	629	257	50 706
2017	2 033	1 271	29 153	628	257	50 520

Note: The Lands Department (Lands D) does not have the breakdown by District Council boundary.

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, Lands D 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 Lands D in connection with the Kwu Tung North and Fanling North New Development Areas (NDAs), the numbers of affected domestic squatter structures, non-domestic squatter structures, households and residents located within these two New Development Areas are listed in the table below:

NDA/PDA	**No. of surveyed domestic squatter structures**	**No. of surveyed non-domestic squatter structures**	**No. of non-surveyed structures**	**No. of affected households**	**No. of persons registered**
Kwu Tung North and Fanling North NDAs	894	1 764	1 537	1 507	4 214

The PCS in connection with Hung Shui Kiu NDA was conducted in 2017, but the status of the structures registered in the PCS under the 1982 SCS is still under verification, and thus no breakdown of the number of structures by their status could be provided at this juncture. Moreover, since the PCS for the Potential Development Area (PDA) in Yuen Long South has not yet been conducted, Lands D does not have the current numbers of households and residents affected within the PDA.

c. The inspection rates on surveyed squatter structures in 2016 and 2017 are listed below:

Year	Total Number of Surveyed Squatter Structures Inspected	Total Number of Surveyed Squatter Structures	Percentage
2016	197 844	387 108	51.1%
2017	199 697	385 745	51.8%

d. The term "inspected" refers to on-site visual inspections of the surveyed domestic and non-domestic squatter structures along the patrol routes. The inspections focus on detecting, preventing and deterring, new extension to surveyed squatter structures and new unauthorized building and rebuilding work in progress. Site inspections in the context of squatter control do not cover small houses as they are not squatter structures. The establishment of the Squatter Control Offices is 415 in both 2016-17 and 2017-18. As site inspections are conducted by existing staff in Squatter Control Offices as part of their overall duties, we are unable to provide a breakdown of the resources deployed solely for site inspections.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1287)

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 rehousing and compensation arrangements for the North East New Territories New Development Areas (NENT NDAs), please inform this Committee of the following:

(a) Between 2015 and 2017, how many hectares of land in total were resumed by the Government from NENT NDAs each year? Of the land resumed, how many hectares were held in the name of an individual? And how many hectares of land were held in the name of a company? What was the average price per square foot of the resumed land? Please list by year.

(b) The Government will soon launch the first stage of land resumption for the NENT NDAs Project in 2018. What is the financial provision earmarked to cover the relevant rehousing and compensation costs in 2018-19? Will the Government consider adopting the "rehousing before clearance" approach to accord priority to affected residents so that they can, without having to go through any asset and income tests, live in Po Shek Wu Estate, a new public housing estate near the clearance area to be completed in 2019?

Asked by: Hon LAU Kwok-fan (Member Question No. (LegCo use): 30)

Reply:

(a) During 2015 to 2017, 2 private lots of about 1.5 hectares within the Kwu Tung North New Development Area (KTN NDA) were resumed to facilitate the construction of a new Residential Care Homes for the Elderly to reprovision elderly persons affected by the demolition of existing elderly homes at the Dills Corner Garden to make way for the KTN NDA project. Both lots were co-owned by an individual and a company. Since claims for statutory compensation from the former owners are still being processed, the average resumption cost per square feet is not available at the moment.

(b) At present, the Civil Engineering and Development Department and the Lands Department are undertaking the statutory and other procedures for the Advance and First Phase Works for the NDAs. Based on the latest work progress, we plan to seek funding from the Legislative Council (LegCo) for the construction and land resumption of the Advance and First Phase Works in the first half of 2019. Subject to LegCo's funding approval, land resumption may be triggered in the second half of 2019 and compensation will only be payable by then. Hence, funding for compensation has not been reserved in 2018-19. Meanwhile, we will continue to listen to the public views on the compensation and rehousing arrangements and make preparations for our funding application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1249)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

(1) Please provide the number of cases handled by the Lands Department (Lands D) in respect of land management, and squatter control and clearance in 2017 in each District Council district:

  (i) Land management
    (a) lease enforcement cases
    (b) government sites cleared from unlawful occupation

  (ii) Squatter control and clearance
    (a) unauthorised structures demolished
    (b) surveyed structures inspected
    (c) structures cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety)

(2) There were 288 structures cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2017, which was less than half of the 770 structures as estimated last year. What are the reasons and details?

(3) It is estimated that 1 599 structures will be cleared in programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) in 2018-19, representing a substantial increase over the past year. What are the reasons? Does it involve additional manpower and expenditure?

(4) There were 2 165 lease enforcement cases handled by Lands D in 2017, of which:
  (a) What was the longest handling time taken?
  (b) What was the number of cases of "imposing an encumbrance"?
  (c) What was the number of cases of re-entry or vesting?

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 15)

Reply:

(1) On land management, the breakdown of number of cases handled by the Lands Department (Lands D) in 2017 by the 12 District Lands Offices (DLOs) is as follows:

(i) Land management

Lease Enforcement and Land Control cases:

District [(Note)]	**(a) No. of cases with lease enforcement actions taken on private land**	**(b) No. of government sites cleared of unlawful occupation**
Hong Kong East	58	1 861
Hong Kong West & South	28	884
Kowloon East	133	1 071
Kowloon West	85	2 270
Islands	82	255
North	147	441
Sai Kung	52	715
Sha Tin	114	714
Tuen Mun	71	287
Tai Po	222	687
Tsuen Wan & Kwai Tsing	308	623
Yuen Long	680	1 807
Total	**1 980**	**11 615**

(ii) Squatter control and clearance

(a) In 2017, the Squatter Control Unit of Lands D demolished 235 unauthorised squatter structures on government land as shown in the table below:

District [(Note)]	**No. of unauthorised structures demolished***
Hong Kong	14
Kowloon	30
Islands	10
Sai Kung	0
Sha Tin	26
Tai Po	24
North	14
Tuen Mun	17

District [(Note)]	No. of unauthorised structures demolished*
Tsuen Wan & Kwai Tsing	52
Yuen Long	48
Total	**235**

Note: Lands D does not have breakdown by District Council boundary.

* The figures above only cover unauthorised structures demolished by the Squatter Control Unit on government land and do not overlap with statistics on unauthorised structures demolished under lease enforcement and land control, which are presented in the table under part (1)(i) of this reply.

(b) In 2017, the Squatter Control Unit of Lands D inspected 199 697 surveyed squatter structures as shown in the table below.

District [(Note)]	No. of surveyed squatter structures inspected
Hong Kong	4 938
Kowloon	2 012
Islands	17 417
Sai Kung	14 988
Sha Tin	9 029
Tai Po	14 314
North	35 700
Tuen Mun	17 554
Tsuen Wan & Kwai Tsing	10 860
Yuen Long	72 885
Total	**199 697**

Note: Lands D does not have breakdown by District Council boundary.

(c) The distribution of structures cleared in 2017 under programmed development clearances and emergency clearances (excluding surveyed structures cleared on grounds of slope safety) is as follows:

District	No. of structures cleared
North	147
Tai Po	107
Sai Kung	2
Sha Tin	31
Kwai Tsing	1
Total	**288**

(2) and (3) The decrease in the actual number of structures cleared in 2017 is mainly due to the deferral of some major projects. The increase in the estimated number of structures to be cleared in 2018 is mainly due to the clearances for some major projects scheduled for 2018 and those postponed /re-scheduled from 2017 to 2018.

(4) Lands D handled 1 980 cases involving breaches of lease conditions in 2017, and estimates that lease enforcement actions would be taken against about 2 165 cases in 2018.

(a) As the prioritisation of lease enforcement work would depend on the types of breaches and the nature of the case, the processing time of each case may vary and we do not have readily information on the processing time taken for handling each specific case.

(b) The number of cases with warning letters registered in the Land Registry (LR), commonly known as "imposing an encumbrance", was 926 in 2017. As case processing work may straddle different years, the number of warning letters registered in LR may not necessarily correspond to the number of cases being processed in the same year.

(c) The number of cases with re-entry/vesting action taken in 2017 was 11 (involving 17 private lots).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1251)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is estimated by the Lands Department that the temporary allocations issued to government departments in 2018-19 will substantially increase to 101.78 hectares. What are the reasons? Will any land in Yuen Long, Tuen Mun and Islands districts be involved? If yes, please list the locations of the land, areas, user departments and uses.

Asked by: Hon LEUNG Che-cheung (Member Question No. (LegCo use): 17)

Reply:

The total area of temporary government land allocations granted to government departments in 2017 was 22.41 hectares. The estimate of the area to be allocated in 2018 is about 101.78 hectares, including about 89 hectares, 1.6 hectares and 1.5 hectares estimated to be allocated in the districts of Yuen Long, Tuen Mun and Islands respectively. The increase in the area of temporary government land allocations estimated to be allocated in 2018 is mainly due to a works site of about 88 hectares in Yuen Long expected to be allocated to the Civil Engineering and Development Department in 2018 for the implementation of the project of Innovation and Technology Park in Lok Ma Chau Loop. As for the remaining area of land estimated to be allocated in Yuen Long and the land estimated to be allocated in Tuen Mun and Islands, they will be mainly for use by various works departments (e.g. Civil Engineering and Development Department, Highways Department) as works area or depot area for public projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2414)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form the information on land transactions in the past five years:

Date of land sale/ tender/transaction	Means of land sale	Lot Number	Location	Use	Area	Successful tenderer

Asked by: Hon LEUNG Kenneth (Member Question No. (LegCo use): 2.13)

Reply:

In the past five financial years (i.e. from 1 April 2013 up to 28 February 2018), the Government disposed of the following sites by means of public tender and the required information is as follows:

Tender award date (up to end February 2018) [Note 1]	**Lot number**	**Location**	**Use**	**Area (square meters) (about)**	**Name of purchaser**
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	Residential	13 922.00	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	3 173.00	Smart Touch Investments Limited
15 May 2013	Lot 1985 in SD 2	Clear Water Bay Road, Sai Kung, New Territories	Petrol Filling Station	989.60	ExxonMobil Hong Kong Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
15 May 2013	FSSTL 247	Sha Tau Kok Road, Lung Yeuk Tau, Fanling, New Territories	Petrol Filling Station	947.20	Shell Hong Kong Limited
28 May 2013	TYTL 185	Junction of Tsing Hung Road and Tsing Yi Road, Tsing Yi, New Territories	Logistics Development Purposes	21 000.00	Mapletree TY (HKSAR) Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	Residential	7 771.00	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	Residential	8 585.00	Ace Dragon Development Limited
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	7 714.00	Easy Merit Holdings Limited
14 June 2013	STTL 482	Po Tai Street, Ma On Shan, Sha Tin, New Territories	Commercial	5 090.00	Real Charm Investment Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	Residential	26 302.00	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	3 457.00	Golden Nice Development Limited
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	Residential	27 421.00	Precise Treasure Limited
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	1 438.20	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	Residential	5 950.00	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	11 626.00	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	Residential	32 900.00	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	4 303.00	Trioland Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	Residential	17 476.00	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	Residential	208.00	Joint Rise Development Limited
9 October 2013	TKOTL 122	Wan Po Road, Area 85, Tseung Kwan O, New Territories	High-Tier Data Centre	10 300.00	Wealth Up Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	Residential	2 231.00	Rainbow Alpha Holdings Limited
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	3 344.00	Jarton Limited
6 November 2013	IL 9036	Cotton Tree Drive, Hong Kong	Hotel	6 330.00	Smart Event Investments Limited
6 November 2013	NKIL 6312	Junction of Wang Chiu Road and Lam Lee Street, Kowloon Bay, Kowloon	Commercial	4 297.00	Star Wing International Limited
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	8 073.00	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	Residential	14 333.00	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	Residential	4 868.00	Nan Hua International Engineering Company Limited
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 050.00	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	1 960.00	Fortune Loyal Development Limited
15 January 2014	KTIL 761	Junction of Hang Yip Street, Wai Yip Street, Yan Yip Street and Kwun Tong Road, Kwun Tong, Kowloon	Commercial	5 112.00	Sunstone KB (HKSAR) Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	1 190.00	Eltara Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	3 109	Enormous Asset Limited
12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	2 440	Top State Development Limited
25 February 2014	NKIL 6525	Kai Tak Area 1I Site 1, Kai Tak, Kowloon	Residential	8 780	Ultimate Chance Investments Limited
25 February 2014	NKIL 6526	Kai Tak Area 1I Site 2, Kai Tak, Kowloon	Residential	9 313.00	Royal Mark Investments Limited
25 February 2014	NKIL 6527	Kai Tak Area 1I Site 3, Kai Tak, Kowloon	Residential	10 149.00	Big Nice Development Limited
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	Residential	1 242.70	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	37 700.00	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	Residential	1 742.00	Sino Kingdom Development Limited
9 April 2014	NKIL 6410	650 Cheung Sha Wan Road, Kowloon	Commercial / Office	1 498.40	First Assets Investment Company Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	476.40	Oasis Rainbow Limited
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	687.00	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	10 860.00	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	2 202.00	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	19 400.00	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	Residential	7 674.00	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	Residential	270.00	Kingline Enterprises Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
13 June 2014	IL 9056	Near the junction of Tai On Street and Oi Kan Road, Sai Wan Ho, Hong Kong	Marine Fuelling Station	226.40	Rich Media Conferencing Limited
18 June 2014	STTL 589	1 Man Lai Road, Tai Wai, Sha Tin, New Territories	Petrol Filling Station	1 070.00	Chevron Hong Kong Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	3 091.00	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	75 500.00	Jet Group Limited
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	64 400.00	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial/ Hotel	14 160.00	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	3 100.00	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	1 174.00	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 044.60	Treasure Mega Limited
3 September 2014	KIL 11237	15 Middle Road, Tsim Sha Tsui, Kowloon	Commercial / Office / Hotel	2 630.00	Smart Bright Development Limited
18 September 2014	AIL 465	3 Wong Chuk Hang Road, Hong Kong	Petrol Filling Station	620.70	ExxonMobil Hong Kong Limited
18 September 2014	IL 9060	Wong Nai Chung Gap Road, Hong Kong	Petrol Filling Station	668.90	ExxonMobil Hong Kong Limited
18 September 2014	NKIL 6543	779 Lai Chi Kok Road, Kowloon	Petrol Filling Station	606.90	Sinopec (Hong Kong) Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Residential	2 828.00	Bright Land Development Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
22 October 2014	TCTL 38	Area 53A, Tung Chung, Lantau Island, New Territories	Hotel	12 902.00	Brand Rise Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	19 000.00	Top Finder Limited
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	11 048.00	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	23 500.00	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	3 240.00	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	Residential	4 212.00	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	Residential	6 550.00	Ever World Limited
14 January 2015	KCTL 495	Kin Chuen Street, Kwai Chung, New Territories	Business	2 781.00	Gold Famous Development Limited
27 January 2015	NKIL 6512	Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Commercial / Office	6 843.00	Century Land Investment Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	Residential	810.00	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	2 428.00	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 642.00	NMC 8 Limited
11 February 2015	KCTL 487	Junction of Shing Yiu Street, Wing Kei Road and Kwai Fuk Road, Kwai Chung, New Territories	Industrial	1 264.60	Ideal Ease Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	23 239.00	Superwick Limited

Tender award date (up to end February 2018) Note 1	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	Residential	6 409.00	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	Residential	3 424.00	Joy Rise Limited
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	Residential	5 830.00	Jumbo Vision Holdings Limited
13 May 2015	NKIL 6313	Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon	Commercial / Office	3 795.00	Great Maker Limited
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	Residential	4 831.00	Kong Smart Investment Limited
17 June 2015	STTL 607	21 On Shan Lane, Ma On Shan, Sha Tin, New Territories	Petrol Filling Station	2 506.00	Shell Hong Kong Limited
17 June 2015	STTL 612	8500 Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	Petrol Filling Station	920.10	
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	24 336.00	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	Residential	3 410.00	Moonlight Shadow Holdings Limited
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	27 000.00	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	Residential	8 754.00	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	17 121.00	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	8 190.00	Able Lucky Development Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	Residential	20 401.00	Adventure Success Limited
20 October 2015	STTL 617	On Yiu Street, Shek Mun, Sha Tin, New Territories	Business	1 700.00	Jumbo Pacific Limited
23 December 2015	YLTL 532	Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories	Business	9 246.00	Regal Crown Development Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	6 800.00	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	Residential	3 173.00	Allied Glory Development Limited
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	Residential	37 696.00	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	Residential	9 074.00	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	Residential	25 300.00	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	Residential	3 300.00	Teampearl Company Limited
5 May 2016	KCTL 522	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories	Business	567.00	Opal Lucky Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	28 685.00	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	Residential	6 200.00	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Residential	7 578.00	Smart Tycoon Limited
13 July 2016	KCTL 517	Tai Lin Pai Road, Kwai Chung, New Territories	Commercial	1 207.8	First Lands Development Company Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	10 646.00	Best Wisdom Development Limited
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	Residential	27 735.00	Obtain Holdings Limited
27 July 2016	Lot 981 in DD 226	Tseng Lan Shue, Sai Kung, New Territories	Petrol Filling Station	931.00	Sinopec (Hong Kong) Limited
27 July 2016	Lot 2172 in DD 121	Tong Yan San Tsuen, Yuen Long, New Territories	Petrol Filling Station	1 709.00	ExxonMobil Hong Kong Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential	10 530.00	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	Residential	13 500.00	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	15 400.00	Win Standard Enterprises Limited
17 August 2016	KCTL 478	Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories	Industrial	3 707.00	Keen Realty Development Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	Residential	5 317.00	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	Residential	28 457.00	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	Residential	6 299.00	Rich View Investments Limited
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	Residential	21 849.00	NMC 6 Limited
12 October 2016	AIL 462	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong	Business	1 764.80	Grand Apex Limited
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kai Tak, Kowloon	Residential	11 262.00	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	Residential	21 448.00	Gainwick Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	Residential	10 288.00	Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	Residential	18 261.00	Golden Centurion Limited
23 November 2016	NKIL 6557	Kai Tak Area 1E Site 2, Kowloon	Commercial	14 159.00	Leader Bright Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	Residential	8 803.00	Denco Properties Limited
21 December 2016	KIL 11261	Princess Margaret Road, Kowloon	Petrol Filling Station	971.40	PetroChina International (Hong Kong) Corporation Limited
21 December 2016	NKIL 6570	338 Tai Po Road, Kowloon	Petrol Filling Station	541.20	
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	Residential	9 700.00	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	Residential	7 318.00	Top Genius Holdings Limited
15 February 2017	NKIL 6505	King Lam Street, Cheung Sha Wan, Kowloon	Business	7 728.00	Super Record Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	Residential	11 761.00	Unicorn Bay (Hong Kong) Investments Limited
15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	Residential	9 482.00	Milway Development Limited
26 April 2017	KCTL 521	Castle Peak Road – Kwai Chung, Kwai Chung, New Territories	Petrol Filling Station	828.20	ExxonMobil Hong Kong Limited
26 April 2017	FSSTL 260	Yat Ming Road, Fanling, New Territories	Petrol Filling Station	2 463.00	Sinopec (Hong Kong) Limited
26 April 2017	TMTL 543	Castle Peak Road – Tai Lam, Tuen Mun, New Territories	Petrol Filling Station	1 070.00	Shell Hong Kong Limited
5 May 2017	KCTL 524	Wing Kei Road, Kwai Chung, New Territories	Industrial	1 730.10	Vision Land Limited
10 May 2017	NKIL 6582	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon	Commercial	4 171.00	Good Sense Development Limited
16 May 2017	IL 9051	Murray Road, Central, Hong Kong	Commercial	2 880.00	Century Base Development Limited

Tender award date (up to end February 2018) [Note 1]	Lot number	Location	Use	Area (square meters) (about)	Name of purchaser
16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	Residential	9 721.00	Fancy Excellent Limited
31 May 2017	NKIL 6556	Kai Tak Area 1F Site 2, Kowloon	Commercial / Hotel	19 044.00	Rich Union Development Limited
21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	12 205.00	Shum King Company Limited
21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	4 620.00	Pacific Asia Limited
16 August 2017	NKIL 6572	Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon	Business	2 873.00	Bonson Holdings Limited
16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	Residential	2 480.00	Golden United Development Limited
12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	7 660.00	Manifold Limited
30 October 2017	NKIL 6550	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Hotel	4 880.00	Fedder Limited
15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	19 348.00	Sky Asia Properties Limited
28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	Residential	200.70	Force Castle Limited
3 January 2018	TWTL 428	Ma Kok Street, Tsuen Wan, New Territories	Industrial	1 972.90	Capital Way (H.K.) Limited
16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	Residential	11 262.00	Alpha Pioneer Limited
24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	Residential	5 354.00	Clever Like Limited

Note 1: Based on the date of tender award.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0162)

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 Indicators of Programme (1),

1. the actual acquisition/clearance costs were $744 million in 2017, representing an increase as compared with $481 million in 2016, and it is expected that the costs will record a substantial increase to $1.616 billion in 2018. What are the reasons?

2. it is estimated that the temporary allocations issued to government departments will be 101.78 hectares in 2018, representing a substantial increase of 79.37 hectares from 22.41 hectares in 2017. What are the reasons?

Asked by: Hon LO Wai-kwok (Member Question No. (LegCo use): 7)

Reply:

The increase in the estimated costs for acquisition of private land and clearance of government land in the financial year 2018-19 is mainly due to cash flow requirements for payments of compensation and ex-gratia allowances reflecting the implementation programmes of on-going and new public works projects as well as completed public works projects with outstanding compensation claims. These include: (i) Penny's Bay Reclamation ($1,061 million), (ii) Liantang/Heung Yuen Wai Boundary Control Point and Associated Works (Connecting Road) ($105 million), and about 70 other projects.

The area of temporary allocations issued to government departments in 2017 was 22.41 hectares. The estimate of the area to be allocated in 2018 is about 101.78 hectares. This includes a works site of about 88 hectares expected to be allocated in 2018 for the implementation of the project of the Innovation and Technology Park in Lok Ma Chau Loop.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1042)

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:

As mentioned in paragraph 137 of the Budget Speech, "vacant government sites or school premises are available for use by non-governmental organisations (NGOs) through short-term tenancies. However, since these sites may have been left idle for a long time, restoration or other works are required before they can be put to use. I will set aside $1 billion to subsidise the costs of basic works of eligible projects, and co-ordinate the efforts of government departments in providing technical advice to the user organisations to make better use of these vacant government sites and school premises." In this connection, please provide:

1. In table form, the information on short term tenancy (STT) applications received in each of the past two financial years, including the number of years for which the sites involved have been left vacant, the department or organisation applying for an STT, the finalised change of use and the expenditure on such change of use.

2. Please provide a list of the government sites or school premises currently left vacant for three years or more, and indicate the duration for which they have been left vacant, the information about the applications received for change of use, the gross floor area involved and the area of the land occupied.

3. Regarding the $1 billion earmarked for the costs of basic works, how many applications for change of use of the vacant sites or school premises does the Government expect that it may support with the aforesaid funding in the coming financial year? What is the scope of support that the subsidy may provide?

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 34)

Reply:

1. & 2. In order to optimise the use of land resources, the Lands Department (Lands D) published on its website the information of sites of vacant school premises (VSPs) assessed by relevant District Lands Offices (DLOs) as being suitable for application for short-term use by non-governmental organisations (NGOs) since March 2017. In November 2017, Lands D further uploaded the information of VSPs and other vacant government sites under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there are 863 sites (including 28 VSPs) for application for short-term use.

As of January 2018, a total of 49 STT applications for use of vacant government sites (including VSP) are under processing, amongst which 29 applications are in respect of VSP. As these applications are still under processing, we are not in a position to provide the details of the applications. Lands D in the past two financial years i.e. 2016-17 and 2017-18 (up to end of January 2018) approved/granted a total of nine STTs for various uses of the vacant government sites including VSP, which include a non-profit-making training venue, an organic farm, a parking place for rehabilitation buses, a non-profit-making community centre, a non-profit-making resource centre, a social service centre, a village office, a non-profit making soccer training activities centre and a site for placing and maintenance of an ornament of jade. Lands D does not have readily available information on the duration for which the vacant government sites including VSP have been left vacant.

3. To further support NGOs to make better use of vacant government sites and school premises for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

The Development Bureau (DEVB) is formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following-

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with the Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc.. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) DEVB will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

The Government aims to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1016)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Estimates that the Development Bureau (Planning and Lands Branch) is adopting a multi-pronged strategy to increase land supply in the short, medium and long term. In this connection, will the Government, by setting out information in a table, inform this Committee of:

1. the names and the number of lessees to which the Government has currently granted land under Private Recreational Leases (PRLs);

2. the respective areas of the land currently granted by the Government under PRLs; and

3. the names and the number of lessees granted land under PRLs which are due to expire in the coming five years.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 54)

Reply:

As at the end of December 2017, there were a total of 66 Private Recreational Leases (PRLs). The name of lessees and the respective area of land granted under these PRLs are appended in the table below :

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129 573
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8 360
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32 480
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4 418
10	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855
11	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420
12	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716
13	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311
14	South China Athletic Association	KIL 11218 Wylie Path	5 309
15	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656
16	The Filipino Club	KIL 11222 Wylie Road	2 819
17	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402
18	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	4 843
19	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090
20	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203
21	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236
22	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917
23	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090
24	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462
25	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	690
26	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	9 549

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)
27	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
28	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051
29	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405
30	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5 Mau Wu Tsai, Hang Hau	13 300
31	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765
32	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800
33	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	1 858
34	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261
35	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250
36	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
37	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076
38	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
39	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983
40	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780
41	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877
42	Club De Recreio	KIL 11221 Wylie Road	23 095
43	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900
44	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475
45	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191
46	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796
47	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)
48*	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100
49*	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1 000
50*	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471
51*	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2 831
52*	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	12 406
53*	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	11 820
54	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	234
55	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1 706 106
56	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940
57	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277
58	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448
59	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65
60	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955
61	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30 200
62	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1 163
63	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92 000
64	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	111 690
65	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738
66	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	2 357

* For these PRLs, they are currently 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). These leases exclude one PRL (i.e. IL 8597 RP at No. 108 Caroline Hill Road, So Kon Po held by the Post Office and Cable & Wireless Recreation Club Limited) which is being held over on a quarterly basis in anticipation of redevelopment.

Four PRLs are due to expire in the coming five years (i.e. by end-2022), namely items 54, 55, 56 and 57 in the above table.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2692)

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:

Recently, some members of the community have advocated a change in the names of places and roads in order to remove the signs of the colonial government. In this connection, will the Government inform this Committee of the following:

1. Will the Government explore the idea of changing the existing policy on and criteria for street naming? If yes, what are the details?

2. Will there be any street renaming programme? If yes, what are the details?

Asked by: Hon MO Claudia (Member Question No. (LegCo use): 18)

Reply:

The Lands Department (Lands D) is responsible for the naming of streets in Hong Kong pursuant to Part XA of the Public Health and Municipal Services Ordinance (Cap. 132) (the Ordinance). In practice, Lands D would name streets in accordance with the Ordinance, established work instruction and guidelines on street naming. Lands D currently has no plan to systematically rename streets with established names. In general, the declaration of street name serves various functional needs of the general public including public access, location identification, postal address service, etc.. When considering suggestions to change established street names, Lands D would take different factors into account, including potential confusion and inconvenience to local residents, businesses, the general public, as well as government departments and other public services providers.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0487)

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 (Lands D) has been carrying out squatter control work since 2003. Please provide the following information on squatter control and clearance:

(a) the staff establishment with post titles and actual numbers of staff members in the Squatter Control Unit under Lands D in 2015-16, 2016-17, 2017-18 and 2018-19 (Estimate); and

(b) could the department provide the number of clearance operations conducted for public and non-public housing in the last three years?

Asked by: Hon POON Siu-ping (Member Question No. (LegCo use): 27)

Reply:

(a) The staff establishment in the Squatter Control Unit (SCU) of the Lands Department in 2015-16, 2016-17 and 2017-18 was 425 posts and that in 2018-19 is 426 posts. The posts on the staff establishment include Senior Estate Surveyor, Principal Land Executive, Housing Manager, Assistant Housing Manager, Housing Officer, Assistant Building Services Inspector, Works Supervisor II, Personal Secretary II, Clerical Officer, Assistant Clerical Officer, Clerical Assistant, Office Assistant, Technical Officer (Cartographic), Tracer, Foreman, Artisan, Workman I and Motor Driver. The actual numbers of staff in SCU in 2015-16 (as at 31 March 2016), 2016-17 (as at 31 March 2017) and 2017-18 (as at 28 February 2018) were 357, 342, 330 respectively and the estimated number for 2018-19 is 338.

(b) There were six clearance exercises completed for public housing projects and 17 clearance exercises completed for non-public housing projects in the past three years. These clearance exercises were conducted by the Clearance Unit of the Lands Department.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0047)

Head: (91) Lands Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

The Lands Department stated that the number of non-directorate posts will be increased by 378 posts to 4 512 as at 31 March 2019. Please inform this Council of the nature of works, ranks and salaries of these new posts.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 61)

Reply:

In 2018-19, there will be a net increase of 378 posts in the Lands Department (Lands D). This comprises the creation of 519 civil service posts offset by the deletion of 141 posts. The composition of the 519 posts to be created is set out below:

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Senior Estate Surveyor	20	1,389,540
Estate Surveyor	51	945,300
Chief Land Executive	3	1,122,480
Senior Land Executive	17	903,840
Land Executive	72	557,340
Land Inspector I	54	441,960
Land Inspector II	58	278,700
Principal Survey Officer (Estate)	1	804,780
Senior Survey Officer (Estate)	15	583,560
Survey Officer/Trainee (Estate)	40	268,590
Senior Land Surveyor	4	1,389,540
Land Surveyor	22	727,110

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Principal Survey Officer (Land)	1	804,780
Senior Survey Officer (Land)	16	583,560
Survey Officer/Trainee (Land)	26	268,590
Survey Officer/Trainee (Photogrammetric)	5	268,590
Principal Technical Officer (Cartographic)	2	804,780
Senior Technical Officer (Cartographic)	14	583,560
Technical Officer/Trainee (Cartographic)	26	268,590
Technical Officer/Trainee (Reprographic)	5	268,590
Senior Solicitor	1	1,389,540
Solicitor	9	989,100
Land Conveyancing Officer I	4	734,040
Land Conveyancing Officer II	6	441,960
Housing Manager	1	989,100
Assistant Housing Manager	3	734,040
Housing Officer	12	421,020
Executive Officer I	1	734,040
Executive Officer II	1	486,060
Assistant Clerical Officer	15	262,560
Clerical Assistant	4	204,960
Treasury Accountant	1	945,300
Accounting Officer I	1	734,040
Supplies Assistant	1	204,960
Motor Driver	3	218,460
Chainman	1	218,460
Workman II	3	162,960
Total	**519**	

The posts to be created will be deployed mainly for the following initiatives and tasks, as well as a number of other enhancements and strengthening of existing services –

(a) increasing and expediting land supply through establishing a centralised Land Supply Section for speeding up government lands sales and "big ticket" lease modification and land exchange cases;

(b) streamlining and expediting the development process through centralisation of building plan processing with streamlined mechanism and further centralisation of premium assessments;

(c) supporting implementation of various major new development areas, new town extensions, land development projects, public housing projects, railway projects and infrastructure projects;

(d) strengthening land control, lease enforcement and squatter control through establishing a new centralised team focusing on tackling serious cases, and digitising land and squatter records with geospatial capability to support enforcement; and

(e) enhancing IT support and deployment in Lands D and supporting the Government's Smart City initiatives through establishing a data enhancement team for the Land Information System and forming a centralised Information Technology Section.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0072)

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 2018-19, the Administration states that it will continue to implement and review the Pilot Scheme for Arbitration on Land Premium to facilitate agreement on land premium, and continue to streamline the processing of applications under the leases. Under this connection, will the Administration inform this Council the latest progress of this Pilot Scheme, the estimated completion date for the said review, the manpower and resources that have been allocated for the implementation of the said Pilot Scheme? In addition, will the Government consider switching this Pilot Scheme into a permanent basis Scheme? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 60)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years and has been extended for another two years up to October 2018.

As at the end of February 2018, the Lands Department (Lands D) had extended a total of 28 invitations to lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among these 28 invitations, one involving a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. Lands D is currently pursuing another potential arbitration case involving a commercial development. The applicants of the remaining 26 invitations chose to continue the premium negotiations with Lands D, including one case in which the applicant had agreed in principle to proceed with arbitration, but eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently, that case was settled through premium negotiation.

To support implementation of the Pilot Scheme, Lands D created four posts of one Senior Estate Surveyor, one Estate Surveyor and two Survey Officers (Estate) from 2015-16 to 2016-17. During the same period, Lands D was also allocated with an annual provision of $20 million for engaging outside experts to provide professional advice on specific issues in individual arbitration cases under the Pilot Scheme.

After the launch of the Pilot Scheme, the Government has received comments and suggestions from some stakeholders on the implementation. With the accumulation of more experience and views collected from stakeholders, a review on the Pilot Scheme will be conducted towards the end of the trial period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0073)

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 2018-19, the Administration states that it will support the Development Bureau in exploring the reactivation of the revitalisation scheme for industrial buildings. Will the Administration inform this Council the measures that will be introduced to facilitate the revitalisation of industrial buildings in Hong Kong? In order to facilitate the relevant procedure, will the Administration consider to set up a centralised office or intra-departmental office to consolidate the works for revitalisation of industrial buildings in Hong Kong? If yes, of the details, manpower and resources that would be allocated for such exercise; if not, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 62)

Reply:

The current directions for the review of the policy for revitalising industrial buildings spearheaded by the Development Bureau (DEVB) are as follows –

(a) examine the room for offering incentives to encourage owners of industrial buildings to pursue redevelopment plans or wholesale conversion, in exchange of the provision of a portion of operating space on the future redeveloped/converted buildings for emerging economic sectors with development potential (e.g. cultural, arts and creative industries);

(b) examine measures to facilitate the partial conversion of industrial buildings (particularly lower floors) for certain non-industrial purposes without compromising fire safety;

(c) review the interpretation and coverage of "industrial" and "godown" uses in land leases;

(d) where the uses cannot fit into the user permitted under the lease and applications for waivers are required, consider widening the scope of policy support for waiving the fees chargeable; and

(e) examine how to encourage and facilitate owners of industrial buildings with fragmented ownership to assembly titles or pull together efforts to pursue redevelopment/conversion works.

The Government aims to complete the review by mid-2018.

The Lands Department estimates that there will be 11 additional posts created to undertake the land administration work for processing of the new applications under the revitalisation measures. The estimated annual salary provision is $6.93 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0074)

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 2018-19, the Administration states that it will continue to strengthen land control and lease enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and lease breaches in industrial buildings. In this connection, will the Administration inform this Council the target, existing progress, manpower and resources allocated for the said exercise?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 63)

Reply:

In 2018-19, the Lands Department (Lands D) estimates that lease enforcement actions would be taken against about 2 165 cases of lease breaches, including those involving unauthorised structures on private agricultural land, misuse of carparking spaces and loading/unloading areas, breaches of uses or other lease conditions in industrial buildings.

Concerning enforcement against unlawful occupation of government land, Lands D has tightened its arrangements for processing applications for "regularisation of unlawful occupation of government land" and no longer accepts any regularisation applications made by the occupiers for cases of unlawful occupation of government land commencing on or after 28 March 2017. In other words, upon identification of unlawful occupation of government land, the occupier must cease occupying the land concerned and demolish the structures thereon before the date stipulated in the statutory enforcement notice; otherwise Lands D will consider instituting prosecution if there is sufficient evidence. As for unlawful occupation of government land that has already commenced before 28 March 2017, Lands D has tightened the arrangements for processing the regularisation applications to prevent these applications from being abused to stall the enforcement actions. Moreover, to step up prosecution against unlawful occupation of government land, Lands D will arrange regular prosecution training courses/seminars for district land control staff to

improve their investigation skills for identifying offenders, collecting reliable and admissible evidence to the court as well as taking both witness and cautioned statements so as to enhance the chance of conviction. In 2018-19, Lands D estimates that land control actions would be taken to clear about 12 110 sites involving unlawful occupation of government land.

Concerning the enforcement actions to combat unauthorised structures on private agricultural land, Lands D has been strengthening lease enforcement actions against unauthorised structures on private agricultural land according to the enforcement strategy adopted since April 2014 by various measures, including (i) for unauthorised structures being erected on private agricultural land, issuing statutory notices under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) demanding the registered owners to self-demolish such unauthorised structures, or if the owners fail to do so, taking up the demolition work and recovering the costs so incurred; (ii) for completed unauthorised structures, proceeding with re-entry action if breaches are not purged in good time after registration of warning letters in the Land Registry; and (iii) not accepting applications to regularise unauthorised domestic structures on private agricultural land.

Concerning the enforcement action against non-conforming uses in industrial buildings, the Government announced in July 2016 the risk-based enforcement arrangements against lease breaches in industrial buildings, targeting units in breach of the lease matching two conditions: (i) there are other premises in the same industrial building currently issued with Licenses for Manufacture and/or Storage of Dangerous Goods by the Fire Services Department; and (ii) the uses attract the flow of people. For cases meeting the two criteria, Lands D will proceed with re-entry action if the breaches are not rectified in time. In 2018-19, Lands D will continue with this risk-based approach in prioritising lease enforcement against non-conforming uses in industrial buildings. As for other categories of lease breaches in industrial buildings, Lands D continues with its current arrangement: namely, we will, in general, issue a warning letter to the owners requiring that the breach of uses be purged within 28 days. If the breach is not rectified upon expiry of the warning period, we will register the warning letter at the Land Registry (i.e. commonly known as "imposing an encumbrance"), and reserve the right to take further lease enforcement action in the future.

Lands D handled 1 980 cases involving breaches of lease conditions and cleared 11 615 illegally occupied government land sites in the year of 2017.

In 2018-19, it is estimated that 399 full-time equivalent staff will be deployed for lease enforcement and land control work at an estimated staff cost of $181.7 million including the 57 non-directorate posts to be created to strengthen the lease enforcement and land control work at an additional staff cost of $26.9 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0092)

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 2018-19", the Administration states that it will "continue to implement the Pilot Scheme for Arbitration on Land Premium to facilitate agreement on land premium, and continue to streamline the processing of applications under the leases." How many cases in total have been handled by the Government so far since the launch of the Pilot Scheme for Arbitration on Land Premium in October 2014? What is the average time taken to handle each case? Will there be a comprehensive review of the whole scheme? If yes, what are the details? If no, what are the reasons?

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 27)

Reply:

The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 for a trial period of two years and has been extended for another two years up to October 2018.

As at the end of February 2018, the Lands Department (Lands D) had extended a total of 28 invitations to lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among these 28 invitations, one involving a net increase of about 30 flats had proceeded to arbitration and was concluded in December 2015. For that particular case, it took about 11 weeks from the formation of the Arbitral Tribunal to the issue of final award for this case. Lands D is currently pursuing another potential arbitration case involving a commercial development. The applicants of the remaining 26 invitations chose to continue the premium negotiations with Lands D, including one case in which the applicant had agreed in principle to proceed with arbitration, but eventually decided to accept the land premium proposed by Lands D before proceeding to arbitration.

Separately, Lands D declined one application for arbitration which did not meet the policy objective of increasing land supply. Subsequently, that case was settled through premium negotiation.

After the launch of the Pilot Scheme, the Government has received comments and suggestions from some stakeholders on the implementation. With the accumulation of more experience and views collected from stakeholders, a review on the Pilot Scheme will be conducted towards the end of the trial period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3404)

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 Brief Description, the Administration has mentioned that only completed 85 lease modification applications in 2017. Under this connection, will the Administration provide the number of lease modification applications that were completed over the last five fiscal year and the average time for the completion of application involved. Will the Administration consider reviewing the current mechanism and procedure involved for the application of lease modification and thereby allocating more manpower and resources for the exercise in order to boost the supply of land slots? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 68)

Reply:

The numbers of lease modification applications completed in the past five financial years and the corresponding average processing time are provided in the following table:

	No. of lease modification cases*					**The average processing time from valid application to execution (Days)** **(Note)**				
Year	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18 (up to end of Feb 2018)**	**2013-14**	**2014-15**	**2015-16**	**2016-17**	**2017-18 (up to end of Feb 2018)**
Lease Modification	94	118	101	102	72	146	174	195	188	246

* Excluding land exchange cases

Note: The average time indicated does not include "non-counting days" which are the time taken for processes that cannot be controlled by the Lands Department (Lands D), e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title for the private lots involved and premium negotiations.

The time required for processing and concluding each lease modification application varies from case to case and depends on various aspects, such as the necessary time taken for finalisation of development parameters and other terms in the leases, resolution of technical constraints, negotiations on premium, etc.. It is an interactive and dynamic process during which the applicants' development proposals and decisions may also be influenced by the property market. In some cases, premium negotiation takes considerable time as the Government and the applicants hold divergent views over the level of land premium payable.

In recent years, Lands D has implemented a number of measures to streamline and expedite the processing of lease modification applications and premium assessments. They include implementation of the Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable for lease modifications; streamlining the consultation process where local consultations have been conducted within a reasonably short time on essentially the same development proposal to avoid duplication; centralising the premium assessments in respect of lease modifications involving a premium of over $100 million or a gross floor area permissible after the lease modification exceeding 10 000 square metres; adopting a new set of updated construction cost data as a common reference by the Government and market practitioners to facilitate agreement in premium negotiations.

In addition to the above, Lands D is planning to establish a new dedicated team named "Land Supply Section". The Land Supply Section will be specialised in handling land sale cases as well as large-scale lease modification applications with a view to further expediting the supply of land for residential, commercial/business and industrial uses. Besides, Lands D will continue to identify ways to further streamline the lease modification and premium negotiation processes through on-going discussion with stakeholders. Lands D is also exploring ways to streamline the development control process and will strengthen its Building Plan Unit to centrally process the development submissions in respect of those high impact flat supply cases with a view to minimising double handling, thus enhancing the efficiency and effectiveness.

It is proposed that 88 non-directorate posts will be created for increasing and expediting land supply as well as streamlining and expediting the development processes in 2018-19. The estimated annual salary provision is $54.2 million.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1307)

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 financial years, how many hectares of residential sites have been provided to the market by the Government by methods of land disposal such as auction, tender and lease modification/land exchange each year? How many residential flats in total are expected to be built? Please provide the information in table form.

Government sites sold for private housing development by auction and tender			
Year	Number of residential sites sold in the year	Total area (hectares) (about)	Estimated number of flats as at the time of sale (about)

Private housing developments implemented by lease modifications/land exchanges			
Year	Number of lease modification/land exchange cases executed in the year	Total area (hectares)	Additional number of flats estimated at the time of the execution of land documents

(b) In connection with (a), according to the progress of land development mentioned above, please provide in table form the "areas of land", "number of residential units to be built", "building covenant period in the lease", "any application for extension of the building covenant period" and "name of successful bidders for the sites" of land disposal in the past five years.

Item	Disposal date	Lot - Location	Area (hectares)	Number of residential units to be built	Building covenant period in the lease	Any application for extension of the building covenant period	Name of successful bidders for the sites

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 519)

Reply:

(a) In the past five financial years i.e. from 1 April 2013 up to 28 February 2018, the numbers and site areas of government sites sold for private housing development as well as the estimated numbers of flats that could be produced are set out in the table below. All these sites were sold by tender and the actual numbers of flats to be produced are subject to the final design by developers.

Financial year	**Number of residential sites sold ***	**Total site area (hectares) (about)**	**Estimated number of flats as at the time of sale (about)**
2013-14	31	28.48	10 587
2014-15	25	31.15	10 005
2015-16	17	21.50	9 463
2016-17	21	29.05	14 510
2017-18 (up to end February 2018)	9	7.29	4 235

* Based on the date of tender award.

In the past five financial years i.e. from 1 April 2013 up to 28 February 2018, the numbers and site areas of executed lease modification and land exchange cases involving more intensive residential development or change of the uses permissible under lease to residential uses, as well as the numbers of estimated additional flats that could be produced by these transactions are set out in the table below. The actual numbers of flats to be produced are subject to the final design by developers.

Financial year	**Number of lease modification/land exchange cases executed #**	**Total site area (hectares) (about)**	**Additional number of flats estimated at the time of the execution of land document (about)**
2013-14	5	1.97	933
2014-15	5	4.36	2 611
2015-16	13	2.29	820
2016-17	4	4.36	1 946
2017-18 (up to end February 2018)	19	82.35	16 554

\# Based on the date of execution of land document.

(b) In the past five financial years i.e. from 1 April 2013 up to 28 February 2018, a total of 103 government sites were sold for private residential purposes. The building covenant (BC) periods for 101 sites have not yet expired. For the remaining two sites where BC periods have expired, the residential developments for both of them were completed before their respective BC expiry dates. The relevant details of these 103 sites are listed in the table below:

Item	Disposal date [Note (i)]	Lot - Location	Site area (hectares) (about)	Estimated number of residential units [Note(ii)] (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
2013-14						
1	10 April 2013	TKOTL 112 – Area 65C1, Tseung Kwan O, New Territories	1.3922	804	30 June 2019	Great Horwood Limited
2	10 April 2013	TMTL 430 – Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	0.3173	18	30 June 2017 [Note (iii)]	Smart Touch Investments Limited
3	5 June 2013	NKIL 6516 – Site 1H1, Kai Tak, Kowloon	0.7771	545	30 September 2018	Ace Dragon Development Limited
4	5 June 2013	NKIL 6517 – Site 1H2, Kai Tak, Kowloon	0.8585	624	30 September 2018	Ace Dragon Development Limited
5	14 June 2013	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	0.7714	561	30 September 2018	Easy Merit Holdings Limited
6	25 June 2013	TKOTL 93 – Area 68B1, Tseung Kwan O, New Territories	2.6302	857	30 September 2019	Cloud Fair Limited
7	25 June 2013	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	0.3457	22	31 March 2018	Golden Nice Development Limited
8	10 July 2013	TKOTL 126 – Area 68B2, Tseung Kwan O, New Territories	2.7421	926	30 September 2019	Precise Treasure Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
9	10 July 2013	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island, New Territories	0.14382	2	31 March 2018	Dawn Rider Limited
10	1 August 2013	STTL 563 – Area 56A, Kau To, Sha Tin, New Territories	0.595	61	31 December 2017 Note (iv)	Everbeam Investments Limited
11	1 August 2013	TMTL 435 - Castle Peak Road – Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	1.1626	178	30 June 2019	Green Lotus Limited
12	4 September 2013	STTL 579 – Area 56A, Kau To, Sha Tin, New Territories	3.29	104	31 December 2019	Golden Concept Development Limited
13	4 September 2013	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long, New Territories	0.4303	523	31 December 2019	Trioland Limited
14	18 September 2013	STTL 578 – Area 56A, Kau To, Sha Tin, New Territories	1.7476	160	30 June 2019	Eminent Gold Investments Limited
15	18 September 2013	IL 9049 - Sik On Street, Wan Chai, Hong Kong	0.0208	22	31 December 2018	Joint Rise Development Limited
16	17 October 2013	TMTL 498 - Wu On Street, Area 44, Tuen Mun, New Territories	0.2231	222	30 June 2019	Rainbow Alpha Holdings Limited
17	17 October 2013	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	0.3344	261	30 June 2019	Jarton Limited
18	6 November 2013	Lot 1180 in DD 215 - Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	0.8073	285	30 September 2019	World Talent (Hong Kong) Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
19	13 November 2013	Lot 2640 in DD 92 - Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	1.4333	590	30 September 2019	Winjoy Development Limited
20	13 November 2013	TLTL 70 - Tsing Lung Tau, Tsuen Wan, New Territories	0.4868	198	31 March 2020	Nan Hua International Engineering Company Limited
21	11 December 2013	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun, New Territories	0.205	13	30 September 2018	Sure Strong Corporation Limited
22	11 December 2013	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	0.196	9	31 March 2019	Fortune Loyal Development Limited
23	15 January 2014	STTL 603 - Lok Lam Road, Fo Tan, Sha Tin, New Territories	0.119	12	30 September 2018	Eltara Limited
24	12 February 2014	TMTL 508 - Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	0.3109	370	31 December 2019	Enormous Asset Limited
25	12 February 2014	TMTL 509 - Leung Tak Street, Area 2, Tuen Mun, New Territories	0.244	321	31 March 2020	Top State Development Limited
26	25 February 2014	NKIL 6525 - Kai Tak Area 1I Site 1, Kai Tak, Kowloon	0.878	822	30 June 2019	Ultimate Chance Investments Limited
27	25 February 2014	NKIL 6526 - Kai Tak Area 1I Site 2, Kai Tak, Kowloon	0.9313	900	30 June 2019	Royal Mark Investments Limited
28	25 February 2014	NKIL 6527 - Kai Tak Area 1I Site 3, Kai Tak, Kowloon	1.0149	930	30 June 2019	Big Nice Development Limited
29	12 March 2014	Lot 1681 in DD 243 - Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	0.12427	2	31 December 2018	Ever Shine Development Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
30	25 March 2014	STTL 581 - Whitehead, Ma On Shan, Sha Tin, New Territories	3.77	420	31 December 2019	Good Assets Limited
31	25 March 2014	Lot 682 in DD Peng Chau - Kau Yuk Road, Peng Chau, New Territories	0.1742	18	31 December 2018	Sino Kingdom Development Limited
2014-15						
1	9 April 2014	SIL 854 - Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	0.04764	75	30 June 2018	Oasis Rainbow Limited
2	9 April 2014	STTL 604 - Mei Tin Road, Tai Wai, Sha Tin, New Territories	0.0687	118	31 December 2018	Polyland Development Limited
3	14 May 2014	RBL 1198 - Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.086	20	30 September 2019	Talent Charm Corporation Limited
4	14 May 2014	TMTL 499 - Tseng Choi Street, Area 4, Tuen Mun, New Territories	0.2202	356	30 September 2020	Champ Success Development Limited
5	28 May 2014	TPTL 214 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.94	737	30 September 2020	Ease Treasure Investment Limited
6	28 May 2014	NKIL 6541 - Kai Tak Area 1H Site 3, Kowloon	0.7674	648	30 September 2019	Handy Solution Limited
7	4 June 2014	IL 9048 - Schooner Street, Wan Chai, Hong Kong	0.027	27	30 September 2019	Kingline Enterprises Limited
8	25 June 2014	STTL 599 - Ma Kam Street, Ma On Shan, Sha Tin, New Territories	0.3091	640	31 March 2020	Grandwall Investment Limited
9	9 July 2014	TSWTL 33 - Area 112, Tin Shui Wai, Yuen Long, New Territories	7.55	1 330	30 September 2021	Jet Group Limited

Item	Disposal date [Note (i)]	Lot - Location	Site area (hectares) (about)	Estimated number of residential units [Note(ii)] (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
10	9 July 2014	TSWTL 34 - Area 115, Tin Shui Wai, Yuen Long, New Territories	6.44	1 777	30 September 2021	Pacific Gold Limited
11	13 August 2014	TWTL 393 – Yeung Uk Road, Tsuen Wan, New Territories	1.416	840	31 December 2021	Vincord Limited
12	13 August 2014	STTL 598 – Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	0.31	364	30 June 2020	New Rich Investments Limited
13	20 August 2014	TMTL 513 – Yan Ching Street, Area 10, Tuen Mun, New Territories	0.1174	204	30 June 2019	Hoyden Holdings Limited
14	20 August 2014	TMTL 512 – Lok Chui Street, Area 59, Tuen Mun, New Territories	0.10446	3	30 June 2019	Treasure Mega Limited
15	29 September 2014	FSSTL 255 - Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	0.2828	296	31 December 2019	Bright Land Development Limited
16	5 November 2014	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	1.9	659	30 June 2021	Top Finder Limited
17	12 November 2014	TMTL 515 - King Sau Lane, Area 4, Tuen Mun, New Territories	1.1048	1 017	30 September 2020	Great Alliance Limited
18	10 December 2014	STTL 601 - Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	2.35	513	31 March 2021	Loyal Pioneer Limited
19	17 December 2014	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.324	646	30 June 2020	Henmell Investment Limited
20	24 December 2014	Lot 758 in DD 332 - Cheung Sha, Lantau Island, New Territories	0.4212	6	30 September 2019	New Advance Limited

Item	Disposal date [Note (i)]	Lot - Location	Site area (hectares) (about)	Estimated number of residential units [Note(ii)] (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
21	7 January 2015	STTL 587 - Tai Po Road - Tai Wai, Sha Tin, New Territories	0.655	336	30 September 2020	Ever World Limited
22	27 January 2015	KCTL 518 - Hing Fong Road, Kwai Chung, New Territories	0.081	136	31 March 2020	Team Worldwide Limited
23	4 February 2015	TMTL 514 - Yip Wong Road, Area 18, Tuen Mun, New Territories	0.2428	371	31 December 2020	China Cyberworld Limited
24	11 February 2015	NKIL 6532 - Lung Cheung Road, Beacon Hill, Kowloon	1.0642	45	31 December 2020	NMC 8 Limited
25	4 March 2015	TPTL 225 - At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	2.3239	1 444	30 September 2020	Superwick Limited
2015-16						
1	15 April 2015	Lot 1909 in DD 100 - Fan Kam Road, Sheung Shui, New Territories	0.6409	6	31 December 2019	Spring Wonder Limited
2	29 April 2015	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	0.3424	34	31 March 2020	Joy Rise Limited
3	13 May 2015	STTL 605 - Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	0.583	148	31 March 2022	Jumbo Vision Holdings Limited
4	10 June 2015	TMTL 539 - Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	0.4831	693	31 March 2021	Kong Smart Investment Limited
5	17 June 2015	TMTL 500 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	2.4336	1 216	31 March 2022	Fortune Choice Development Limited
6	24 June 2015	Lot 1872 in DD Cheung Chau – Fa Peng Road, Cheung Chau, New Territories	0.341	Subject to actual design by developer	31 March 2020	Moonlight Shadow Holdings Limited

Item	Disposal date [Note (i)]	Lot - Location	Site area (hectares) (about)	Estimated number of residential units [Note(ii)] (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
7	8 July 2015	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	2.7	1 154	31 March 2022	Alliance Grace Limited
8	12 August 2015	Lot 2115 in DD 105 - Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	0.8754	16	31 December 2020	Modern Fortune Trading Limited
9	2 September 2015	TPTL 226 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	1.7121	1 122	30 June 2021	Manful Global Development Limited
10	16 September 2015	TMTL 542 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	0.819	41	31 December 2021	Able Lucky Development Limited
11	29 September 2015	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	2.0401	341	31 December 2023	Adventure Success Limited
12	23 December 2015	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun, New Territories	0.68	469	30 September 2021	Conventional Wisdom Limited
13	3 February 2016	NKIL 6534 - Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	0.3173	463	31 March 2022	Allied Glory Development Limited
14	12 February 2016	TPTL 221 – Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	3.7696	1 704	31 March 2022	Asia Metro Investment Limited
15	2 March 2016	KIL 11257 – Sheung Shing Street, Ho Man Tin, Kowloon	0.9074	402	31 December 2021	Gold Topmont Limited
16	15 March 2016	RBL 1201 – Wong Ma Kok Road, Stanley, Hong Kong	2.53	86	30 June 2022	K Wise Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
17	23 March 2016	STTL 610 – Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	0.33	66	31 December 2020	Teampearl Company Limited
2016-17						
1	17 May 2016	TPTL 227 - Chong San Road, Pak Shek Kok, Tai Po, New Territories	2.8685	1 408	31 March 2022	King Future Limited
2	31 May 2016	TYTL 190 - Sai Shan Road, Tsing Yi, New Territories	0.62	778	30 September 2024	Dragon Mount Development Limited
3	28 June 2016	TMTL 523 - Castle Peak Road - Tai Lam, Tuen Mun, New Territories	0.7578	484	31 March 2022	Smart Tycoon Limited
4	13 July 2016	TPTL 228 - Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.0646	528	31 March 2022	Best Wisdom Development Limited
5	26 July 2016	TPTL 230 - Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	2.7735	Subject to actual design by developer	30 June 2022	Obtain Holdings Limited
6	3 August 2016	YTIL 44 - Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	1.053	652	31 March 2023 : for whole lot 31 March 2020 : for public vehicle park	Massive Leader Limited
7	8 August 2016	STTL 609 - To Shek, Sha Tin, New Territories	1.35	349	30 June 2022	Mainco Limited
8	8 August 2016	TMTL 547 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	1.54	1 061	30 September 2022	Win Standard Enterprises Limited
9	24 August 2016	TMTL 516 - Tsing Ha Lane, Area 20, Tuen Mun, New Territories	0.5317	319	30 June 2022	New Fusion Trading Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
10	30 August 2016	Lot 1066 in DD 103 - Au Tau, Yuen Long, New Territories	2.8457	333	31 December 2022	Power Truth Development Limited
11	14 September 2016	STTL 614 - Lai Ping Road, Kau To, Sha Tin, New Territories	0.6299	267	30 June 2022	Rich View Investments Limited
12	5 October 2016	NKIL 6533 - Lung Cheung Road, Beacon Hill, Kowloon	2.1849	61	30 June 2022	NMC 6 Limited
13	2 November 2016	NKIL 6565 - Kai Tak Area 1K Site 3, Kowloon	1.1262	524	31 December 2021	Hongkong Island Construction Properties Co., Limited
14	9 November 2016	TPTL 223 - Lo Fai Road, Tai Po, New Territories	2.1448	Subject to actual design by developer	30 September 2022	Gainwick Limited
15	9 November 2016	TPTL 229 - Lo Fai Road, Tai Po, New Territories	1.0288	Subject to actual design by developer	30 September 2022	Gainwick Limited
16	16 November 2016	NKIL 6584 - Off Sin Fat Road, Kwun Tong, Kowloon	1.8261	965	31 March 2026	Golden Centurion Limited
17	19 December 2016	NKIL 6562 - Kai Tak Area 1L Site 3, Kowloon	0.8803	168	31 March 2022	Denco Properties Limited
18	29 December 2016	NKIL 6566 - Kai Tak Area 1K Site 2, Kowloon	0.97	Subject to actual design by developer	31 March 2022	Century Basis Limited
19	25 January 2017	NKIL 6564 - Kai Tak Area 1L Site 1, Kowloon	0.7318	582	31 March 2022	Top Genius Holdings Limited
20	24 February 2017	APIL 136 - Lee Nam Road, Ap Lei Chau, Hong Kong	1.1761	Subject to actual design by developer	30 June 2023	Unicorn Bay (Hong Kong) Investments Limited
21	15 March 2017	NKIL 6563 - Kai Tak Area 1L Site 2, Kowloon	0.9482	592	30 June 2022	Milway Development Limited
2017-18 (up to the end of February 2018)						
1	16 May 2017	NKIL 6567 - Kai Tak Area 1K Site 1, Kowloon	0.9721	874	30 September 2022	Fancy Excellent Limited

Item	Disposal date Note (i)	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note(ii) (about)	BC expiry date stipulated in the Conditions of Sale	Name of purchaser
2	21 June 2017	TMTL 520 - Kwun Chui Road, Area 56, Tuen Mun, New Territories	1.2205	Subject to actual design by developer	31 March 2023	Shum King Company Limited
3	21 July 2017	STTL 611 - Whitehead, Ma On Shan, Sha Tin, New Territories	0.462	Subject to actual design by developer	31 March 2023	Pacific Asia Limited
4	16 August 2017	Lot 763 in DD 332 Lantau - Cheung Sha, Lantau Island, New Territories	0.248	Subject to actual design by developer	31 December 2022	Golden United Development Limited
5	12 September 2017	TPTL 231 - Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	0.766	Subject to actual design by developer	30 June 2022	Manifold Limited
6	15 November 2017	NKIL 6549 - Off Hing Wah Street West, Cheung Sha Wan, Kowloon	1.9348	Subject to actual design by developer	30 September 2024	Sky Asia Properties Limited
7	28 December 2017	FSSTL 270 - San Lok Street, Sheung Shui, New Territories	0.02007	Subject to actual design by developer	31 March 2022	Force Castle Limited
8	16 January 2018	NKIL 6579 - Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	1.1262	Subject to actual design by developer	30 September 2023	Alpha Pioneer Limited
9	24 January 2018	Lot 1068 in SD 3 - Off Anderson Road, Kwun Tong, Kowloon	0.5354	Subject to actual design by developer	31 December 2023	Clever Like Limited

Note (i): Based on the date of tender award.

Note (ii): The estimated number of residential units, if provided, is based on the information from the Buildings Department (BD) or the production forecast by the Rating and Valuation Department (RVD).

Note (iii): TMTL 430 - Occupation Permit was issued on 18 November 2016.

Note (iv): STTL 563 - Occupation Permit was issued on 21 June 2017.

Besides, a total of 46 lease modification and land exchange cases involving increase in residential development intensity or change of the uses permissible under lease to residential uses were executed in the past five financial years (i.e. from 1 April 2013 up to 28 February 2018). The BC periods for 44 cases have not yet expired. For the two cases where BC periods have expired, the residential development for one of them was completed before its BC expiry date, while approval of time extension was given in respect of the other case after justifications were given for the delay and premium was paid. The relevant details of these 46 cases are listed in the below table:

Item	Execution date	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note (a) (about)	BC expiry date Note (b)
2013-14					
1	30 April 2013	TWTL 402 - West Rail Tsuen Wan West Station	1.3804	983	30 June 2019
2	6 June 2013	IL 6473 RP - 3 Comfort Terrace, North Point, Hong Kong	0.07561	37	30 June 2017 Note (c)
3	27 June 2013	KIL 11232 - 311A-311D, 313 and 313A-313C Prince Edward Road West, Kowloon	0.1616	49	30 June 2017 Note (d)
4	18 February 2014	Lot 2300 in DD 106 - Kam Sheung Road, Kam Tin, Yuen Long	0.1218	1	31 March 2018
5	24 March 2014	IL 6372 - 20 Peak Road, Hong Kong	0.234681	4	31 March 2018
2014-15					
1	23 April 2014	RBL 324 - 128 Pok Fu Lam Road, Hong Kong	0.6440	32	30 June 2019
2	28 May 2014	Lot 2311 in DD 106 - Kam Sheung Road, Kam Tin, Yuen Long	0.3418	8	30 June 2018
3	30 July 2014	Lot 4303 in DD 124 – Tan Kwai Tsuen, Yuen Long	0.4495	24	31 March 2019
4	19 December 2014	NKIL 6514 - Hong Ning Road, Mut Wah Street and Hip Wo Street, Kwun Tong, Kowloon	2.1754	1 999	31 December 2021
5	27 March 2015	NKIL 6506 - Hai Tan Street, Kweilin Street and Pei Ho Street, Sham Shui Po, Kowloon	0.7507	876	31 March 2021
2015-16					
1	13 May 2015	RBL 544 - 47 Barker Road, The Peak, Hong Kong	0.0721	2	Not specified in the land document
2	21 July 2015	SIL 634 - 31-69 Chai Wan Road, Shau Kei Wan, Hong Kong	0.5314	470	30 September 2020

Item	Execution date	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note (a) (about)	BC expiry date Note (b)
3	13 August 2015	Lot 2517 in DD 83 - Lung Ma Road, Fanling	0.0592	Subject to actual design by developer	30 September 2019
4	18 August 2015	Lot 1752 in DD 122 - Tong Yan San Tsuen, Yuen Long	0.2589	16	30 September 2019
5	14 September 2015	RBL 442 - 45 Tai Tam Road, Stanley, Hong Kong	0.3009	7	31 March 2020
6	14 September 2015	Lot 859 in DD 216 - 101 Tai Mong Tsai Road, Sai Kung	0.0618	1	30 September 2019
7	18 November 2015	KIL 11243 - Portland Street, Mong Kok, Kowloon	0.0329	66	31 December 2019
8	27 November 2015	SIL 853 - Sai Wan Ho Street, Shau Kei Wan, Hong Kong	0.0710	144	31 December 2020
9	1 December 2015	KIL 2453 - 279, 279A, 279B and 279C Prince Edward Road West, Kowloon City, Kowloon	0.07105	18	31 December 2019
10	9 December 2015	Lot 4823 in DD 104 - San Tam Road, San Tin, Yuen Long	0.0736	1	30 June 2019
11	23 December 2015	YLTL 527 – Tai Kei Leng, Yuen Long	0.0570	63	30 June 2020
12	5 February 2016	TMTL 99 and CPTL 18 - Tuen Mun Heung Sze Wui Road, Tuen Mun	0.074322	100	31 March 2020
13	24 March 2016	Lot 385 R.P. & Ext. in DD 352 - Discovery Bay Development	0.6242793 Note (e)	196	23 March 2021
2016-17					
1	27 June 2016	KIL 9692 – 78-80 Maidstone Road, To Kwa Wan	0.0479	92	31 December 2020
2	7 December 2016	YLTL 524 – Tai Tong, Yuen Long	0.4546	504	31 December 2021
3	4 January 2017	NKIL 4178 – 340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan	0.2403	414	30 September 2022
4	27 February 2017	KIL 11264 – Ho Man Tin Station	3.6204	Subject to actual design by developer	Note (f)

Item	Execution date	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note (a) (about)	BC expiry date Note (b)
2017-18 (up to the end of February 2018)					
1	18 April 2017	TKOTL 121 – Area 85, Tseung Kwan O, Sai Kung	0.9635	Subject to actual design by developer	31 December 2022
2	15 May 2017	TMTL 483 – Siu Hong, Area 54, Tuen Mun	4.2856	Subject to actual design by developer	31 December 2024
3	29 May 2017	Lot 4328 in DD 124 – Hung Shui Kiu, Yuen Long	1.0240	Subject to actual design by developer	31 December 2022
4	31 May 2017	KIL 2320 – 301, 301A-C Prince Edward Road West, Kowloon City	0.0749	79	31 March 2021
5	1 June 2017	KIL 2341 sE – 195 Prince Edward Road West, Kowloon City	0.0843	Subject to actual design by developer	31 December 2022
6	6 June 2017	IL 9064 – Junction of Peel Street and Gage Street, Central	0.0893	Subject to actual design by developer	31 December 2023
7	12 June 2017	AIL 467 – Heung Yip Road, Wong Chuk Hang	6.8581 Note (g)	Subject to actual design by developer	Note (h)
8	21 July 2017	Lot 687 in DD 329 – 30A San Shek Wan, Lantau Island	0.1940	Subject to actual design by developer	Not specified in the land document
9	16 August 2017	YTIL 41 – 13 & 15, Sze Shan Street, Yau Tong	0.3816	Subject to actual design by developer	31 March 2023
10	31 August 2017	Lot 4056 in DD 120 – Shap Pat Heung Road, Yuen Long	0.2251	Subject to actual design by developer	31 March 2023
11	4 September 2017	STTL 576 – Fo Tan, Sha Tin	2.0038	914	31 August 2024
12	8 September 2017	TPTL 157 – Sai Sha, Shap Sze Heung, Tai Po	62.3232	Subject to actual design by developer	30 September 2025
13	16 October 2017	Lot 264 in DD 233 – Ha Yeung, Clear Water Bay, Sai Kung	0.3750	Subject to actual design by developer	31 December 2021
14	31 October 2017	Lot 2168 in DD 121 – Tong Yan San Tsuen, Yuen Long	0.1020	Subject to actual design by developer	31 December 2021
15	9 November 2017	Lot 339 in DD 362 – Chau Tsai, Pak A Village, Sai Kung	0.0113	Subject to actual design by developer	31 December 2021
16	19 December 2017	FSSTL 263 – Areas 24 and 25, Kwu Tung, Sheung Shui	0.5250	Subject to actual design by developer	30 June 2025
17	22 December 2017	Lot 2128 in DD 121 – Ping Shan, Yuen Long	0.3506	Subject to actual design by developer	31 December 2021

Item	Execution date	Lot - Location	Site area (hectares) (about)	Estimated number of residential units Note (a) (about)	BC expiry date Note (b)
18	27 December 2017	FSSTL 262 – Ma Sik Road, Area 18, Fanling	1.6187	Subject to actual design by developer	31 December 2023
19	23 January 2018	AIL 467 (Site B) – Heung Yip Road, Wong Chuk Hang	0.8572 Note (i)	Subject to actual design by developer	16 January 2025 Note (j)

Note (a): The estimated number of residential units, if provided, is based on the information from BD or the production forecast by RVD.

Note (b): BC specified in the relevant land document (Approval Letter/Modification Letter/Conditions of Exchange)

Note (c): IL 6473 RP - BC was extended to 31 March 2018.

Note (d): KIL 11232 - Occupation Permit was issued on 4 March 2014.

Note (e): Based on the area of the concerned portion of the Lot 385RP & Extension in DD 352 as shown in the latest General Building Plan submitted in February 2018.

Note (f): Two BC expiry dates have been applied to two different areas within KIL 11264. The earlier BC expiry date is 31 December 2023.

Note (g): The site area indicated refers to the entire site of AIL 467.

Note (h): More than one BC expiry dates have been applied to different areas within AIL 467. The earliest BC expiry date is 11 June 2024.

Note (i): The site area indicated refers to a portion of AIL 467, namely “Site B”.

Note (j): The BC expiry date is for Site B of AIL 467.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1308)

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 once mentioned that it "does not have separate figures on the number of short term tenancies (STTs) granted to non-profit-making organisations, the area of land involved and the number of these STTs granted on nominal rent." (https://www.landsd.gov.hk/en/legco/sfc_question_2016/DEVBPL400.pdf). Does the Department plan to sort out the numbers of STTs granted to non-profit-making organisations, the area of land involved and the number of these STTs granted on nominal rent in the future? If no, what are the reasons?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 520)

Reply:

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants. The compilation and maintenance of statistics on existing STTs granted to non-profit-making organisations, including the number of such STTs, the area of land involved and the number of those granted on nominal rent, involve significant resources.

Moreover, such land uses are temporary in nature and the situation of STTs change from time to time. Having said that, to facilitate access by the public to land information, the Lands Department will consider publishing information of new direct grant STTs and further on renewal of existing direct grant STTs, subject to resolving the legal and technical issues.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1721)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration, (3) Legal Advice

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

As One Kai Tak, a property under the "Hong Kong Property for Hong Kong People" ("HKPHKP") measure, is subject to "HKPHKP" land grant conditions, purchase of the units within a certain period is confined to Hong Kong permanent residents, and consent to resell, let out or mortgage shall be obtained from the Lands Department (Lands D). Will the Government list in table form the following information about "HKPHKP":

(a) the number of applications for consent to sell One Kai Tak units received by Lands D;

(b) the number of consents to sell One Kai Tak units granted by Lands D;

(c) the number of applications for consent for owners of One Kai Tak units to underlet or license received by Lands D;

(d) the number of consents for owners of One Kai Tak units to underlet or license granted by Lands D;

(e) the number of applications for consent for owners of One Kai Tak units to mortgage or charge received by Lands D;

(f) the number of consents for owners of One Kai Tak units to mortgage or charge granted by Lands D;

(g) the number of complaints about suspected breaches of lease conditions by owners of One Kai Tak units received by Lands D; please list the nature of such cases by category; and

(h) the number of confirmed cases of breaches of lease conditions by owners of One Kai Tak units received by Lands D; please list the nature of such cases by category.

Month	Number of applications for resale	Number of consents for resale	Number of applications for letting out	Number of consents for letting out	Number of complaints about underletting units in suspected breach of lease conditions	Number of confirmed cases in breach of lease conditions

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 531)

Reply:

The policy objective of the Hong Kong Property for Hong Kong People (HKPHKP) measure is to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would be applied to two residential sites, i.e. New Kowloon Inland Lot No.6516 and New Kowloon Inland Lot No. 6517, in the Kai Tak Development Area. The two sites were sold through public tender in mid-2013 and collectively known as "One Kai Tak".

For the implementation of the HKPHKP measure, the Conditions of Sale in respect of the two sites constituting One Kai Tak both contain Special Condition No. (16)(a) restricting alienation of any residential units except with the prior written consent of the Director of Lands for a period of 30 years ending on 27 June 2043. The Lands Department (Lands D) issued the Certificates of Compliance on 20 October 2017 and owners of individual residential units may accordingly apply for consent to sell, consent to underlet/license, and consent to mortgage/charge under the said Special Condition No. (16)(a). The statistics for the numbers of applications received and consents granted by Lands D up to the end of February 2018 are set out in the table below:

Month	**Consent to Sell** [Note 1]		**Consent to Underlet/License**		**Consent to Mortgage/Charge** [Note 2]	
	No. of application received	**No. of consent granted**	**No. of application received**	**No. of consent granted**	**No. of application received**	**No. of consent granted**
November 2017	3	-	5	-	3	-
December 2017	85	4	121	5	82	4
January 2018	617	334	666	362	613	334
February 2018	44	383	60	450	43	373
Total	**749**	**721**	**852**	**817**	**741**	**711**

Note 1 : The consent, when given, allows the owner to sell the property and the purchaser to mortgage/charge the property for the purpose of financing the purchase of the property.

Note 2 : The consent, when given, allows the owner to mortgage/charge the property.

Up to the end of February 2018, Lands D has not received any complaint or dealt with any breach in relation to the alienation restriction under the said Special Condition No. (16)(a).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3267)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list the following:

(1) the number of temporary sites currently managed by the Lands Department (Lands D) but not yet let by way of short term tenancy (STT), their areas, uses and current uses;

(2) the total number and the total area of sites let by way of STT by Lands D in the past five years; the sites let by way of STT by Lands D by areas (≦200, 201-400, 401-600, 601-800, 801-1 000, 1 001-2 000, 2 001-4 000, 4 001-6 000, 6 001-8 000, 8 001-10 000 and ≧10 001 square metres) and by 18 districts in the past five years;

(3) the number of temporary land allocation granted by Lands D to government departments and the use of each site in the past five years;

(4) the properties managed by Lands D by uses of buildings in the past five years;

(5) all the sites granted by way of private treaty, their areas and uses in the past two years; the total number of newly-built private residential units in the past six years; the number of newly-built private residential units by saleable areas (smaller than 10, 15, 20, 30 and 50 square metres) and their percentage share in the total number of newly-built private residential units in the past six years; and

(6) the size of government land reserves in the past five years.

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 57)

Reply:

(1) The Lands Department (Lands D) fences off and manages those areas of unallocated government land which: (i) have some potential for development but where the long-term use is yet to be determined or not yet due for implementation; or (ii) have little potential for development but may be put to gainful use such as community and greening purposes not involving substantial building(s). In general, except for those sites under category (i) which are earmarked for disposal in the short term, Lands D would try to put the sites to appropriate temporary use(s), including temporary uses by government bureaux or departments on temporary government land allocations (TGLAs) or by parties outside the Government through short term tenancy (STT). The list of sites available for application for short-term use by non-governmental organisations has been made available at the GeoInfo Map of Lands D's website for public inspection.

(2) Information on the area and location of land granted by STTs in the past five years by district is tabulated below:-

District (by District Lands Office unless otherwise specified)	Area of land granted by STTs in hectare (ha)				
	2013	2014	2015	2016	2017
Hong Kong East	1.27	0.88	0.28	0.71	1.93
Hong Kong West & South	4.25	4.08	0.59	2.24	9.86
Kowloon East	13.13	7.29	8.85	3.44	8.91
Kowloon West	12.40	7.92	4.51	5.38	1.11
Islands	6.42	5.00	1.14	1 693.76 (Note)	0.83
North	6.32	3.64	1.99	15.42	0.74
Sai Kung	4.84	3.27	2.24	8.78	2.29
Sha Tin	4.66	17.51	2.14	6.52	1.79
Tuen Mun	6.13	1.07	4.66	1.87	8.76
Tai Po	4.17	0.88	3.00	2.69	7.05
Tsuen Wan & Kwai Tsing	10.19	7.28	4.31	0.54	5.69
Yuen Long	1.12	5.01	4.19	2.90	4.29
Sites for railway development projects	0.04	0.17	0.01	0.10	0.04
Total by area	74.94	64.00	37.91	1 744.35 (Note)	53.29
Total by number of STTs granted in the year	221	240	222	226	233

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

Due to the number of STTs involved, Lands D is not able to compile a breakdown by the suggested ranges of area within the limited time.

(3) We do not have readily available statistics on TGLAs granted before 2014. Information on the number and land use of TGLAs granted in 2014, 2015, 2016 and 2017 is set out in the following table:

	2014		2015		2016		2017	
Uses	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)
Works areas	70	60.01	56	77.84	51	31.08	35	13.22
Site office, depot/storage	15	4.15	20	5.65	22	6.41	14	5.23
Community facilities	8	0.74	12	4.95	11	2.28	7	0.74
Others e.g. kiosks, barging point	5	2.03	3	1.17	1	0.98	3	3.22
Total	98	66.93	91	89.61	85	40.75	59	22.41

Note: The above TGLAs were granted to government departments including Highways Department, Civil Engineering and Development Department, Water Supplies Department, Drainage Services Department, Home Affairs Department, Environmental Protection Department, etc. For those works sites which are required for government projects, such as those for construction of roads or highways, they are allocated for implementation of the permanent use and the sites concerned would normally become part of the infrastructure upon expiry of the TGLA.

(4) Properties managed by Lands D in the past five years included mainly properties with leases 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 lots with buildings resumed or surrendered. Information on prevailing uses of the properties is set out in the following table:

Prevailing Uses	Numbers of properties/units managed				
	2013	2014	2015	2016	2017
Domestic uses	133	69	68	63	62
Shop and other non-domestic uses	43	42	42	42	42

Prevailing Uses	Numbers of properties/units managed				
	2013	2014	2015	2016	2017
Occupied by non-governmental organisations for non-profit making purposes	36	34	35	36	36
Roof	21	12	12	12	12
Total	233	157	157	153	152

(5) Details of sites granted by way of private treaty in the past two years are as follows:

Item	Lot – Location	Use [Note 1]	Site Area (ha) (about)
2016			
1.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion - Site J, 1 Lohas Park Road, Tseung Kwan O	Residential[(Note 1(a))]	1.2865
2.	Kowloon Inland Lot No. 11246 - Junction of Sheung Heung Road and Kowloon City Road, To Kwa Wan	Residential[(Note 1(b))]	0.1384
3.	New Kowloon Inland Lot No. 6545 - Hai Tan Street, Sham Shui Po	Residential[(Note 1(b))]	0.0423
4.	Inland Lot No. 8950 - Victoria Road, Mount Davis	Non-profit-making Post-secondary College	0.6430
5.	Tai Po Town Lot No. 235 - Fo Chun Road, Tai Po	Non-profit-making International School	0.6147
6.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion - Site I, 1 Lohas Park Road, Tseung Kwan O	Residential[(Note 1(a))]	0.7975
7.	Tseung Kwan O Town Lot No. 129 - Shek Kok Road, Tseung Kwan O	Non-profit-making International School	0.6028
8.	Tseung Kwan O Town Lot No. 110 - Area 73A, Tseung Kwan O	Residential[(Note 1(c))]	0.2026
9.	Tseung Kwan O Town Lot No. 130 - Chi Shin Street, Tseung Kwan O	Non-profit-making International School	0.8200

Item	Lot – Location	Use [Note 1]	Site Area (ha) (about)
10.	Tuen Mun Town Lot No. 545 - Junction of Shek Pai Tau Road and Ming Kum Road, Tuen Mun	Commercial / Residential[(Note 1(c))]	0.2459
11.	Kowloon Inland Lot No. 11251 - Pine Street and Oak Street, Tai Kok Tsui	Commercial / Residential[(Note 1(b))]	0.0767
12.	Lot No. 740 in Demarcation District No. 4 Mui Wo - Ngan Kwong Wan Road, Mui Wo, Lantau Island	Residential[(Note 1(d))]	0.2594
13.	Lot No. 741 in Demarcation District No. 4 Mui Wo - Ngan Kwong Wan Road, Mui Wo, Lantau Island	Residential[(Note 1(d))]	0.7413
14.	Sha Tin Town Lot No. 590 - Area 47, Sha Tin	Horse-racing and racing-related facilities	68.2889
15.	Garden Lot No. 156 - Big Wave Bay Road, Shek O	Garden	0.0771
16.	Kowloon Inland Lot No. 11263 - Ho Man Tin	Railway and Railway Facilities	1.8571
17.	Mass Transit Railway Lot No. 5 - Kwun Tong Line Extension	Railway and Railway Facilities	Not Applicable (Note 2)
18.	Aberdeen Inland Lot No. 464 - Wong Chuk Hang	Wong Chuk Hang Station and Depot	4.9213
19.	Inland Lot No. 9070 - Harcourt Road, Rodney Street and Queensway, Admiralty	Railway and Railway Facilities	Not Applicable (Note 2)
20.	Inland Lot No. 9071 - Supreme Court Road, Admiralty	Railway and Railway Facilities	Not Applicable (Note 2)
21.	Mass Transit Railway Lot No. 6 - South Island Line (East)	Railway and Railway Facilities	Not Applicable (Note 2)
2017			
1.	New Kowloon Inland Lot No. 6558 - Junction of Kowloon Road and Kiu Yam Street, Sham Shui Po	Residential[(Note 1(b))]	0.0543
2.	New Kowloon Inland Lot No. 6519 - Choi Hing Road, Jordan Valley	Residential[(Note 1(d))]	1.1760

Item	Lot – Location	Use [Note 1]	Site Area (ha) (about)
3.	Tung Chung Town Lot No. 43 Area 27, Tung Chung	Residential[(Note 1(d))]	0.9611
4.	New Kowloon Inland Lot No. 6600 - Off Hing Wah Street West, Cheung Sha Wan	Residential[(Note 1(d))]	1.9932
5.	Lot No. 1040 in Demarcation District No. 103 - West Rail Kam Sheung Road Station, Phase 1	Commercial / Residential[(Note 1(a))]	4.1687
6.	Kowloon Inland Lot No. 11259 - Fuk Chak Street and Li Tak Street, Tai Kok Tsui	Residential[(Note 1(b))]	0.0768
7.	Fanling Sheung Shui Town Lot No. 265 - Lung Ma Road, Queen's Hill, Fanling	Electricity Substation	0.1451
8.	Kowloon Inland Lot No. 11265 - Junction of Sheung Shing Street and Fat Kwong Street, Ho Man Tin	University	0.2241
9.	New Kowloon Inland Lot No. 6540 - Junction of King Fuk Street, Tsat Po Street and Sam Chuk Street, San Po Kong	Non-profit-making Youth Centre and Non-profit-making Youth Hostel	0.9538
10.	New Kowloon Inland Lot No. 6581 - Muk On Street, Kai Tak	Residential[(Note 1(d))]	0.5708

Note 1: The uses quoted are general descriptions of the broad type of uses permissible under the relevant leases and not intended to be the legal interpretation of the user conditions of the lot(s) in question. The respective lots for residential or commercial/residential uses were granted for one of the following projects/schemes:

(a) Railway Development Project;
(b) Urban Renewal Project;
(c) Subsidised Flat for Sale Scheme; or
(d) Home Ownership Scheme.

Note 2: These cases involve private treaty grants for MTRCL for underground stratum railway facilities.

Lands D does not have information on the total number of newly-built private residential units in the past six years and their breakdown by various ranges of saleable areas.

(6) The Government has been making every effort through a multi-pronged approach to identify land to meet the housing, economic and social development needs of Hong Kong.

According to the Development Bureau (DEVB), over 210 sites with housing development potential in the short to medium term have been identified in the past few years through land use reviews. The sites can provide a total of more than 310 000 flats (over 70 per cent for public housing). These sites, together with measures on increasing development density as appropriate and projects at the Kai Tak Development Area and Anderson Road Quarry, railway property development projects and urban renewal projects, will together provide a total of about 380 000 flats in the short to medium term. As for the medium to long term, the Government will press ahead with a number of projects in new development areas and railway property development projects such as Siu Ho Wan Depot, in order to provide about 220 000 residential units.

The Government will also continue to increase the supply of commercial floor area through various means. Apart from releasing approximately 560 000 square metres of commercial/office floor area through reprovisioning the existing government facilities in the two action areas in Kwun Tong and Kowloon Bay, we expect to put up a number of commercial sites through government land sale from 2018-19 onwards. These sale sites have a capacity to provide a total of around 1.1 million square meters of commercial floor area. Four of them are included in the 2018-19 Land Sale Programme, namely (i) KIL 11262 at the junction of Lin Cheung Road and Austin Road West, Kowloon; (ii) NKIL 6546 at Kai Tak Area 4C Site 4, Kowloon; (iii) NKIL 6547 at Kai Tak Area 4C Site 5, Kowloon; and (iv) NKIL 6588 at Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon. The four sites are capable of providing about 531 300 square meters of commercial floor area in total.

According to DEVB, the Task Force on Land Supply is preparing to conduct a five-month public engagement (PE) exercise in the second quarter of this year to engage the community on discussions on the pros and cons of different land supply options and their priorities, with a view to achieving the broadest consensus in the community on the land supply options and strategy. Following the PE, TFLS will, taking into account the public views received, submit a report with recommendations to the Government before the end of the year.

Lands D will continue to provide support on the necessary land disposal and/or land administration work to facilitate the implementation of various land supply initiatives.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2363)

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 following eight ex-military sites are currently managed by the Lands Department and the Government Property Agency. Which of these sites will be disposed of in the coming one to three years? Please provide the information requested below:

Ex-military sites	Area	Existing use	Planned and zoned use	Proposed use by the Government
1. Ex-British Military Hospital (Part), Ho Man Tin				
2. Ex-Joint Movement Unit, Kai Tak				
3. Ex-Perowne Barracks and Gordon Hard (Part), Tuen Mun				
4. Ex-Dills Corner Camp, Kwu Tung				
5. Ex-Lo Wu Camp (Part), Lo Wu				
6. Ex-Burma Lines, Fanling				
7. Ex-Ping Chau Training Camp, Ping Chau				
8. Ex-High Island Training Camp, Sai Kung				

Asked by: Hon TO Kun-sun, James (Member Question No. (LegCo use): 58)

Reply:

Information on the eight ex-military sites under the management of the Lands Department (Lands D) and the Government Property Agency (GPA) is set out in the following table:

Ex-military sites	Area (ha) (about)	Existing use	Zoned use	Proposed Use by the Government
1. Ex-British Military Hospital (Part), Ho Man Tin	3.11	A short term tenancy (STT) has been granted by Lands D for sports and recreational activities.	Zoned "Open Space" ("O") on the draft Yau Ma Tei Outline Zoning Plan (OZP) No. S/K2/22	Long term use is being reviewed.
2. Ex-Joint Movement Unit, Kai Tak	0.2	An STT has been granted by Lands D for carparking use.	Zoned "Government, Institution or Community" ("G/IC") on the draft Kai Tak OZP No. S/K22/5	Reserved for construction of new Inland Revenue Tower
3. Ex-Perowne Barracks and Gordon Hard (part), Tuen Mun	3.55	Leased by GPA to a non-governmental organisation for welfare and charitable purposes. Three sites have already been disposed of for private residential development. One site has been granted to the Chu Hai College of Higher Education for school development.	Zoned "Residential (Group B)14" ("R(B)14") on the draft Tuen Mun OZP No. S/TM/34	One site (TMTL 546) with an area of about 2.72 ha has been included in the Land Sale Programme 2018-19.

Ex-military sites	Area (ha) (about)	Existing use	Zoned use	Proposed Use by the Government
4. Ex-Dills Corner Camp, Kwu Tung	5.86	One Government Land Allocation (GLA) has been granted to GPA and used as residential care home for the elderly; and one GLA has been granted to Highways Department for use as works area for a railway project.	Zoned "Residential (Group A)1" ("R(A)1"), "R(A)3", "Other Specified Uses" ("OU") annotated "Mixed Use", "OU" annotated "Commercial/ Residential Development with Public Transport Interchange" "G/IC" , " O" and area shown as 'Road'" on the approved Kwu Tung North OZP No. S/KTN/2	To be developed as part of the Kwu Tung North New Development Area
5. Ex-Lo Wu Camp (part), Lo Wu	6.8	An STT has been granted by Lands D for a non-profit horse riding school; and an GLA has been granted to Correctional Services Department for use of Lo Wu Correctional Institution.	Zoned "G/IC" on the approved Kwu Tung North OZP No. S/KTN/2	Long term use is being reviewed.

Ex-military sites	Area (ha) (about)	Existing use	Zoned use	Proposed Use by the Government
6. Ex-Burma Lines, Fanling	23	Part of the site has been granted on STT by Lands D for construction of a public rental housing estate.	Zoned "R(A)", "Residential (Group B)" ("R(B)"), "G/IC" "O" and "Green Belt" on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/17	Part of the site is being used for development of public rental housing and part of the site is reserved for private residential development, school and open space.
7. Ex-Ping Chau Training Camp, Ping Chau	0.45	Vacant	Mainly zoned "G/IC" on the draft Ping Chau OZP No. S/NE-PC/1 (part of the site falls outside the planning area of the OZP)	Long term use is being reviewed.
8. Ex-High Island Training Camp, Sai Kung	1.24	An STT has been granted by Lands D for use as an adventure training camp.	Not covered by OZP	The site is within Sai Kung East Country Park.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2260)

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:

Transformed from an area with many refined squatter structures, the Lei Yue Mun tourist area, which showcases the fishing village's characters with numerous seafood restaurants and shops, is particularly attractive to Mainland and foreign visitors.

However, the Lands Department (Lands D) has repeatedly warned the restaurants and the seafood shops to revert to the original squatter structures. Such policy has not only completely ruined the unique tourist landscape of the Lei Yue Mun fishing village but has also affected the livelihood of scores of business operators and their employees. In the new financial year and in future, before taking any action against the above-mentioned business operators, will Lands D discuss with the Commissioner for Tourism and the Commerce and Economic Development Bureau to formulate policies on striking a balance between tourism development in Lei Yue Mun and its enforcement against unauthorised extensions of squatter structures in an effort to protect the unique scenic spots of the remaining local fishing village?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 41)

Reply:

The Government conducted a Squatter Control Survey in 1982 (SCS) during which the locations, dimensions (i.e. length, width and height), building materials and use of the surveyed squatter structures (SSSs) were recorded (the SCS Record). According to the prevailing Squatter Control Policy, those SSSs, still unauthorised and temporary in nature, are tolerated until they are required to be cleared for development, environmental improvement or safety reasons, or until they are phased out through natural wastage (e.g. when the SSSs are not occupied or cease to exist). The locations, dimensions, building materials and use of the SSSs should comply with the SCS Record. Rebuilding of either domestic SSSs or non-domestic SSSs in an urban area is not allowed. Non-compliance may result in cancellation of the tolerated status of the SSSs, deletion of the relevant SCS Record and eventually clearance.

Some of the seafood restaurants and shops in Lei Yue Mun are SSSs. The Lands Department has been carrying out investigation into the SSSs and will take appropriate follow-up actions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0808)

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:

1) What was the number of cases involving retail and wholesale activities in industrial units in breach of lease conditions against which the Lands Department (Lands D) took land control actions? Please provide a breakdown by 18 districts in each of the past three years.

2) What was the number of cases involving retail and wholesale activities in residential units in breach of lease conditions against which Lands D took land control actions? Please provide a breakdown by 18 districts in each of the past three years.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 116)

Reply:

1) The Lands Department (Lands D) does not have readily available statistics on the number of lease enforcement actions taken against industrial units involving retail and wholesale activities. The available statistics on lease enforcement actions taken against non-conforming uses in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2015 to 2017) are as follows:

DLO	**Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings**		
	2015	**2016**	**2017**
Hong Kong East	34	24	23
Hong Kong West & South	5	12	16
Kowloon East	44	86	103
Kowloon West	18	53	65
Islands	-	-	-
North	17	-	-

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2015	**2016**	**2017**
Sai Kung	-	-	-
Sha Tin	5	63	94
Tuen Mun	5	5	6
Tai Po	2	12	1
Tsuen Wan & Kwai Tsing	42	300	284
Yuen Long	-	3	-
Total	**172**	**558**	**592**

2) Lands D does not have readily available statistics on the number of lease enforcement actions taken against residential units involving retail and wholesale activities. The available statistics regarding lease enforcement actions taken against non-conforming uses in non-industrial buildings (including residential buildings) in all the 12 DLOs in the past three years (2015 to 2017) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in non-industrial buildings		
	2015	**2016**	**2017**
Hong Kong East	15	20	35
Hong Kong West & South	14	15	11
Kowloon East	7	2	4
Kowloon West	5	7	2
Islands	-	-	-
North	1	-	1
Sai Kung	-	-	-
Sha Tin	-	-	-
Tuen Mun	-	-	-
Tai Po	-	2	1
Tsuen Wan & Kwai Tsing	10	1	3
Yuen Long	-	-	-
Total	**52**	**47**	**57**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3566)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

(1) the number of cases of unauthorised structures on private agricultural land handled by the Lands Department in the last three years;

(2) the number of enforcement actions involved (by types of enforcement, including issue of warning letters/statutory notices, registration of the warning letters at the Land Registry, re-entry upon the land and/or property vested in the Government) in item 1; and

(3) the number of structures demolished by the owners as required, and the number of those demolished by the Government as mentioned in item 1.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 115)

Reply:

The relevant statistics regarding lease enforcement actions taken against unauthorised structures on private agricultural land by the Lands Department (Lands D) in the last three calendar years (2015 to 2017) are as follows:

Calendar Year	2015	2016	2017
(a) Number of cases of unauthorised structures on private agricultural land identified(Note)	686	751	761

Calendar Year	2015	2016	2017
(b) Number of cases with enforcement actions[Note] taken during the year (which may take the form of issue of warning letters/statutory notices; registration of warning letters in the Land Registry; re-entry and/or vesting) against unauthorised structures on private agricultural land	1 021	1 397	1 190
(I) Breakdown of enforcement actions by types of enforcement action [Note2]			
(i) Number of cases with warning letters/statutory notices issued	1 021	1 397	1 190
(ii) Number of cases with warning letters registered in the Land Registry	564	473	510
(iii) Number of lots re-entered	3	4	16
(c) Number of cases with unauthorised structures demolished by the owners[Note]	211	211	352
(d) Number of cases with unauthorised structures demolished by Lands D[Note]	4	9	7

Note: The cases processed in a year may not necessarily correspond to the cases identified in the same year. Each case may involve more than one private lot and/or structure.

Note 2: The total number of enforcement actions conducted may not necessarily correspond to the cases with enforcement actions taken during the year since each case may involve more than one enforcement action and the time of enforcement action may straddle different years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3568)

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:

1) the details of government land taken back for other development purposes upon expiry of tenancies in 2014-15, 2015-16, 2016-17 and 2017-18, including i) short term tenancy (STT) numbers/locations, ii) areas (in square metres) and iii) original uses of the STTs;

i)	ii)	iii)

2) the details of government land expected to be taken back for other development purposes upon expiry of tenancies in 2018-19, including i) STT numbers/locations, ii) areas (in square metres) and iii) original uses of the STTs; and

i)	ii)	iii)

3) the information on each piece of government land continuously leased by the same tenant by way of STTs for more than 30 months, including i) STT numbers/locations, ii) areas (in square metres), iii) uses specified in the STTs and iv) dates on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 117)

Reply:

In general, the Lands Department (Lands D) arranges for the disposal of land when development projects are taken forward according to the planned long-term use of the sites. Where the long-term use is yet to be determined or is not yet due for implementation, Lands D will, where practicable and appropriate, put the sites to appropriate temporary use(s), including temporary use by relevant government bureau(x)/department(s) through temporary government land allocation or by parties outside the Government through short term tenancies (STTs).

Depending on the individual circumstances of the case (including any long term development programme of the site), STTs are generally 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 usually be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tender. STTs will be terminated at an appropriate time to make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate.

For the past four years in 2014-15, 2015-16, 2016-17 and 2017-18 (up to the end of 2017), a total of over 500 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to relevant government departments, etc. We do not have readily available breakdown in respect of those STTs terminated to make way for development. We do not have an estimate on the number of STTs to be terminated in 2018-19.

As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these STTs have a term of 30 months or more, we are unable to provide the details of these STTs for the purpose of this question in consideration of time and resources required for compiling such information. At present, information relating to STTs let by open tender is published in the website of Lands D. To facilitate access by the public to land information, the Lands D will consider publishing information of new direct grant STTs and further on renewal of existing direct grant STTs, subject to resolving the legal and technical issues.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3569)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters relevant to private recreational leases (PRLs), please inform this Committee of the following:

1) In the past three years, of the complaints about alleged lease breaches or failure to enforce lease conditions by PRL lessees received each year, how many of them were confirmed with lease breaches? Did the Lands Department hold the lessees concerned responsible for their lease breaches? If yes, what are the details of each case? If no, what are the reasons?

2) In the past three years, how many inspections were conducted in respect of PRLs each year? What were the expenditure and manpower involved?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 118)

Reply:

In accordance with the monitoring measures for sites of private recreational leases (PRL) recommended by the interdepartmental working group established by the Home Affairs Bureau (HAB) to review the policy on PRL, HAB conducts annual and ad-hoc (e.g. upon receipt of complaints and referrals) inspections of PRL sites with a view to ensuring that the site is used in accordance with the PRL policy and in compliance with clauses on the user, operations, service-related and opening-up requirements in the lease. The Lands Department (Lands D) carries out site inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications

The number of cases of suspected breach of lease conditions of PRLs which were inspected and investigated by Lands D, and the number of substantiated breaches identified in the past three years are set out below:

Year	No. of inspected and investigated cases	No. of substantiated breaches identified
2015	8	7
2016	5	3
2017	2[Note]	1

Note: As at end of December 2017, one case is still under investigation.

These cases involved breach of lease conditions relating mostly to unauthorised building works or breach of user restrictions. They have been handled in accordance with Lands D's established procedures. Upon confirming a breach of the lease conditions, Lands D will take appropriate lease enforcement actions (e.g. issuance of a warning letter to the lessee concerned to require rectification of the breach) and follow up to check that the breach is purged.

The above site inspection work is carried out by the staff of Lands D as part of their overall land administration duties, hence we are unable to provide a separate breakdown of the expenditure and manpower involved solely for the above site inspection work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3570)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding matters on small houses and land control in the New Territories, please inform this Committee of the following:

(1) Over the past three years, how many small house applications has the Lands Department (Lands D) received? What are the numbers of backlog cases and cases being processed? On average, how long does it take for Lands D to process a small house application?

(2) How many cases were in breach of the requirements regarding New Territories exempted houses in the past three years? What will be the estimated expenditure and manpower required for handling such cases in 2018-19?

(3) Over the past three years, how many applications for rebuilding small houses or squatter structures were received by Lands D respectively? What are the numbers of cases being processed? On average, how long does it take for Lands D to process an application for rebuilding small houses or squatter structures? What will be the estimated expenditure and manpower required for handling this task in 2018-19?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 119)

Reply:

(1) Over the past three years (2015 to 2017), the Lands Department (Lands D) received a total of 4 973 small house applications. As at end of December 2017, the number of small house applications being processed was 8 548 and the number of applications pending processing was 2 824. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues

encountered such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period.

(2) The number of confirmed cases involving breach of development conditions of New Territories exempted houses (NTEHs) in the past three years (2015 to 2017) is set out below:

Year	**Number of confirmed cases involving breach of development conditions of NTEHs**
2015	210
2016	87
2017	58

Cases involving breach of development conditions of NTEHs are handled by the existing staff of Lands D as part of their lease enforcement work. We are unable to provide a breakdown of the resources deployed solely for handling breach of development conditions of NTEHs.

(3) Over the past three years (2015 to 2017), the number of applications received for rebuilding NTEHs including small house was 2 027. As at end of December 2017, the number of rebuilding applications being processed was 2 044 and no application was pending processing.

For straightforward cases, Lands D takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time would be longer if there are issues that would need to be resolved such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities.

Rebuilding applications are processed by the existing staff of Lands D as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing rebuilding applications.

As regards squatter structures in the New Territories, for the purpose of this reply, they include those structures covered by the Squatter Control Survey in 1982 and other licences such as Government Land Licences or Modification of Tenancy Permits.

Over the past three years (2015 to 2017), the number of applications received for rebuilding squatter structures for domestic use was 25. As at end of December 2017, the number of rebuilding applications being processed was 38 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.

Applications for rebuilding squatter structures for domestic use are processed by the existing staff of Lands D as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing these applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3572)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the following:

(1) the area of land granted by way of short term tenancy by the Lands Department by 18 districts in 2015-18; and

(2) the number of cases and the area of land granted by way of short term tenancy for public carparking purpose by 18 districts in 2015-18.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 120)

Reply:

(1) The area of land granted by short term tenancies (STTs) in the calendar years of 2015, 2016 and 2017 with breakdown by district is tabulated below:-

District (by District Lands Office unless otherwise specified)	**Area of land granted by STTs (hectare) (ha)**		
	2015	**2016**	**2017**
Hong Kong East	0.28	0.71	1.93
Hong Kong West & South	0.59	2.24	9.86
Kowloon East	8.85	3.44	8.91
Kowloon West	4.51	5.38	1.11
Islands	1.14	1 693.76 Note	0.83
North	1.99	15.42	0.74
Sai Kung	2.24	8.78	2.29
Sha Tin	2.14	6.52	1.79
Tuen Mun	4.66	1.87	8.76
Tai Po	3.00	2.69	7.05

District (by District Lands Office unless otherwise specified)	Area of land granted by STTs (hectare) (ha)		
	2015	2016	2017
Tsuen Wan & Kwai Tsing	4.31	0.54	5.69
Yuen Long	4.19	2.90	4.29
Sites for railway development projects	0.01	0.10	0.04
Total	**37.91**	**1 744.35** [Note]	**53.29**

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event

It is estimated that 28.1 ha of land will be granted by STTs in 2018. As this is only an estimate, detailed breakdown by district is not available.

(2) The number of cases and the area of land granted by way of STTs for public carparking purpose in past three financial years with breakdown by district are tabulated below:-

District (by District Lands Office)	2015-16		2016-17		2017-18 (up to 31 December 2017)	
	Number of STTs issued in the year for public carparking purpose	Area (m^2)	Number of STTs issued in the year for public carparking purpose	Area (m^2)	Number of STTs issued in the year for public carparking purpose	Area (m^2)
Hong Kong East	1	4 840	2	4 310	3	15 570
Hong Kong West & South	4	11 866	4	13 010	1	2 610
Kowloon East	4	21 000	4	12 520	1	2 070
Kowloon West	4	14 930	6	26 990	1	1 330
Islands	2	26 360	0	0	0	0
North	6	28 820	2	6 140	3	3 370
Sai Kung	3	29 230	10	49 926	1	2 190
Sha Tin	6	17 630	7	42 640	4	13 300

District (by District Lands Office)	2015-16		2016-17		2017-18 (up to 31 December 2017)	
	Number of STTs issued in the year for public carparking purpose	Area (m^2)	Number of STTs issued in the year for public carparking purpose	Area (m^2)	Number of STTs issued in the year for public carparking purpose	Area (m^2)
Tuen Mun	11	27 885	3	19 750	2	3 360
Tai Po	4	10 130	1	7 650	1	3 860
Tsuen Wan & Kwai Tsing	2	7 226	0	0	3	24 900
Yuen Long	1	2 090	4	6 235	4	9 080
Total	48	202 007	43	189 171	24	81 640

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3573)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding small house applications and their control, please advise this Committee of the following:

(1) The number of cases for which approval was given to remove the alienation restrictions (ARs) in each of the past five years (2013 to 2017).

(2) Since there were cases of illegal development arising from the selling of rights to build small houses (commonly known as selling "ding" rights), will the Lands Department (Lands D) consider compiling data on the time elapsed between the issuance of Certificates of Compliance (CCs) in respect of small houses and their applications for removal of ARs for the public's reference? If yes, what are the details? If no, what are the reasons?

(3) What were the numbers of complaints received about the illegal development of small houses (including the selling of "ding" rights) and the follow-up actions taken by Lands D in the past three years?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 121)

Reply:

(1) The number of applications for removal of restriction on alienation of small house approved by the Lands Department (Lands D) in the past five years (2013 to 2017) is set out below:

Year	Number of approved applications for removal of restriction on alienation of small house
2013	485
2014	577
2015	462
2016	409
2017	435

(2) As the owners of the small house have the right to apply for the removal of restriction on alienation after the Certificate of Compliance has been issued, we do not have plan to keep statistics on when the application is made. It also does not serve as a meaningful indicator of any possible abuse.

(3) In the past three years (2015 to 2017), Lands D received about 1 100 complaints/referrals about suspected selling of small house rights by indigenous villagers. So far, amongst these cases, around 40 suspicious cases have been referred to law enforcement agencies for further investigation, while the rest of the complaints/referrals are either not substantiated based on information available or are still being investigated by Lands D.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3576)

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 procedures for declaring interest and administering conflict of interest of officers of the Lands Department (Lands D), please advise this Committee of the following:

1) A few years ago, there was a case about an officer ranked at Assistant Director who had purchased land under his/her purview and was involved in a case of conflict of interest. What measures has Lands D taken to eradicate similar situation since the said case?

2) What were the numbers of complaints about conflict of interest or breach of declaration procedures in which directorate officers and approving officers (e.g. those responsible for processing small house applications) at various levels of Lands D were involved, and the numbers of substantiated complaints, in each of the past three years?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 126)

Reply:

1) Since late 2014, all declarations of investment from Tier II officers were personally reviewed by the Director of Lands or Deputy Directors of Lands. The Lands Department (Lands D) has been reviewing the existing declaration requirements, the pool of Tier II officers and the relevant guidelines applicable to staff of Lands D on investments, and taking steps to remind all staff of the applicable provisions and procedures concerning avoidance of conflict of interests. On the review of the declaration requirements, a preliminary proposal to strengthen the declaration system has been drawn up and staff consultations have been undertaken. Lands D is further examining the details of the proposal.

2) Lands D did not receive any complaints about conflict of interest or breach of declaration procedures related to our staff in 2015 and 2017. In 2016, Lands D received two complaints about conflict of interest. Both complaints were found unsubstantiated.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0861)

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 government land granted by way of short term tenancy (STT):

1. Please list in table form the numbers of STTs let by tender and by direct grant in 2017 (actual) and 2018 (estimate) respectively in each District Council district. What are the details of each STT, including site locations, areas and uses, rents, terms of tenancies, business natures of the tenants and the like?

2. It is estimated that only 28.1 hectares (ha) of land will be let by way of STT in 2018, representing a notable decrease as compared with 53.29 ha of land granted in 2017. What are the reasons for not letting the land concerned and the uses of the land taken back?

3. Among all pieces of land granted as mentioned in the aforesaid question 1, what are the five pieces of land continuously leased by the same tenant with the longest terms of tenancies? What are their respective cumulative terms of tenancies?

4. Which pieces of land under STTs mentioned in the aforesaid question 1 fall within the restored landfills? Will the Lands Department study and consider relaxing the uses of such pieces of land as appropriate under suitable conditions and practicable circumstances, including making them available for use by the recycling industry in compliance with the requirements? If yes, what are the details? If no, what are the reasons?

Asked by: Hon YUNG Hoi-yan (Member Question No. (LegCo use): 33)

Reply:

(1) The number, area and location of short term tenancies (STTs) let by way of open tender and direct grant respectively in 2017 are set out in the following table:-

District (by District Lands Office unless otherwise specified)	Open tender		Direct grant	
	No. of STT	Area (hectare) (about)	No. of STT	Area (hectare) (about)
Hong Kong East	5	1.91	2	0.02
Hong Kong West & South	4	5.39	5	4.47
Kowloon East	2	0.86	3	8.05
Kowloon West	3	1.04	2	0.07
Islands	1	0.08	8	0.75
North	4	0.70	5	0.04
Sai Kung	3	1.44	43	0.85
Sha Tin	5	1.72	10	0.07
Tuen Mun	4	2.25	2	6.51
Tai Po	2	0.89	9	6.16
Tsuen Wan & Kwai Tsing	3	2.49	3	3.20
Yuen Long	7	1.42	93	2.87
Sites for railway development projects	-	-	5	0.04
Total	**43**	**20.19**	**190**	**33.10**

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureau(x) has/have given policy support for such direct grants. The uses of the sites which have been let on STTs in 2017 include works sites/works areas for public rental housing/airport three-runway system/railway project, community/non-profit-making uses, open storage, temporary fee-paying carparks, plant nurseries, recovery and recycling business operations, container storage, cargo handling, container vehicles parking and placement of skips.

The total area of STTs estimated to be let by open tender or direct grant in 2018 is 28.1 hectares, comprising 17 hectares to be let by open tender and 11.1 hectares to be let by direct grant. As this is only an estimate, detailed breakdown by location is not available. The proposed uses of these sites include works sites/works areas for public rental housing/airport three-runway system/railway project, community/non-profit-making uses, temporary fee-paying carpark, driving training centre, plant nursery, recovery and recycling business operation, workshop or storage,

container storage/handling, cargo handling, works area for revalidation and repair of liquefied petroleum gas vehicle fuel cylinders, fee-paying public storage for building materials, storage of liquefied petroleum gas cylinders, carving/storage/sale of grave stones, private wine club to be operated by tenant, concrete production and parking of concrete mixer trucks and heavy good vehicles ancillary to concrete production, ship or boat building and/or repairing, garage business, vehicle repairing services, vehicle washing, lubricating and maintenance services of motor vehicles, and leisure farm and ancillary facilities.

(2) and (3)

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.

The number and area of STTs to be let vary from year to year depending on the need and circumstances of the cases concerned. In general, the sites to be let by STT in 2018 do not correspond to those let in 2017. Out of the 33.1 hectares of land let by direct grant STT in 2017, almost one-third was granted for organising the special events of Federation Internationale de l'Automobile Formula E Championship and Volvo Ocean Race. In 2018, the total estimate of 28.1 hectares of land let by STT (comprising 17 hectares by tender and 11.1 hectares by direct grant) is based on the STT sites that are expected to be available for letting and a forecast of the applications for direct grant in the year. Based on available information to date, there is no similar STT grant in 2018 for the aforementioned special events. The figure for 2018 is an estimate. The actual area to be let in 2018 will depend on market responses to the tenders and the actual situation of applications for direct grant during the year.

The nature, uses and circumstances of STTs vary widely. Depending on the circumstances of and justifications for each case, an STT may be renewed for or awarded to (during re-tendering) the same tenant. The Lands Department (Lands D) does not have readily available statistics on the duration of STTs let to the same tenant.

(4) According to available records, there is no STT site granted in 2017 or estimated to be granted in 2018 falling within the restored landfill. Lands D discharges its role as the Government's land administration agent and disposes land in consultation with relevant bureaux/departments having regard to their policy objectives and recommendations. We are not in a position to reply on the proposed use of the restored landfill sites.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1592)

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:

(1) What are the annual operating expenses and estimated annual salary expenditure for this Programme in 2018-19?

(2) In Matters Requiring Special Attention in 2018-19, the Planning Department will, in collaboration with the Civil Engineering and Development Department, continue to manage the Planning and Engineering Study for Housing Sites in Yuen Long South and the Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge, and to take forward the planning and engineering studies for the Sunny Bay, Ma Liu Shui and Lung Kwu Tan Reclamations progressively. Will the Government inform this Committee of the staff establishment and the estimated annual salary expenditure in 2018-19 for taking forward the planning and engineering studies for the Sunny Bay, Ma Liu Shui and Lung Kwu Tan Reclamations?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 16)

Reply:

(1) The estimated operating expenses and personal emoluments for Programme (1) Territorial Planning in 2018-19 are about $25 million and $121 million respectively.

(2) In 2018-19, five permanent posts (including professionals and supporting staff) will be created in the Planning Department (PlanD) to oversee the planning and engineering studies for the Ma Liu Shui and Lung Kwu Tan Reclamations. The estimated salary expenditure of these staff in 2018-19 is about $3.42 million in terms of notional annual mid-point salary value. For the planning and engineering study for the Sunny Bay, since the work for overseeing the study is undertaken as part of the overall duties of the staff of PlanD, we are unable to provide a breakdown on the estimated expenditure solely for this area of work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0592)

Head: (118) Planning Department

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

Programme: (1) Territorial Planning; (2) District Planning; (4) Technical Services

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Has the Planning Department conducted any focus group meetings to collate the views of relevant individuals or organisations when preparing and reviewing the territorial development strategy and undertaking planning studies for development areas? If yes, what are the details and the expenditure involved?

Asked by: Hon CHAN Chun-ying (Member Question No. (LegCo use): 23)

Reply:

Public engagement (PE) is an integral part of the process of preparing and reviewing the territorial development strategy and undertaking planning studies for development. Focus group meetings are amongst the wide variety of PE activities to help gauge the views of relevant stakeholders on specific issues, and have been conducted for the PE exercises of the territorial development strategy study "Hong Kong 2030+: Towards a Planning Vision Transcending 2030", as well as the planning and engineering studies for various development areas such as Kwu Tung North/Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, Tung Chung New Town Extension and Yuen Long South development. Other effective means of collecting views from individuals and organisations include public forums, topical discussions, knowledge-sharing seminars, guided visits, briefings to stakeholders/statutory and advisory committees, etc., which may also be held as part of PE exercises.

The above-mentioned PE activities are mainly conducted by staff of the Planning Department as part of their overall duties for the relevant studies, with joint-up efforts of other relevant government bureaux/departments and, if applicable, assistance from consultants. We are unable to provide a separate breakdown of the resources incurred solely for these activities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1019)

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:

With respect to territorial planning indicators, namely "surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas", "forecasts, reports and papers produced relating to supply and demand of land for major uses" and "planning standards and guidelines formulated or revised", please advise:

(a) What were the general content and purposes of the surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas?

(b) How were these studies related to the planning projects on Hong Kong 2030+, Hung Shui Kiu New Development Area, North East New Territories New Development Areas, etc.?

(c) What were the general content and purposes of the "forecasts, reports and papers relating to supply and demand of land for major uses"?

(d) What were the details of the planning standards and guidelines formulated or revised in 2017?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 24)

Reply:

(a) – (c)

The "surveys, reports, papers and studies conducted and produced for territorial planning strategies and special areas" refer to the technical reports, working papers and other relevant submissions/documents prepared in support of the major planning studies conducted by the Planning Department (PlanD). These mainly include the study for the updating of the territorial development strategy, viz. "Hong Kong 2030+: Towards a Planning Vision Transcending 2030"; planning and engineering studies on Hung Shui Kiu (HSK) New

Development Area (NDA) and Yuen Long South; preliminary feasibility study on the New Territories North; urban design study for the Wan Chai North and North Point harbourfront areas; and the proposed planning and engineering study for Sunny Bay Reclamation, etc.

The "forecasts, reports and papers relating to supply and demand of land for major uses" refer to the technical reports, working papers and other relevant submissions/documents prepared in support of other studies relating to various land uses, such as the studies on proposed multi-storey buildings in HSK NDA and Yuen Long area for brownfield operations; the study for environmentally friendly transport services in the HSK NDA and adjacent areas; and land requirement studies for waste recycling industry and construction industry, etc.

The above deliverables did not relate to North East New Territories NDAs, the study for which was completed in 2013.

(d)

In 2017, PlanD co-ordinated the review of the following chapters of the Hong Kong Planning Standards and Guidelines (HKPSG):

Chapter	**Subject**	**Amendments**
1	Introduction	Deletion of the provision of printed copies of HKPSG for sale to dovetail the Government's policy of green management practice. Electronic version and printed copies of the HKPSG will continue to be made available in PlanD's homepage and the public enquiry counters of PlanD respectively. The amendments are being finalised and will be promulgated in due course.
3	Community Facilities	Revising the planning standards for the provision of kindergarten places as a long-term goal from the present 250 whole-day and 730 half-day places for every 1 000 children aged between three and six to 500 whole-day and 500 half-day places respectively to reflect the Education Bureau's free quality kindergarten education policy. The amendments are being finalised and will be promulgated in due course.
10	Conservation	General updating of the factual information and data related to the Country Parks and Special Areas, Geopark, Sites of Special Scientific Interest and Declared Monuments. The amendments have been promulgated.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2081)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

1) Please list the number of planning applications involving land zoned "Agriculture"; and among them, the number of applications approved and rejected (with a breakdown by planned use, such as small house development, road construction, temporary open storage of containers) over the past five years.

	No. of applications	**No. of applications approved**	**No. of applications rejected**
2013	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2014	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2015	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2016	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2017	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:

2) Please list the number of planning applications involving land zoned "Green Belt"; and among them, the number of applications approved and rejected (with a breakdown by planned use, such as small house development, road construction, temporary open storage of containers) over the past five years.

	No. of applications	**No. of applications approved**	**No. of applications rejected**
2013	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2014	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2015	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2016	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:
2017	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:	Small house development: Road construction: Temporary open storage of containers: Others:

3) Please list the number of planning applications involving land zoned "Conservation Area"; and among them, the number of applications approved and rejected (with a breakdown by planned use, such as farming, small house development, road construction, temporary open storage of containers) over the past five years.

	No. of applications	**No. of applications approved**	**No. of applications rejected**
2013	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:

	No. of applications	No. of applications approved	No. of applications rejected
2014	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:
2015	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:
2016	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:
2017	Farming: Small house development Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:	Farming: Small house development: Road construction: Temporary open storage of containers: Others:

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 31)

Reply:

As a considerable number of planning applications involve lands straddling the "Agriculture" ("AGR"), "Green Belt" ("GB") and/or "Conservation Area" ("CA") zones, to avoid double-counting, the number and decisions of planning applications under the Town Planning Ordinance (Cap. 131) in respect of sites involving "AGR", "GB" and/or "CA" zones over the past five years are grouped together according to their applied uses as follows:

Year	2013			2014			2015			2016			2017		
No. of Applications / Applied Use	C	A	R	C	A	R	C	A	R	C	A	R	C	A	R
New Territories Exempted House	176	117	59	235	145	90	219	101	118	163	82	81	196	117	79
Road	2	1	1	1	0	1	1	0	1	0	0	0	0	0	0

Year	**2013**			**2014**			**2015**			**2016**			**2017**		
No. of Applications / Applied Use	C	A	R	C	A	R	C	A	R	C	A	R	C	A	R
Open Storage	28	12	16	33	18	15	19	7	12	25	11	14	21	10	11
Others	68	42	26	79	51	28	61	40	21	71	48	23	80	44	36
Total	**274**	**172**	**102**	**348**	**214**	**134**	**300**	**148**	**152**	**259**	**141**	**118**	**297**	**171**	**126**

C: Considered A: Approved R: Rejected

Notes:

(1) The number of applications considered excludes those applications on which decision have not been made.
(2) The number of applications approved/rejected is based on the final decision of respective applications.
(3) Open storage includes applications for temporary open storage of containers and applications where open storage use is one of the applied use(s).
(4) In "CA" zone, farming activity is considered as "Agricultural Use (other than Plant Nursery)", which is an always permitted use for the zoning and does not require planning application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2082)

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 needs to prepare and amend statutory and non-statutory plans. On 9 January 2018, the High Court made a decision to remit the draft Hoi Ha Outline Zoning Plan (OZP), draft Pak Lap OZP and draft So Lo Pun OZP to the Town Planning Board for reconsideration in HCAL 28/2015.

(1) Will the Planning Department request the Lands Department to provide an accurate and detailed map of Hoi Ha for preparation of draft Hoi Ha OZP? If yes, what is the work schedule? If no, what are the reasons?

(2) Will the Government reactivate the procedures for submission of representations and comments on draft Hoi Ha OZP, draft Pak Lap OZP and draft So Lo Pun OZP? If yes, what is the work schedule? If no, what are the reasons?

(3) In view of the ruling of this judicial review, will the Government establish a mechanism or set down objective criteria to examine the genuine needs for small houses in the territory? If yes, what is the work schedule? If no, what are the reasons?

(4) Please provide information on the demand for small houses and the number of small houses completed over the past five years.

(5) Will the Government reexamine the draft OZP of each country park enclave and each rural area with respect to the demand for small houses? If yes, what is the work schedule? If no, what are the reasons?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 32)

Reply:

Pursuant to the Court of First Instance (CFI)'s judgment on the judicial review (HCAL 28/2015) handed down on 24 November 2017, the Chief Executive in Council (CE in C)'s decisions made on 3 February 2015 to approve the Hoi Ha Outline Zoning Plan (OZP), Pak Lap OZP and So Lo Pun OZP, and the Town Planning Board (TPB)'s decision made on 19 December 2014 to submit the three draft OZPs to the CE in C for approval were quashed. The CFI ordered that the three draft OZPs be remitted to the TPB for reconsideration of two issues, i.e. the genuine need for development by and for indigenous villagers, and the accuracy of maps and plans for the Hoi Ha OZP.

For parts (1), (2), (3) and (5) of the question

The Planning Department (PlanD), in collaboration with other concerned government departments, is examining the implications of CFI's judgment and taking steps to comply with the CFI order to remit the three draft OZPs to TPB for reconsideration of the two issues. The detailed reconsideration arrangement is still being formulated, and concerned parties will be informed in due course. PlanD is also examining the implications, if any, of the CFI's judgment on other draft rural OZPs. Should a need to review other draft OZPs be established, the relevant rulings in CFI's judgment would be taken into account.

For part (4) of the question

The numbers of small house applications received and small houses completed with Certificates of Compliance issued by the Lands Department in the past five years (2013 to 2017) are set out below:

	Number of small house applications received	**Number of small houses completed with Certificates of Compliance issued**
Five-year period from 2013 to 2017	10 061	4 734

Note: Due to the variations in the time required for processing individual small house applications, the small houses completed with Certificates of Compliance issued during the five-year period may not correspond to the applications received during the period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2083)

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 is required to manage the existing profile and operations of brownfield sites in the New Territories.

1) Please list the areas of brownfield sites by types (e.g. workshops, recycling yards, open storage yards, others, etc.) and by districts in the territory.

	Yuen Long South	Yuen Long North	North District	Tuen Mun	Hung Shui Kiu	Other districts in the New Territories	Kowloon	Hong Kong Island
Agricultural land								
Port back-up								
Industrial workshop								
Logistics operation								
Recycling yard								
Open storage yard								
Others								

2) Please advise on the areas of government land/private land by districts in the territory.

	Yuen Long South	Yuen Long North	North District	Tuen Mun	Hung Shui Kiu	Other districts in the New Territories	Kowloon	Hong Kong Island
Government land								
Private land								

3) Please advise on the areas of brownfield sites by planned uses and by districts in the territory.

	Yuen Long South	Yuen Long North	North District	Tuen Mun	Hung Shui Kiu	Other districts in the New Territories	Kowloon	Hong Kong Island
Agricultural land								
Temporary open storage yard								
Others								

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 33)

Reply:

In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017.

According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. The Study is scheduled for completion within this year.

As the field surveys are yet to be completed, we are unable to provide the requested information. Notwithstanding this, a broad distribution map of the brownfield sites under survey and the snapshot result of recent surveys of the operations identified in brownfield sites in Hung Shui Kiu New Development Area and Yuen Long South could be found at Annex A and Annex B to the Task Force on Land Supply Paper No. 5/2017[1] respectively. Large clusters of brownfield sites are concentrated in North and Northwestern New Territories, such as Hung Shui Kiu/Ha Tsuen, Wang Chau, Yuen Long South, Kam Tin, Pat Heung, Shek Kong, Ngau Tam Mei, San Tin, Lok Ma Chau, Ping Che, Hung Lung Hang, and Ta Kwu Ling areas. Other than these, smaller clusters of brownfields are scattered in different parts of the rural New Territories. The bulk of brownfield sites is privately owned, including the Tso/Tong land under collective ownership.

[1] https://www.devb.gov.hk/filemanager/en/content_1054/Paper_05_2017.pdf

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2094)

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 January 2018, the Office of The Ombudsman, Hong Kong published the report of the Direct Investigation into Government's Control over Fly-tipping of Construction Waste and Landfilling Activities on Private Land. According to the recommendations made therein, the Government should take decisive enforcement actions and draw up reinstatement notices (RNs) to achieve the purpose of conservation.

1) Please provide the number of cases which complied with RNs, with a breakdown by district, in the past five years.

2) Please provide the number of inspections conducted after the issuance of RNs in the past five years.

3) Will the Government review the RN system? If yes, what is the plan and the expenditure to be involved? If no, what are the reasons?

4) Will the Government propose legislative amendments to ensure that it has enforcement power in areas not covered by development permission area plans?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 28)

Reply:

1) The number of cases which complied with reinstatement notices (RNs) by broad districts in the rural New Territories (NT) in the past five years are as follows:

Year	No. of cases which complied with RNs			
	North West NT	North East NT	South East NT	Islands
2013	41	25	4	3
2014	40	36	1	0
2015	37	24	2	1
2016	54	20	6	0
2017	67	32	7	0

2) The number of inspections conducted after the issuance of RNs in the past five years are as follows:

Year	No. of inspections after the issuance of RNs
2013	357
2014	362
2015	353
2016	358
2017	349

3) The Planning Department (PlanD) will follow the recommendations made in The Ombudsman's direct investigation report by taking resolute enforcement actions against offenders who delay their compliance with RNs, and taking conservation as the primary consideration in drawing up requirements of RNs for unauthorised developments (UDs) in zones with high conservation/ecological value.

In 2018-19, additional manpower resources will be provided in respect of planning enforcement and prosecution work. As the work in respect of UDs is undertaken as part of the overall duties of the staff, we are unable to provide a breakdown on resources solely for checking on compliance with RN.

4) PlanD will continue to monitor closely cases of UDs in the development permission areas, and take appropriate enforcement and prosecution actions under the Town Planning Ordinance (Cap. 131) in a timely manner.

The Government will keep in view the appropriateness of the existing legislation and enforcement arrangements against actions that spoil the environment in the rural NT.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2095)

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 land use reviews, please advise on the following:

1) the area of commercial sites, number of employment and job categories provided at these sites by districts in Hong Kong;

2) the demand and supply of commercial sites in terms of area by districts in Hong Kong in the coming ten years.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 29)

Reply:

(1) According to the "Land Utilisation in Hong Kong 2016" compiled by the Planning Department (https://www.pland.gov.hk/pland_en/info_serv/statistic/landu.html), there was a total of about 400 hectares (ha) of land used for "Commercial/Business and Office" purpose at the time of compiling the land use data. No breakdown of the concerned land area and the associated employment by district is available.

(2) According to the consultancy entitled "Review of Land Requirement for Grade A Offices, Business and Industrial Uses" completed in January 2017 (http://www.hk2030plus.hk/document/Review%20of%20Land%20Requirement%20for%20Grade%20A%20Offices_Business%20and%20Industrial%20Uses(Eng)_FCR.pdf), Central Business District Grade A Offices are projected to have a shortfall for Hong Kong. The cumulative additional net site land requirement and supply for the use are estimated to be 17 ha and 14 ha respectively from 2013 up to 2033. No breakdown of the concerned land requirement and supply figures by district is available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2166)

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 Notices 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 (Member Question No. (LegCo use): 4)

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 notices (CN) issued is provided below:

Year	**2013**	**2014**	**2015**	**2016**	**2017**
No. of inspections	14	7	2	11	24
No. of cases with RN issued	0	1	0	1	3
No. of cases with CN issued	3	0	1	0	0

On the number of inspections in question over the years, PlanD has not compiled aggregate statistics about the working hours and the timing in relation to these inspections.

b) Planning enforcement and prosecution against unauthorised developments (UDs) in the rural areas of the New Territories were undertaken by staff of the Central Enforcement and Prosecution Section (CEPS) of PlanD. CEPS has 68 staff in 2013 to 2015, 69 in 2016 and 79 in 2017. As the work in respect of UDs is undertaken as part of the overall duties of the staff of PlanD, 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. 2169)

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 Notices 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; and

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 this year?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 8)

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 notices (CN) issued is provided below:

Year	**2013**	**2014**	**2015**	**2016**	**2017**
No. of inspections	478	530	593	671	765
No. of cases with RN issued	42	23	64	55	72
No. of cases with CN issued	43	40	29	43	62

On the number of inspections in question over the years, PlanD has not compiled aggregate statistics about the working hours and the timing in relation to these inspections.

b) & c)

Planning enforcement and prosecution against unauthorised developments (UDs) in the rural areas of the NT were undertaken by staff of the Central Enforcement and Prosecution Section (CEPS) of PlanD. CEPS has 68 staff in 2013 to 2015, 69 in 2016 and 79 in 2017. As the work in respect of UDs is undertaken as part of the overall duties of the staff of PlanD, we are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work.

d) The number of staff undertaking planning enforcement and prosecution actions against UDs in the rural areas of NT has increased from 69 in 2016 to 79 in 2017. In 2018-19, additional manpower resources will be provided in respect of planning enforcement and prosecution work. PlanD will follow the recommendations made in The Ombudsman's direct investigation report by taking resolute enforcement actions against offenders who delay their compliance with RNs, and taking conservation as the primary consideration in drawing up requirements of RNs for UDs in zones with high conservation/ecological value.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2175)

Head: (118) Planning Department

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

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please give a breakdown of the actual expenditure on salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Director in 2017-18, as well as the estimates for salaries, regularly-paid allowances, job-related allowances and non-accountable entertainment allowance payable to the Director in 2018-19.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 14)

Reply:

The actual expenditure on salary in respect of the position of Director of Planning (the Director) in 2017-18 and such provision in 2018-19 are both $2.8 million. No expenditure was incurred on regularly-paid allowances, job-related allowances or non-accountable entertainment allowance payable to the Director in 2017-18, and no provision has been earmarked for such allowances in 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3020)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

With respect to "Village Type Development" sites,

(1) please tabulate the number of applications for small house development outside the "Village Type Development" zone by District Council districts from 2015 to 2017.

(a) "Agriculture" Zone (2015)

District Council Districts	Received	Approved	Rejected

(b) "Agriculture" Zone (2016)

District Council Districts	Received	Approved	Rejected

(c) "Agriculture" Zone (2017)

District Council Districts	Received	Approved	Rejected

(d) "Green Belt" Zone (2015)

District Council Districts	Received	Approved	Rejected

(e) "Green Belt" Zone (2016)

District Council Districts	Received	Approved	Rejected

(f) "Green Belt" Zone (2017)

District Council Districts	Received	Approved	Rejected

(g) "Comprehensive Development Area" Zone (2015)

District Council Districts	Received	Approved	Rejected

(h) "Comprehensive Development Area" Zone (2016)

District Council Districts	Received	Approved	Rejected

(i) "Comprehensive Development Area" Zone (2017)

District Council Districts	Received	Approved	Rejected

(j) "Recreation" Zone (2015)

District Council Districts	Received	Approved	Rejected

(k) "Recreation" Zone (2016)

District Council Districts	Received	Approved	Rejected

(l) "Recreation" Zone (2017)

District Council Districts	Received	Approved	Rejected

(m) "Residential (Group D)" and "Residential (Group E)" (2015)

District Council Districts	Received	Approved	Rejected

(n) "Residential (Group D)" and "Residential (Group E)" (2016)

District Council Districts	Received	Approved	Rejected

(o) "Residential (Group D)" and "Residential (Group E)" (2017)

District Council Districts	Received	Approved	Rejected

(2) please tabulate the number of sites rezoned from "Agriculture" to "Village Type Development" in the New Territories over the past five years.

(a) Number of cases

District Planning Offices in the New Territories.	2013		2014		2015		2016		2017		2018	
	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed

(b) Area of land involved

District Planning Offices in the New Territories.	2013		2014		2015		2016		2017		2018	
	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed	Applications Received	Applications Agreed

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 20)

Reply:

(1) Applications for planning permission for small house development outside "Village Type Development" ("V") zone approved/rejected by the Town Planning Board from 2015 to 2017 are detailed in the tables below. Due to the variations in time required for processing planning applications, the numbers of applications respectively approved/rejected within each year during the three-year period do not necessarily correspond with the relevant numbers of applications received during the same period.

District Council (DC) Districts	**Year**	**Received**	**Approved**	**Rejected**
Applications for planning permission for small house developments in "Agriculture" ("AGR") zone				
Yuen Long	2015	11	4	6
	2016	7	1	6
	2017	19	2	7
North	2015	52	24	10
	2016	73	38	20
	2017	36	61	6
Tai Po	2015	16	5	7
	2016	19	6	14
	2017	13	3	14
Sai Kung	2015	7	2	1
	2016	7	7	2
	2017	8	10	0

Note: There was no application for planning permission involving "AGR" zone in the remaining DC districts not listed in the table.

DC Districts	**Year**	**Received**	**Approved**	**Rejected**
Applications for planning permission for small house developments in "Green Belt" ("GB") zone				
North	2015	7	6	1
	2016	0	0	0
	2017	7	4	3
Tai Po	2015	13	2	9
	2016	13	5	6
	2017	12	3	12
Sai Kung	2015	5	0	4
	2016	2	0	2
	2017	6	0	4
Tuen Mun	2015	0	0	0
	2016	0	0	0
	2017	2	0	2

Note: There was no application for planning permission involving "GB" zone in the remaining DC districts not listed in the table.

DC Districts	Year	Received	Approved	Rejected
Applications for planning permission for small house developments in "Comprehensive Development Area" ("CDA") zone				
North	2015	1	0	0
	2016	0	0	1
	2017	0	0	0

Note: There was no application for planning permission involving "CDA" zone in the remaining DC districts not listed in the table

DC Districts	Year	Received	Approved	Rejected
Applications for planning permission for small house developments in "Recreation" ("REC") zone				
North	2015	1	0	1
	2016	9	0	9
	2017	1	0	1
Yuen Long	2015	1	0	0
	2016	1	0	1
	2017	0	0	1

Note: There was no application for planning permission involving "REC" zone in the remaining DC districts not listed in the table.

DC Districts	Year	Received	Approved	Rejected
Applications for planning permission for small house developments in "Residential (Group E)" ("R(E)") zone				
North	2015	1	0	0
	2016	1	2	0
	2017	2	2	0

Notes:

1. There was no application for planning permission involving "Residential (Group D)" zone in all DC districts.
2. There was no application for planning permission involving "R(E)" zone in the remaining DC districts not listed in the table.

(2) The number of applications involving rezoning of land from "AGR" to "V" received, agreed and the land area involved in the past five years are as follows:

District Planning Office	Year	Number of Applications Received	Agreed	Land Area of "AGR" Zone Involved (m^2) (about)
Fanling, Sheung Shui and Yuen Long East	2013	0	0	N.A.
	2014	1	0	1 250
	2015	0	0	N.A.
	2016	0	0	N.A.
	2017	0	0	N.A.

District Planning Office	Year	Number of Applications Received	Agreed	Land Area of "AGR" Zone Involved (m^2) (about)
Sha Tin, Tai Po and North	2013	2	0	190
	2014	1	0	100
	2015	0	0	N.A.
	2016	0	0	N.A.
	2017	0	0	N.A.

Note: There was no rezoning application involving "AGR" zones in the remaining District Planning Office areas not listed in the table.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3262)

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:

1) Please provide details of the staff establishment for Programme (1) Territorial Planning in the table below:

Rank	Number of staff	Number of vacancies	Salary Point	Professional Qualifications required

2) Please provide details of the staff establishment for Programme (2) District Planning in the table below:

Rank	Number of staff	Number of vacancies	Salary Point	Professional Qualifications required

3) How many hours of overtime work and how much allowance are involved in staff's applications for overtime allowance under each Programme? Are there any cases where staff who have worked overtime cannot claim overtime allowance?

4) The staff establishment of the Planning Department has rapidly increased in recent years. What are the reasons or projects based on which the Department has to increase its staffing? Are the posts involved permanent posts or contract posts? Will it be difficult to delete any surplus posts when the number of planning projects decrease in the future?

Asked by: Hon LAM Kin-fung, Jeffrey (Member Question No. (LegCo use): 48)

Reply:

1) The details of the staff establishment for Programme (1) Territorial Planning as at end-February 2018 are provided in the table below:

Rank	Number of staff	Number of vacancies	Salary point*	Professional qualifications required
Principal Government Town Planner#	1	0	D3	Corporate membership of the Hong Kong Institute of Planners or equivalent
Government Town Planner	1	0	D2	
Chief Town Planner	2	0	D1	
Senior Town Planner	17	0	MPS45 – 49	
Town Planner	27	1	MPS31 – 44	
Assistant Town Planner	6	0	MPS18 – 27	-
Chief Engineer	1	0	D1	Corporate membership of the Hong Kong Institution of Engineers or equivalent
Senior Engineer	1	0	MPS45 – 49	
Engineer	1	0	MPS32 – 44	
Analyst/Programmer I	1	0	MPS28 – 33	-
Analyst/Programmer II	1	0	MPS16 – 27	-
Principal Survey Officer (Planning)	1	0	MPS30 – 37	-
Senior Survey Officer (Planning)	6	0	MPS23 – 29	-
Survey Officer (Planning)	23	2	MPS9 – 22	-
Principal Technical Officer (Cartographic)	1	0	MPS30 – 37	-
Senior Technical Officer (Cartographic)	5	0	MPS23 – 29	-
Technical Officer (Cartographic)	15	2	MPS9 – 22	-
Photoprinter II	1	0	MPS2 – 7	-
Senior Statistician	1	0	MPS45 – 49	-
Statistician	2	0	MPS27 – 44	-
Statistical Officer I	2	0	MPS22 – 28	-
Statistical Officer II	3	1	MPS8 – 21	-
Senior Executive Officer#	1	0	MPS34 – 44	-
Executive Officer I#	2	0	MPS28 – 33	-
Executive Officer II#	1	0	MPS15 – 27	-
Senior Official Languages Officer#	1	0	MPS34 – 44	-

Rank	Number of staff	Number of vacancies	Salary point*	Professional qualifications required
Official Languages Officer I#	6	0	MPS28 – 33	-
Calligraphist#	1	0	MPS3 – 15	-
Accounting Officer II#	1	0	MPS14 – 27	-
Supplies Officer#	1	0	MPS27 – 33	-
Supplies Supervisor II#	2	0	MPS3 – 15	-
Personal Secretary I#	2	0	MPS16 – 21	-
Personal Secretary II#	3	0	MPS4 – 15	-
Confidential Assistant#	1	0	MPS9 – 17	-
Clerical Officer#	4	0	MPS16 – 21	-
Assistant Clerical Officer#	10	0	MPS3 – 15	-
Clerical Assistant#	9	0	MPS1 – 10	-
Motor Driver#	2	0	MPS5 – 8	-
Workman II#	3	0	MOD0 – 8	-

* "D" denotes Directorate Pay Scale; "MPS" denotes Master Pay Scale; and "MOD" denotes Model Scale I Pay Scale.

\# Also provides support to other programmes.

2) The details of the staff establishment for Programme (2) District Planning as at end-February 2018 are provided in the table below:

Rank	Number of staff	Number of vacancies	Salary point*	Professional qualifications required
Director of Planning#	1	0	D5	Corporate membership of the Hong Kong Institute of Planners or equivalent
Principal Government Town Planner	1	0	D3	
Government Town Planner	4	0	D2	
Chief Town Planner§	13	-1	D1	
Senior Town Planner	57	0	MPS45 – 49	
Town Planner	100	3	MPS31 – 44	
Assistant Town Planner	7	0	MPS18 – 27	-
Analyst/Programmer I	1	0	MPS28 – 33	-
Analyst/Programmer II	1	0	MPS16 – 27	-
Principal Survey Officer (Planning)	5	0	MPS30 – 37	-
Senior Survey Officer (Planning)	34	1	MPS23 – 29	-
Survey Officer (Planning)	104	5	MPS9 – 22	-
Principal Technical Officer (Cartographic)	2	0	MPS30 – 37	-
Senior Technical Officer (Cartographic)	22	0	MPS23 – 29	-

Rank	Number of staff	Number of vacancies	Salary point*	Professional qualifications required
Technical Officer (Cartographic)	79	4	MPS9 – 22	-
Tracer	7	0	MPS1 – 7	-
Photoprinter II	1	0	MPS2 – 7	-
Chief Executive Officer#	1	0	MPS45 – 49	-
Senior Executive Officer#	2	0	MPS34 – 44	-
Executive Officer I#	3	1	MPS28 – 33	-
Executive Officer II#β	3	-1	MPS15 – 27	-
Senior Official Languages Officer#	2	0	MPS34 – 44	-
Official Languages Officer I#	5	0	MPS28 – 33	-
Official Languages Officer II#	1	0	MPS14 – 27	-
Senior Calligraphist#	1	0	MPS16 – 21	-
Calligraphist#	1	0	MPS3 – 15	-
Accounting Officer I#	1	0	MPS28 – 33	-
Supplies Supervisor II#	1	0	MPS3 – 15	-
Senior Personal Secretary#	1	0	MPS22 – 27	-
Personal Secretary I#	5	0	MPS16 – 21	-
Personal Secretary II#	11	3	MPS4 – 15	-
Confidential Assistant#	1	0	MPS9 – 17	-
Senior Clerical Officer#	1	0	MPS22 – 27	-
Clerical Officer#	13	0	MPS16 – 21	-
Assistant Clerical Officer#	31	0	MPS3 – 15	-
Clerical Assistant#	31	0	MPS1 – 10	-
Office Assistant#	6	0	MPS1 – 6	-
Motor Driver#	9	0	MPS5 – 8	-
Workman II#	10	0	MOD0 – 8	-

* "D" denotes Directorate Pay Scale; "MPS" denotes Master Pay Scale; and "MOD" denotes Model Scale I Pay Scale.

\# Also provides support to other programmes.

§ An officer was holding a supernumerary post which lapsed on 2 March 2018.

β An officer is accommodated in a supernumerary Executive Officer II post created by holding against a vacant Executive Officer I post.

3) In 2017-18, the Planning Department (PlanD)'s total expenditure on overtime allowance was about $207,000, involving about 1 400 hours of overtime work performed by its frontline staff. There is no breakdown of the overtime allowance by Programmes.

According to the relevant Civil Service Regulations, overtime work should normally be compensated by time off in lieu. Where this is not practicable, eligible staff, that is non-professional staff in ranks with pay scales maxima on or below Point 25 and minima on or below Point 19 of the Master Pay Scale, may claim overtime allowance.

4) While the increase in the staff establishment of PlanD in recent years was mainly due to the creation of time-limited posts to provide manpower support for various tasks, the net increase of 50 posts in 2018-19 is mainly due to creation of permanent posts to strengthen support for enforcement against unauthorised developments, planning studies and smart city initiatives. Time-limited posts will lapse after the approved period. PlanD will continue to review its staff requirement.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0557)

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:

According to the Planning Department (PlanD), it is estimated that a total of about 340 hectares (ha) of brownfield sites are involved in the Kwu Tung North and Fanling North New Development Areas (NDAs), Hung Shui Kiu NDA, and Yuen Long South development. The potential development areas in the New Territories (NT) North are estimated to cover another 200 ha of brownfield sites. In addition, PlanD has commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in 2017. In this connection, please advise this Committee of the following:

1. PlanD has indicated that the Study would include a comprehensive examination of the overall distribution and uses of brownfield sites in NT through site inspection, questionnaire survey, stakeholder interview, etc. In this regard, how many site inspections, questionnaire surveys and stakeholder interviews have been conducted by the Government to date? What are the groups and stakeholders met with the Government in the interviews?

2. What is the current progress of the Study? When will the findings be expected to be released?

3. PlanD indicated last year that the cost estimate for the Study was $13 million and four time-limited posts (including professionals and supporting staff) would be created to oversee the Study. Is there any need to revise or increase the cost estimate concerned? If yes, what are the reasons?

Asked by: Hon LAU Ip-keung, Kenneth (Member Question No. (LegCo use): 58)

Reply:

In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department (PlanD) commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017.

According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. In addition, the consultant has interviewed key stakeholder groups of various backgrounds, including those in the logistics and port back-up industries, vehicle repairing and related industries, waste recycling industry, construction industry, rural industry and general warehouse/storage/vehicle parking. The Study is scheduled for completion within this year. We would consider how to engage stakeholders in discussion on the policy issues of developing brownfield sites later on with the assistance of the findings of the survey.

Four time-limited non-directorate posts (including professionals and supporting staff) have been created in PlanD to oversee the Study. The cost estimate of the Study has been revised to $13.72 million taking into account the fee of the awarded contract.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3211)

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:

During 2017-18, the Planning Department has undertaken various land use reviews with a view to increasing housing and commercial land supply. In this connection, please inform this Committee of the land area successfully rezoned for housing and commercial uses in the past five years; the estimated number of public and private housing flats and the estimated gross floor area to be provided upon successful rezoning of land for housing use; and the estimated gross floor area to be provided upon successful rezoning of land for commercial use, broken down by the 18 districts in Hong Kong.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 47)

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 2018, among the some 210 sites, 104 sites with a total area of about 170 hectares (ha) are already rezoned or allocated for housing development, capable of providing about 122 900 flats (including about 78 600 public housing flats and about 44 300 private housing flats). Their relevant information including land area and flat number is set out at **Annex 1**.

As for commercial land, eight sites have been rezoned for commercial/business uses providing about 438 900 square metres of gross floor area. The detailed breakdown is set out at **Annex 2**.

- End -

附件一
Annex 1

104 potential housing sites completed with rezoning /allocated for residential use
已完成改劃/已撥作房屋用途的 104 幅具房屋發展潛力用地

District 地區	**Location 地點**	**Housing Type 房屋類型**	**Site Area (in ha) 用地面積 (公頃)** (Note 註 1)	**Flat Number 單位數目** (Note 註 1)
Eastern 東區	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan 柴灣柴灣道/永平街/新廈街交界	Public 公營	0.33	800
	Java Road, North Point 北角渣華道	Public 公營	0.12	240
	Subtotal 分區總數 (about 約): *		**0.45**	**1 040 (Public 公營: 1 040)**
Southern 南區	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Shouson Hill 壽臣山道西與黃竹坑徑交界處	Private 私營	1.27	32
	West of Wong Ma Kok Road (near Regalia Bay), Stanley 赤柱黃麻角道以西 (近富豪海灣)	Private 私營	2.55	210
	Lee Nam Road, Ap Lei Chau 鴨脷洲利南道	Private 私營	1.18	1 416
	Subtotal 分區總數 (about 約): *		**5.0**	**1 660 (Private 私營: 1 660)**
Kowloon City 九龍城	Sheung Shing Street, Ho Man Tin 何文田常盛街	Private 私營	0.91	910
	Mok Cheong Street, Ma Tau Kok 馬頭角木廠街	Public 公營	0.41	600
	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong 九龍塘龍翔道與獅子山隧道公路交界處	Private 私營	1.13	680
	Subtotal 分區總數 (about 約): *		**2.45**	**2 190 (Public 公營: 600 Private 私營: 1 590)**

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Kwun Tong 觀塘	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong 油塘高超道與碧雲路交界處	Public 公營	0.72	660
	Lei Yue Mun Path, Lei Yue Mun 鯉魚門徑	Private 私營	0.32	375
	Sau Ming Road, Kwun Tong 觀塘秀明道	Public 公營	0.28	325
	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong 油塘崇信街與仁宇圍交界處	Private 私營	1.06	730
	Hiu Ming Street/Hiu Kwong Street, Kwun Tong 觀塘曉明街/曉光街	Public 公營	1.13	1 080
	Ko Chiu Road, Yau Tong 油塘高超道	Private 私營	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong 油塘欣榮街 (近鯉魚門邨)	Public 公營	1.11	2 400
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing) 前茶果嶺高嶺土礦場 (私營房屋)	Private 私營	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing) 前茶果嶺高嶺土礦場 (公營房屋)	Public 公營	1.41	980
	Public Transport Interchange near Kwong Tin Estate, Lam Tin 鄰近藍田廣田邨的 公共運輸交匯處 (Note 註 2)	To be Confirmed 待定	To be Confirmed 待定	To be Confirmed 待定
	Public Transport Interchange near Lam Tin Estate, Lam Tin 鄰近藍田邨的公共運輸交匯處 (Note 註 2)	To be Confirmed 待定	To be Confirmed 待定	To be Confirmed 待定
	Subtotal 分區總數 (about 約): *		**8.23**	**8 270 (Public 公營:5 450 Private 私營: 2 820)**

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Sham Shui Po **深水埗**	Junction of Fuk Wa Street/ Fuk Wing Street (East of Camp Street), Sham Shui Po 深水埗福華街與福榮街交界處(營盤街以東)	Private 私營	0.31	475
	Junction of Fat Tseung Street West and Sham Mong Road, Sham Shui Po 深水埗發祥街西與深旺道交界處	Public 公營	0.62	800
	North of Yin Ping Road, Tai Wo Ping 大窩坪延坪道以北	Private 私營	2.04	980
	Subtotal 分區總數 (about 約): *		**2.97**	**2 260** **(Public 公營: 800** **Private 私營: 1 460)**
Kwai Tsing **葵青**	Sai Shan Road, Tsing Yi (previously known as Near Mayfair Gardens) 青衣細山路(前稱近美景花園)	Private 私營	0.62	740
	Near Cheung Wang Estate, Tsing Yi 青衣近長宏邨	Private 私營	0.14	153
	Junction of Tsing Yi Road and Tsing Hung Road, Area 22B , Tsing Yi 青衣第 22B 區青衣路與青鴻路交界處	Public 公營	2.29	2 800
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung 鄰近葵涌麗瑤邨的公共運輸交匯處(Note 註 2)	To be Confirmed 待定	To be confirmed 待定	To be Confirmed 待定

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi 鄰近青衣長青邨的公共運輸交匯處 (situated within Ching Hong Road North project Phase 3 座落於青康路北項目第三期內)	Public 公營	1.17 (Ching Hong Road North Phase 3) (青康路北第三期)	1 680 (Ching Hong Road North Phase 3 青康路北 第三期)
	Subtotal 分區總數 (about 約): *		**4.22**	**5 370 (Public 公營: 4 480 Private 私營: 890)**
Tsuen Wan 荃灣	Tsing Lung Tau, Sham Tseng, Tsuen Wan 荃灣深井青龍頭	Private 私營	0.49	175
	Sha Tsui Road, Tsuen Wan 荃灣沙咀道	Public 公營	1.02	970
	Four "Comprehensive Development Area" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan 荃灣沙咀道與楊屋道之間的四幅「綜合發展區」用地	Private 私營	3.61	3 550
	Subtotal 分區總數 (about 約): *		**5.12**	**4 700 (Public 公營: 970 Private 私營: 3 730)**
Islands 離島	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau 坪洲前坪洲公立志仁學校 (北面部份)	Private 私營	0.16	16
	Ngan Kwong Wan Road West, Mui Wo 梅窩銀礦灣路西端	Public 公營	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung 東涌第 27 區東涌路近山下	Public 公營	0.92	1 200
	Subtotal 分區總數 (about 約): *		**1.85**	**1 720 (Public 公營: 1 700 Private 私營: 20)**

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Sai Kung **西貢**	Junction of Pik Sha Road & Clear Water Bay Road 清水灣道與碧沙路交界處	Private 私營	0.13	4
	Tui Min Hoi, Hong Kin Road, Sai Kung 西貢對面海康健路	Private 私營	0.35	61
	Hong Tsuen Road, Sai Kung Tuk 西貢篤康村路	Private 私營	0.87	318
	Anderson Road Quarry (Site 1) 安達臣道石礦場 (用地 1)	Public 公營	3.18	3 000
	Anderson Road Quarry (Site 2) 安達臣道石礦場(用地 2)	Private and Starter Homes 私營及「港人首置上車盤」	8.88	6 410
	Subtotal 分區總數 (about 約): *		**13.41**	**9 790** **(Public 公營: 3 000** **Private 私營: 6 790)**
Sha Tin **沙田**	Pik Tin Street, Area 4D, Shatin 沙田第 4D 區碧田街	Public 公營	0.29	270
	Mei Tin Estate, Area 4C, Shatin 沙田第 4C 區近美田邨	Public 公營	0.24	220
	Whitehead, Ma On Shan 馬鞍山白石	Private 私營	6.12	1 050
	Shui Chuen O, Shatin 沙田水泉澳	Public 公營	12.45	11 123
	"Residential (Group B)3" site at Hang Kwong Street, Ma On Shan 馬鞍山恆光街	Private 私營	0.35	178
	Ma Kam Street, Ma On Shan 馬鞍山馬錦街	Private 私營	0.31	310
	Kwei Tei Street, Fo Tan 火炭桂地街	Public 公營	4.09	4 850

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Wo Sheung Tun Street, Fo Tan 火炭禾上墩街	Public 公營	0.86	806
	Lok Wo Sha Lane, Area 111, Ma On Shan 馬鞍山第 111 區落禾沙里	Private 私營	0.83	422
	Au Pui Wan Street, Area 16B, Fo Tan 火炭第 16B 區坳背灣街	Public 公營	0.70	810
	North of Tai Po Road near Garden Villa, Tai Wai 大圍大埔公路以北近牡丹園	Private 私營	0.33	140
	North of To Shek Service Reservoir, Sha Tin 沙田多石配水庫以北	Private 私營	1.13	680
	Junction of Hang Kin Street and Hang Ming Street, Area 90B, Ma On Shan 馬鞍山第 90B 區恆健街與恆明街交界處	Public 公營	0.59	735
	Ma On Shan Road (Northern Portion) 馬鞍山路(北面部分)	Public 公營	1.93	2 100
	Ma On Shan Road (Southern Portion) 馬鞍山路(南面部分)	Public 公營		
	North of Lai Ping Road near Yung Ping Path, Kau To 九肚麗坪路以北近雍坪徑	Private 私營	0.67	400
	Whitehead, Ma On Shan 馬鞍山白石	Private 私營	0.46	180
	Hang Tai Road, Area 86B, Ma On Shan 馬鞍山第 86B 區恆泰路	Public 公營	1.90	1 900
	Subtotal 分區總數 (about 約): *		**33.25**	**26 170** **(Public 公營: 22 810** **Private 私營: 3 360)**

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Tai Po **大埔**	Pak Shek Kok, Tai Po 大埔白石角	Private 私營	3.80	1 580
	Site 1A, Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po 大埔白石角科進路與博研路交界處	Private 私營	8	3 380
	Site 1B, Fo Chun Road, Pak Shek Kok, Tai Po 大埔白石角科進路	Private 私營		
	Site 1C, Chong San Road, Pak Shek Kok, Tai Po 大埔白石角創新路	Private 私營		
	Site 1D, Fo Yin Road, Pak Shek Kok, Tai Po 大埔白石角科研路	Private 私營		
	Lo Fai Road (Eastern Portion) 露輝路(東面)	Private 私營	4.13	660
	Lo Fai Road (Western Portion) 露輝路(西面)	Private 私營		
	Shan Tong Road, Lai Chi Shan, Tai Po 大埔荔枝山山塘路	Private 私營	4.25	1 785
	Chung Nga Road East, Tai Po 大埔頌雅路東面	Public 公營	7.77	6 850
	Area 9, Tai Po 大埔第 9 區	Public 公營		
	Chung Nga Road West, Tai Po 大埔頌雅路西面	Public 公營	1.78	950
	Near Cheung Shue Tan Road, Tai Po Kau 大埔滘近樟樹灘路	Private 私營	1.08	150

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Tai Po Road, Tai Po Kau (previously known as Near Junction of Tai Po Road and Yat Yiu Avenue) 大埔滘大埔公路(前稱鄰近大埔公路與逸遙路交界處)	Private 私營	2.09	280
	Subtotal 分區總數 (about 約): *		**32.9**	**15 640 (Public 公營: 7 800 Private 私營: 7 840)**
North 北區	Ex-Kin Tak Public School, Kwu Tung South 古洞南前建德公立學校	Private 私營	0.64	43
	Choi Yuen Road, Fanling Area 27 粉嶺第 27 區彩園路	Public 公營	1.24	1 160
	South of Yung Shing Court, Fanling Area 49 粉嶺第 49 區雍盛苑以南	Public 公營	0.82	780
	Queen's Hill (Site 1), Lung Yeuk Tau 龍躍頭皇后山 (用地 1)	Public 公營	13.77	12 000
	Queen's Hill (Site 2), Lung Yeuk Tau 龍躍頭皇后山 (用地 2)	Public 公營	3.97	1 900
	Pak Wo Road, Fanling 粉嶺百和路	Public 公營	1.14 (Note 註 3)	1 467 (Note 註 3)
	Area 48, Fanling/Sheung Shui 粉嶺/上水第 48 區	Public 公營	4	4 000
	Subtotal 分區總數 (about 約): *		**25.58**	**21 350 (Public 公營: 21 310 Private 私營:40)**

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
Tuen Mun **屯門**	Tseung Choi Street, Area 4, Tuen Mun 屯門第 4 區井財街	Private 私營	0.22	140
	East of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以東	Private 私營	2.68	1 290
	West of So Kwun Wat Road, Area 56, Tuen Mun 屯門第 56 區掃管笏路以西	Private 私營	0.75	390
	Tsun Wen Road, Tuen Mun 屯門震寰路	Private 私營	1.56	1 900
	Ex-Gordon Hard Camp Site, Area 48, Tuen Mun 屯門第 48 區前歌頓軍營	Private 私營	1.10	190
	Tsing Ha Lane, Area 20, Tuen Mun 屯門第 20 區青霞里	Private 私營	0.61	370
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Western Portion) 屯門第 48 區青山公路—青山灣段(近管青路) 前下掃管軍營用地 (西面部分)	Private 私營	2.40	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun 屯門第 16 區恆富街與海榮路交界處	Private 私營	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) 屯門青山公路-青山灣段顯法里(第 1 期) (前稱屯門第 39 區前香港基督教服務處培愛學校(第 1 期))	Public 公營	0.48	380
	Area 29 West, Tuen Mun 屯門第 29 西區	Public 公營	1.32	830

District 地區	Location 地點	Housing Type 房屋類型	Site Area (in ha) 用地面積 (公頃) (Note 註 1)	Flat Number 單位數目 (Note 註 1)
	Area 2, Tuen Mun 屯門第 2 區	Public 公營	0.25	290
	Ex-Perowne Barracks (near Kwun Tsing Road), Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun (Eastern Portion) 屯門第 48 區青山公路—青山灣段(近管青路) 前下掃管軍營用地 (東面部分)	Private 私營	2.78	1 586
	North of Jade Cove, So Kwun Wat, Tuen Mun 屯門掃管笏琨崙以北	Private 私營	6.03	2 000
	North of The Aegean, So Kwun Wat, Tuen Mun 屯門掃管笏愛琴灣以北	Private 私營		
	North of Fiona Garden, So Kwun Wat, Tuen Mun 屯門掃管笏富安居以北	Private 私營		
	Area 54 Site 5, Tuen Mun 屯門第 54 區第 5 號地盤	Public 公營	0.77	700
	Kei Lun Wei, Area 54, Tuen Mun 屯門第 54 區麒麟圍	Public 公營	1	1 000
	South of Kwun Chui Road, Area 56, Tuen Mun 屯門第 56 區管翠路以南	Private 私營	1.22	720
	Subtotal 分區總數 (about 約): *		**24.05**	**13 480** **(Public 公營: 3 200** **Private 私營: 10 280)**
Yuen Long 元朗	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long 元朗友善街前凹頭政府宿舍	Public 公營	3.71	1 240
	Tak Yip Street, Tung Tau, Yuen Long 元朗東頭德業街	Private 私營	3.87	430
	Junction of Fu Yip Street and Wang Yip Street West, Yuen Long 元朗富業街與宏業西街交界處	Public 公營		230
	Two “Residential (Group E)1” sites at Wang Yip Street West, Yuen Long 元朗宏業西街的兩幅「住宅（戊類）1」用地	Private 私營		2 820

District 地區	**Location 地點**	**Housing Type 房屋類型**	**Site Area (in ha) 用地面積 (公頃)** (Note 註 1)	**Flat Number 單位數目** (Note 註 1)
	Au Tau, Yuen Long (previously known as Ha Ko Po Tsuen, Kam Tin North) 元朗凹頭 (前稱錦田北下高埔村)	Private 私營	3.22	551
	Wang Chau Phase 1, Yuen Long 元朗橫洲第 1 期	Public 公營	5.67	4 000
	Subtotal 分區總數 (about 約): *		**16.47**	**9 270 (Public 公營: 5 470 Private 私營: 3 800)**
Total 總數 (about 約) *			**175.95**	**122 900 (Public 公營: 78 620 Private 私營: 44 280)**

Notes 註:

1. The estimated site area and flat numbers are for reference only and may be subject to changes at the design stage.
預計用地面積及住宅單位數目僅供參考，並可能會在設計階段有所更改。

2. The housing type and development parameters are subject to studies.
房屋類型及發展參數有待研究。

3. A planning application (No. A/FSS/254) was submitted to the Town Planning Board (TPB) for the site zoned "Government, Institution or Community" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.
城規會轄下的鄉郊及新市鎮規劃小組委員會於 2017 年 2 月 3 日，在有附帶條件下批准有關粉嶺百和路一幅被劃為「政府、機構或社區」地帶的土地用作住宅發展及長者居住單位及安老院舍的《城市規劃條例》第 16 條規劃申請(編號: A/FSS/254) 。

* Flat numbers are rounded to the nearest ten or hundred and thus may not add up to the total due to rounding.
單位數目計至最近的十位或百位整數。由於進位原因，數字相加結果可能不等於所列總數。

Eight potential commercial sites completed with rezoning /allocated for commercial use
已完成改劃/已撥作商業用途的 8 幅具商業發展潛力用地

District **地區**	**Location** **地點**	**Use** **用途**	**Site Area (ha)** **用地面積** **(公頃)** **(Note 註 1)**	**Estimated Gross Floor Area (m^2)** **預計樓面面積** **(平方米)** **(Note 註 1)**
Sham Shui Po **深水埗**	J/O Lai Chi Kok Road and Cheung Shun Street (NKIL 6582) 荔枝角道及長順街交界（新九龍內地段第 6582 號）	Commercial 商業	0.42	50 052
	Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan (NKIL 6572) 長沙灣永康街、汝州西街及永明街交界(新九龍內地段第 6572 號）	Commercial 商業	0.29	34 476
	King Lam Street, Cheung Sha Wan (NKIL 6505) 長沙灣瓊林街（新九龍內地段第 6505 號）	Commercial 商業	0.77	92 736
	Subtotal 分區總數 (about 約):		**1.48**	**177 264**
Kwun Tong **觀塘**	J/O Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong (NKIL 6512) 觀塘鴻業街、偉業街、順業街及海濱道交界（新九龍內地段第 6512 號）	Commercial 商業	0.68	82 116
	Subtotal 分區總數 (about 約):		**0.68**	**82 116**
Kwai Tsing **葵青**	Tai Lin Pai Road, Kwai Chung (KCTL 517) 葵涌大連排道(葵涌市地段第 517 號）	Commercial 商業	0.12	11 474
	Subtotal 分區總數 (about 約):		**0.12**	**11 474**
Central and Western **中西區**	Queensway Plaza 金鐘廊	Commercial 商業	0.62	93 300
	Murray Road Multi-storey Carpark 美利道多層停車場	Commercial 商業	0.29	43 200
	Subtotal 分區總數 (about 約):		**0.91**	**136 500**

District 地區	Location 地點	Use 用途	Site Area (ha) 用地面積 (公頃) (Note 註 1)	Estimated Gross Floor Area (m^2) 預計樓面面積 (平方米) (Note 註 1)
Yau Tsim Mong 油尖旺	Middle Road Multi-storey Carpark 中間道多層停車場	Commercial 商業	0.26	31 560
	Subtotal 分區總數 (about 約): *		**0.26**	**31 560**
Total 總數 (about 約)			**3.45**	**438 914**

Notes 註:

1. The estimated site area and gross floor area are for reference only and may be subject to changes at the design stage.

預計用地面積及樓面面積僅供參考，並可能會在設計階段有所更改。

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0186)

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 2018-19, the Administration states that it will continue to 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 connection, will the Administration inform this Council the latest progress in increasing the maximum domestic plot ratios allowed in different Density Zones? Does it estimate the number of floor space as well as the number of residential units (including both public and private housing) that could be increased with the increase of maximum domestic plot ratios allowed in different Density Zones? When will the Government announce its actual plan in increasing maximum domestic plot ratios allowed in different Density Zones? Will the Administration consider setting up an intra-departmental office to consolidate and facilitate the works of increasing maximum domestic plot ratios allowed in different Density Zones? If yes, of the details; if no, of the reasons.

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 67)

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 sites located in certain Density Zones by 20% as appropriate (except for the north of Hong Kong Island and Kowloon Peninsula which are more densely populated).

The development intensity of housing sites would be determined having regard to the relevant planning guidelines and maximum domestic PRs to the extent permissible in planning terms, subject to any technical assessments to be conducted as required statutorily or considered necessary by the concerned bureaux/departments.

Since 2014, the Town Planning Board has granted planning permission for relaxation of development intensity for 36 housing sites in different Density Zones, with an estimated increase in domestic gross floor area of about 300 000 square metres or number of residential units of about 8 800 flats.

The relevant work is facilitated by Housing and Office Land Supply Section of the Planning Department (PlanD) to implement measures to increase housing and office land resources. Individual planning applications to increase development intensity are processed by staff in the PlanD as part of their overall duties.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3175)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Will the Administration provide this Committee with information about land sites reserved for residential use in the Government's land sale programme since 2014/15 in the given tabular form:

	No. of sites requires land-use change (No. of sites succeeded in changing land use)	No. of flats to be produced / (produced)	No. of sites requires development-parameter change (No. of sites succeeded in changing development parameters)	No. of flats to be produced / (produced)	Average processing time [in months] for vetting proposals about land-use change (Average processing time [in months] for amendments to the development parameters of the Outline Zoning Plans)	The longest and the shortest time taken to complete the vetting for land-use change [in months]	The longest and the shortest time taken to complete the vetting for amendments to the development parameters of the Outline Zoning Plans [in months]	Reasons for the sites failed to change land use or development parameters (the potential number of flats could have otherwise been produced)
2014/15								
2015/16								
2016/17								
2017/18								

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 66)

Reply:

Information on residential sites in the Government's Land Sale Programme from 2014-15 to 2018-19 requiring amendments to the outline zoning plan (OZP) to change land use zoning and/or development parameters are set out in the following table :

Financial year	**Total number of sites requiring amendment to OZP (position as at the date of announcing the relevant annual Land Sale Programme)#**	**Estimated flat number* (about)**	**Number of sites for which amendment to OZP has been approved (position as at 9 March 2018)**	**Estimated flat number* (about)**	**Remarks**
2014-15	15	8 200	12	7 380	The Town Planning Board (TPB) agreed to retain two sites as "Green Belt"/ "Government, Institution or Community" zones instead of rezoning them for residential use. Amendment to OZP for the remaining one site is held up by judicial review proceedings.
2015-16	9	5 540	9	5 540	-
2016-17	2	1 470	1	1 420	Amendment to OZP for the remaining one site is held up by judicial review proceedings.

Financial year	**Total number of sites requiring amendment to OZP (position as at the date of announcing the relevant annual Land Sale Programme)#**	**Estimated flat number* (about)**	**Number of sites for which amendment to OZP has been approved (position as at 9 March 2018)**	**Estimated flat number* (about)**	**Remarks**
2017-18	13	10 900	2	1 180	Of the remaining 11 sites, amendments to OZP for nine sites are being processed, whilst the other two are subject to technical assessments.
2018-19	3	2 700	-	-	Of the three sites, amendments to OZPs for two sites are being processed, while the remaining one site is held up by judicial review proceedings.

To avoid double-counting, sites are counted only once in the financial year when they were first announced as requiring OZP amendments at the relevant annual Land Sale Programme announcement.

* The actual flat number is subject to individual developer's design.

In accordance with the Town Planning Ordinance (Cap. 131), amendments to OZPs will be exhibited for public inspection for a period of two months and submitted to the Chief Executive in Council (CE in C) for approval within nine months after the expiry of the plan exhibition period. An extension of up to six months may also be required depending on individual circumstances. The exact time taken to complete the statutory rezoning process varies from case to case. For most of the above sites, the time taken ranged from seven months to 17 months, with the latter involving mainly more substantial amount of representations or 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 OZP amendment process is subject to legal proceedings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3231)

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 this Committee with information about sites reserved for residential use in the Government's land sale programme in the table below:

	No. of sites requires land-use change (No. of sites succeeded in changing land use)	No. of flats to be produced/ (produced)	No. of sites requires development-parameter change (No. of sites succeeded in changing development parameters)	No. of flats to be produced/ (produced)	Average processing time [in months] for vetting proposals about land-use change (Average processing time [in months] for amendments to the development parameters of the Outline Zoning Plans)	The longest and the shortest time taken to complete the vetting for land-use change [in months]	The longest and the shortest time taken to complete the vetting for amendments to the development parameters of the Outline Zoning Plans [in months]	Reasons for the sites failed to change land use or development parameters (the potential number of flats could have otherwise been produced)
2016-17								
2017-18								
2018-19								

Asked by: Hon SHEK Lai-him, Abraham (Member Question No. (LegCo use): 41)

Reply:

Information on residential sites in the Government's Land Sale Programme from 2016-17 to 2018-19 requiring amendments to the outline zoning plan (OZP) to change land use zoning and/or development parameters are set out in the following table :

Financial year	Total number of sites requiring amendment to OZP (position as at the date of announcing the relevant annual Land Sale Programme)#	Estimated flat number* (about)	Number of sites for which amendment to OZP has been approved (position as at 9 March 2018)	Estimated flat number* (about)	Remarks
2016-17	2	1 470	1	1 420	Amendment to OZP for the remaining one site is held up by judicial review proceedings.
2017-18	13	10 900	2	1 180	Of the remaining 11 sites, amendment to OZP for nine sites are being processed, whilst the other two are subject to technical assessments.
2018-19	3	2 700	-	-	Of the three sites, amendments to OZPs for two sites are being processed, while the remaining one site is held up by judicial review proceedings.

To avoid double-counting, sites are counted only once in the financial year when they were first announced as requiring OZP amendments at the relevant annual Land Sale Programme announcement.

* The actual flat number is subject to individual developer's design.

In accordance with the Town Planning Ordinance (Cap. 131), amendments to OZPs will be exhibited for public inspection for a period of two months and submitted to the Chief Executive in Council (CE in C) for approval within nine months after the expiry of the plan exhibition period. An extension of up to six months may also be required depending on individual circumstances. The exact time taken to complete the statutory rezoning process varies from case to case. For most of the above sites, the time taken ranged from seven months to 17 months, with the latter involving mainly more substantial amount of representations or 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 OZP amendment process is subject to legal proceedings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1723)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:
Please provide information on changes of areas (in hectare) for all land use zones on statutory plans over the past five years.

	2014	2015	2016	2017	2018
Comprehensive Development Area					
Commercial					
Commercial/Residential					
Residential (Group A)					
Residential (Group B)					
Residential (Group C)					
Residential (Group D)					
Residential (Group E)					
Village Type Development					
Agriculture					
Industrial					
Industrial (Group D)					
Open Storage					
Government, Institution or Community					

	2014	2015	2016	2017	2018
Open Space					
Recreation					
Recreation Priority Area					
Green Belt					
Country Park					
Conservation Area					
Conservation Area (for wetland only)					
Coastal Protection Area					
Site of Special Scientific Interest					
Other Specified Uses					
Other Specified Uses (Amenity Area)					
Other Specified Uses (Business)					
Other Specified Uses (Container Related Uses)					
Other Specified Uses (Industrial Estate)					
Other Specified Uses (Rural Use)					
Other Specified Uses (Mixed Use)					
Other Specified Uses (Comprehensive Development and Wetland Protection Area)					
Other Specified Uses (Comprehensive Development and Wetland Enhancement Area)					

	2014	2015	2016	2017	2018
Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)					
Other Specified Uses (Sports and Recreation Club)					
Unspecified Use					
Undetermined					
Total area covered by statutory plans					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 533)

Reply:

The area of various land use zones on statutory plans[1] in the past five years is tabulated below.

Main Zoning	**Area in hectare (about) by Year[2]**				
	2014	**2015**	**2016**	**2017**	**2018**
Comprehensive Development Area	725	725	702	623	623
Commercial	354	356	368	396	396
Commercial/Residential	87	87	87	86	86
Residential (Group A)	2 869	2 891	2 965	3 099	3 100
Residential (Group B)	946	969	989	1 004	1 004
Residential (Group C)	1 306	1 303	1 322	1 287	1 287
Residential (Group D)	471	471	471	432	432
Residential (Group E)	80	80	80	80	80
Village Type Development	3 338	3 338	3 368	3 378	3 377
Agriculture	3 170	3 176	3 187	3 174	3 174
Industrial	405	400	383	386	386

Main Zoning	Area in hectare (about) by Year[2]				
	2014	2015	2016	2017	2018
Industrial (Group D)	127	127	127	115	115
Open Storage	428	428	428	384	384
Government, Institution or Community	3 295	3 281	3 323	3 389	3 389
Open Space	2 151	2 170	2 189	2 282	2 282
Recreation	634	634	636	584	584
Recreation Priority Area	4	4	4	4	4
Green Belt	15 580	15 858	16 293	16 342	16 342
Country Park	3 669	3 669	3 669	3 669	3 669
Conservation Area	5 266	5 635	5 722	5 770	5 770
Conservation Area (for wetland only)[3]	0	0	0	0	0
Coastal Protection Area	776	818	827	836	836
Site of Special Scientific Interest	1 136	1 136	1 136	1 139	1 139
Other Specified Uses[4]	6 307	6 909	6 947	7 103	7 103
Other Specified Uses (Amenity Area)	84	84	84	84	84
Other Specified Uses (Business)	199	202	213	213	213
Other Specified Uses (Container Related Uses)	119	119	119	119	119
Other Specified Uses (Industrial Estate)	253	253	253	253	253
Other Specified Uses (Rural Use)	49	49	50	43	43
Other Specified Uses (Mixed Use)	24	24	24	37	37
Other Specified Uses (Comprehensive Development and Wetland Protection Area)	8	8	8	8	8

Main Zoning	Area in hectare (about) by Year[2]				
	2014	**2015**	**2016**	**2017**	**2018**
Other Specified Uses (Comprehensive Development and Wetland Enhancement Area)	405	405	405	405	405
Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)	121	121	121	121	121
Other Specified Uses (Sports and Recreation Club)	87	87	91	91	91
Unspecified Use[5]	1 277	778	249	0	0
Undetermined	582	582	573	509	509
Total area covered by statutory plans[6]	59 691	60 499	60 805	60 909	60 909

Notes:

[1] Statutory plans including the prevailing outline zoning plans (OZPs) and development permission area (DPA) plans in the corresponding year.

[2] The area for the years 2014 to 2017 is as at end of the respective years, while the area for year 2018 is as at end of February 2018.

[3] There is no "Conservation Area (for wetland only)" zoning on statutory plans. Wetlands of conservation value are covered by "Conservation Area" zone, "Site of Special Scientific Interest" zone or other "Other Specified Uses" zones in the table.

[4] This is the total area zoned "Other Specified Uses" including other "Other Specified Uses" zones not listed in this table.

[5] There is no land under 'Unspecified Use' for the years 2017 and 2018 as the DPA plans in the years 2014 to 2016 have been replaced by OZPs with 'Unspecified Use' replaced by other zonings.

[6] The total area covered by statutory plans is not a summation of the area of the various land use zones listed in the table, because of Note 4 above and other uses (e.g. road and railway) not covered in this table.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1340)

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 progress of "Hong Kong 2030+" Study and the planning of territorial development strategy transcending 2030, please advise this Committee of the following:

a.) How many public engagement activities and consultations were held for the "Hong Kong 2030+" and what was the expenditure involved in the past four years?

	Date of Activity	Location of Activity	Number of Participants	Total Expenditure on Activity	Expenditure on Manpower	Expenditure on Rent (if any)	Expenditure on Administration Cost
2014-2015							
2015-2016							
2016-2017							
2017-2018							

b.) What is the estimated expenditure on the "Hong Kong 2030+" Study this year? Please provide details in the table below.

	Total Expenditure on the Study	Expenditure on Environmental Assessment	Expenditure on Consultation	Expenditure on Administration Cost	Expenditure on Legal Cost	Deployment of Manpower
2018-2019 (estimated)						

c.) What is the estimated expenditure on consultants for the "Hong Kong 2030+" Study this year? Please provide details in the table below.

	Name of Company	Nature of Project	Expenditure on Consultancy	Department in Charge
2018-2019 (estimated)				

d.) What was the expenditure on engaging consultants for the "Hong Kong 2030+" Study for the past four years? Please provide details in the table below.

	Name of Company	Nature of Project	Expenditure on Consultancy	Department in Charge
2014-2015				
2015-2016				
2016-2017				
2017-2018				

e.) How many discussions the Government had held with the Mainland over the "Hong Kong 2030+" Study in the past two years? What was the expenditure involved?

	Date of Discussion	Participants	Location of Discussion	Expenditure
2016-2017				
2017-2018				

f.) What is the estimated expenditure on discussions that the Government will hold with the Mainland over the "Hong Kong 2030+" Study this year? Please provide details in the table below.

	Estimated Expenditure	Nature of Expenditure
2018-2019 (estimated)		

Asked by: Hon YEUNG Alvin (Member Question No. (LegCo use): 24)

Reply:

(a) - (d)

"Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") commenced in 2015 and is conducted by staff of the Planning Department (PlanD) and the Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work. External expertise/professional services have been engaged to undertake technical assessments (including Strategic Environmental Assessment; Transport and Land Use Assessment; Sustainability Assessment; and Review of Land Requirement for Grade A Offices, Business and Industrial Uses) and conduct public engagement (PE) activities. The total expenditure for these external expertise/professional services, including the PE, and the preparation of the final report of Hong Kong 2030+, is estimated to be about $29 million. Of these, about $0.3 million, $4.3 million and $1.7 million were spent on PE-related work in 2015-16, 2016-17 and 2017-18 respectively. The estimated expenditure on PE-related work in 2018-19 is about $0.33 million.

As regards the various consultancy services on technical assessments, a breakdown of expenditures from 2014-15 is set out below:

Year	Name of Company	Nature of Project	Expenditure on Consultancy ($m) (about)
2014-15	ICF Consulting Services Hong Kong Limited	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2.00
	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	0.15
2015-16	ICF Consulting Services Hong Kong Limited	Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2.07
	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	1.65
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	2.56
2016-17	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	0.33
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	0.76
2017-18	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	0.38
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	0.47
	RHL Surveyors Limited	Sustainability Assessment for Hong Kong 2030+	1.94
2018-19 (estimated)	Ove Arup & Partners Hong Kong Limited	Strategic Environmental Assessment for Hong Kong 2030+	2.77
	Ove Arup & Partners Hong Kong Limited	Transport and Land Use Assessment	2.05
	RHL Surveyors Limited	Sustainability Assessment for Hong Kong 2030+	3.05

(e) – (f)

As part of the technical visit to Guangdong Province, a briefing on "Hong Kong 2030+" to the Guangzhou Land Resources & Urban Planning Committee was held on 15 February 2017. The expenditure involved was $840, being the transport costs between Hong Kong and Guangzhou for the two PlanD staff concerned.

As for briefings on "Hong Kong 2030+" to visitors from Mainland authorities, they were conducted as part of the overall duties of staff of PlanD. We are unable to provide a separate breakdown of the resources incurred for this work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1344)

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:

The Department's work involves "collecting and collating data for making population, employment and other forecasts to facilitate territorial and other levels of planning studies". In respect of population forecast, please advise:

What is the length of the existing population forecast period set by the Department? Please list by year the projected distribution of population by age group during the forecast period.

		Year				
		2018	2019	2020	2021	2022
Age Group	0-4					
	5-9					
	10-14					
	15-19					
	20-24					
	25-29					
	30-34					
	35-39					
	40-44					
	45-49					
	50-54					
	55-59					
	60-64					
	65-69					
	70-74					
	75-79					
	80-84					
	85-89					
	90+					

Asked by: Hon YEUNG Alvin (Member Question No. (LegCo use): 50)

Reply:

Based on the projections of territorial population prepared by the Census and Statistics Department (C&SD), the Planning Department compiles projected distributions of population by geographical areas covering the short, medium and long-term up to 25 years for strategic planning purposes. The projected distribution of population by age group from 2018 to 2022 as set out in C&SD's "Hong Kong Population Projections 2017-2066" released on 8 September 2017 is tabulated below:

Age Group	**Year**				
	2018	**2019**	**2020**	**2021**	**2022**
0-4	280 900	283 500	281 500	280 200	278 000
5-9	312 300	312 000	312 400	304 300	295 000
10-14	272 700	288 200	307 200	327 200	347 200
15-19	295 600	286 900	280 200	275 900	281 400
20-24	433 100	409 100	380 500	356 800	329 900
25-29	518 500	514 200	517 200	519 800	519 100
30-34	571 200	577 700	581 200	582 400	587 600
35-39	590 800	597 500	604 000	607 800	606 200
40-44	554 100	548 000	546 400	553 700	560 900
45-49	569 400	568 700	568 500	558 700	555 100
50-54	595 900	576 300	561 000	558 600	559 100
55-59	638 100	641 800	637 700	622 700	605 500
60-64	551 600	574 000	593 500	606 700	608 500
65-69	427 900	446 200	461 300	483 200	509 600
70-74	281 800	311 700	348 100	379 500	395 100
75-79	191 800	191 500	194 400	202 200	230 200
80-84	173 600	174 100	175 700	174 100	167 100
85+	191 000	201 100	207 300	214 700	222 500
Total*	7 450 500	7 502 600	7 558 100	7 608 400	7 657 700

* The sum of individual items may differ slightly with the total as shown in the table due to rounding.

Source: Hong Kong Population Projections 2017-2066, C&SD

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1779)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

(a) the number of planning appeal cases being handled as well as judicial reviews lodged concerning statutory planning procedures in the past five years;

(b) regarding item (a), the number of judicial reviews ruled against the Town Planning Board, and the litigation costs involved in the past five years;

(c) the number of prosecution actions taken against unauthorised developments in the rural New Territories and the enforcement actions taken in the past five years.

Asked by: Hon YICK Chi-ming, Frankie (Member Question No. (LegCo use): 39)

Reply:

(a) The Planning Department serving as the executive arm of the Town Planning Board (TPB) handles planning appeal and judicial review (JR) cases concerning TPB's decisions. In the past five years (2013 to 2017), a total of 55 planning appeals and 29 JR applications have been lodged against TPB's decisions.

(b) Of the 29 JR applications mentioned in (a) above, two have been allowed by the Court of First Instance. The litigation costs involved, in terms of the legal costs arising out of JR cases, are covered by the overall funding provisions of the Department of Justice. As such, we are unable to provide a breakdown of the expenditure involved.

(c) In the past five years, a total of 12 254 statutory notices involving 2 139 enforcement cases were served and a total of 682 summons involving 239 prosecution cases were laid against unauthorised developments in the rural New Territories.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2074)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Given that the Department should formulate various development proposals that meet the social needs, it is particularly essential to launch the consultation work. Please tabulate the details of the following development projects, including the consultation work in the past and future, expenditure, hit rates of web pages, as well as printing volume of leaflets and consultation papers.

	2015	2016	2017	2018	2019
Hung Shui Kiu New Development Area (NDA)	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:
Tung Chung New Town Extension	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:
Sustainable Lantau Blueprint	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:

	2015	2016	2017	2018	2019
Strategic Study on Artificial Islands in the Central Waters	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:
Planning and Engineering Study on Housing Sites in Yuen Long South	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:
Planning and Engineering Study on North East New Territories NDA	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:	Expenditure: Hit rates of web pages: Printing volume of leaflets: Printing volume of consultation papers:

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 44)

Reply:

For the Tung Chung New Town Extension and Kwu Tung North and Fanling North New Development Areas projects, the planning and engineering (P&E) studies were completed before 2015.

For the Strategic Study on Artificial Islands in the Central Waters, the study item was withdrawn at the Public Works Subcommittee meeting of the Legislative Council on 26 November 2014. As the Study has not commenced, no public consultation work has been done since 2015.

For the Sustainable Lantau Blueprint and the P&E studies on Hung Shui Kiu (HSK) New Development Area (NDA) and Yuen Long South (YLS) Development, the requested information is provided below:-

	2015	**2016**	**2017**	**Estimate for 2018**	**Estimate for 2019**
Sustainable Lantau Blueprint (Note 1)	Expenditure: Nil	Expenditure: About $3.53 million	Expenditure: About $1.49 million	Public engagement completed	

	2015	**2016**	**2017**	**Estimate for 2018**	**Estimate for 2019**
Sustainable Lantau Blueprint (Note 1)	Hit rates of web pages: Nil Printing volume of leaflets: Nil Printing volume of consultation papers: Nil	Hit rates of web pages: 81 527 Printing volume of leaflets: 25 000 Printing volume of consultation papers: 6 000	Hit rates of web pages: 65 402 Printing volume of leaflets: 17 400 Printing volume of consultation papers: 15 800	Public engagement completed	
HSK NDA (Notes 2 & 3)	Expenditure (Note 4) Hit rates of web pages: 320 518 Printing volume of leaflets: 1 500 Printing volume of consultation papers: 20 000	Expenditure (Note 4) Hit rates of web pages: 331 570 Printing volume of leaflets: 0 Printing volume of consultation papers: 8 000	Expenditure (Note 4) Hit rates of web pages: 346 382 Printing volume of leaflets: 0 Printing volume of consultation papers: 0	P&E study completed	
YLS Development (Note 2 & 3)	Expenditure (Note 4) Hit rates of web pages: 27 488 Printing volume of leaflets: 0	Expenditure (Note 4) Hit rates of web pages: 34 310 Printing volume of leaflets: 8 200	Expenditure (Note 4) Hit rates of web pages: 42 429 Printing volume of leaflets: 0	Expenditure (Note 4) Hit rates of web pages: Not available yet Printing volume of leaflets: 0	P&E study expected to be completed in 2018

	2015	**2016**	**2017**	**Estimate for 2018**	**Estimate for 2019**
YLS Development (Note 2 & 3)	Printing volume of consultation papers: 0	Printing volume of consultation papers: 3 400	Printing volume of consultation papers: 4 000	Printing volume of consultation papers: 0	

Note 1: The Sustainable Lantau Blueprint was finalised and promulgated in June 2017, after taking into account the public views collected in the public engagement exercise commencing in January 2016 on the proposals listed out in the First-term Work Report of the Lantau Development Advisory Committee. In this reply, relevant information for the period from January 2016 (i.e. commencement of the public engagement exercise) to June 2017 (i.e. promulgation of the Sustainable Lantau Blueprint) is provided.

Note 2: The figure on printing volume of leaflets includes pamphlets, leaflets and posters.

Note 3: The figure on printing volume of consultation papers includes community engagement digest and information digest.

Note 4: Since the expenditure on public engagement exercise was included in the respective consultancy fee on a lump sum basis, we are unable to provide separate breakdowns of the expenditure incurred for the public engagement exercise.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0796)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development, Secretary for Transport and Housing

Question:

On the matters relating to new development planning and reclamation works, please advise:

(a) Please provide information in the form below:

(i) the anticipated commencement dates and completion dates of the works involved in the implementation of the plans
(ii) the area of land within the planning scope
(iii) the projected or actual area of reclamation
(iv) the area of land within the planning scope that will be (will continue to be) used for agricultural purposes
(v) the area of the green belt within the planning scope that will be (will continue to be) used for agricultural purposes
(vi) the total area of agricultural land rezoned to non-agricultural uses
(vii) the area of agricultural land under active farming rezoned to non-agricultural uses (including the area of green belt that can be used for agricultural purposes)
(viii) the actual/projected total area of permanent loss of fishing grounds
(ix) the actual/projected total area of temporary loss of fishing grounds
(x) the actual/projected total area of fishing restricted areas that have been/will be established
(xi) the area of land occupied by the vegetable marketing co-operative societies/ vegetable depots within the planning scope
(xii) the number and locations of pig farms on agricultural land rezoned to non-agricultural uses
(xiii) the number and locations of chicken farms on agricultural land rezoned to non-agricultural uses
(xiv) the number of farmers who need/needed to relocate their farms or change occupation due to rezoning of their agricultural land to non-agricultural uses
(xv) the actual/projected total amount of ex-gratia allowance that has been/will be granted

(xvi) the number of poultry farms within 3 km from the boundary of works areas

Proposed or existing development plan	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)
Kwu Tung North and Fanling North NDAs																
Hung Shui Kiu NDA																
Yuen Long South																
Kam Tin South near the West Rail Line and 3 adjacent public housing sites																
Reclamation outside the Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, South West Tsing Yi, Ma Liu Shui and artificial islands in the central waters)																
Lantau Developments (Tung Chung New Town Extension, Reclamation at Sunny Bay and Siu Ho Wan, Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island)																
Wang Chau Public Housing Development																
Other Development plans and maritime engineering																

Asked by: Hon HO Chun-yin, Steven (Member Question No. (LegCo use): 39)

Reply:

(a) Information on the respective proposed or on-going development planning is set out below:

Table 1

Proposed or Development Planning	**(i)**	**(ii) (ha)**	**(iii) (ha)**	**(iv) (ha)**	**(v) (ha)**	**(vi) (ha)**	**(vii) (ha)**
Kwu Tung North and Fanling North New (KTN/FLN) Development Areas (NDAs)	Subject to funding approval in the first half of 2019, Advance and First Phase Works to commence in the latter half of 2019 for phased completion from 2023 and onward. Programme for the Remaining Phase under review	612	Nil	58	128	87.6	28
Hung Shui Kiu (HSK) NDA	Advance Works to commence tentatively in 2019. Full completion expected by 2037/38 (Subject to review)	714	Nil	Nil	54 (Note 1)	27	7
Yuen Long South (YLS) Development	YLS works to commence tentatively in 2021/2022. Full completion expected by 2038 (Subject to review)	224	Nil	10	10 (Note 1)	12	5
Site formation and infrastructure works for the Initial Sites at Kam Tin South (KaTS)	Advance works to commence in 2018 for completion in 2021. Main works programme under review	19	Nil	Nil	Nil	5.9	4.8

Proposed or Development Planning	**(i)**	**(ii)** **(ha)**	**(iii)** **(ha)**	**(iv)** **(ha)**	**(v)** **(ha)**	**(vi)** **(ha)**	**(vii)** **(ha)**
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Subject to further study	Subject to further study	60-100 for Sunny Bay. 220-250 for Lung Kwu Tan. About 60 for Ma Liu Shui. Others subject to further study	Nil	Nil	Nil	Nil
Tung Chung New Town Extension (Note 2)	Reclamation: commenced in end 2017 for completion in end 2023 Site formation and infrastructure: under review	250	130	Nil (Note 3)	12 (Notes 3 and 4)	4.5 (Note 5)	0.7 (Note 5)
Wang Chau Public Housing Development (Note 6)	Commencement: 2018 Completion: Site formation in phases from 2020	5.6	Nil	Nil	Nil	3.5	0.05
Other development planning and maritime engineering - Tuen Mun Area 54	Commencement: 2011 Completion: Site formation in phases from 2013	14.5	Nil	Nil	Nil	13.7	2.9
New Territories North (Note 7)	No information	720	No information				

Table 2

Proposed or Existing Development Planning	**(viii)** **(ha)**	**(ix)** **(ha)**	**(x)** **(ha)**	**(xi)** **(no)**	**(xii)** **(no)**
KTN/FLN NDAs	Nil	Nil	Nil	2 (about 382 m^2)	1
HSK NDA	Nil	Nil	Nil	1 (about 60 m^2) (to be confirmed) (Note 8)	Nil
YLS Development	Nil	Nil	Nil	1 (about 175m^2) (Note 9)	3 (Note 10)

Proposed or Existing Development Planning	**(viii)** **(ha)**	**(ix)** **(ha)**	**(x)** **(ha)**	**(xi)** **(no)**	**(xii)** **(no)**
Site formation and infrastructure works for the Initial Sites at KaTS	Nil	Nil	Nil	Nil	Nil
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Subject to further study	Subject to further study	Subject to further study	Nil	Nil
Tung Chung New Town Extension (Note 2)	150	200	Nil	Nil (Note 11)	Nil
Wang Chau Public Housing Development (Note 6)	Nil	Nil	Nil	Nil	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	Nil	Nil	Nil
New Territories North (Note 7)	No information				

Table 3

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
KTN/FLN NDAs	Nil	No information	No information	15
HSK NDA	Nil (Note 12)	No information	No information	12 (Note 13)
YLS Development	2 (Note 10)	No information	No information	11 (Note 14)
Site formation and infrastructure works for the Initial Sites at KaTS	Nil	Relevant information not yet available	Relevant information not yet available	23 (Note 15)
Reclamation outside Victoria Harbour (Sunny Bay, Lung Kwu Tan, Siu Ho Wan, Southwest Tsing Yi, Ma Liu Shui, Artificial Islands in the Central Waters)	Nil	Nil	Subject to further study	Subject to further study (Note 16)

Proposed or Existing Development Planning	**(xiii)** **(no.)**	**(xiv)** **(no.)**	**(xv)** **($ million)**	**(xvi)** **(no.)**
Tung Chung New Town Extension (Note 2)	Nil	No information	No information	Nil
Wang Chau Public Housing Development (Note 6)	Nil	Nil	About 327.5	Nil
Other development planning and maritime engineering - Tuen Mun Area 54	Nil	Nil	About 6.5	Nil
New Territories North (Note 7)	No information			

Note 1 This is the total area of "Green Belt" ("GB") zones according to the Revised Recommended Outline Development Plan (Revised RODP) of the planning and engineering study on the HSK NDA and the RODP of the planning engineering study on the YLS Development.

Note 2 The information does not include Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities artificial island.

Note 3 The information is based on the land uses designated on the Outline Zoning Plan. It covers the Tung Chung New Town Extension only.

Note 4 Apart from in "GB" zones, agricultural use is also always permitted in "Village Type Development", "Conservation Area" and "Coastal Protection Area" zones.

Note 5 Excluding approximately 7.2 ha of land with fruit trees.

Note 6 The information covers the roads and infrastructure works serving Phase 1 of Wang Chau development only. The information does not include the remaining phases of public housing developments at Wang Chau, Yuen Long which is being studied by the Civil Engineering and Development Department (CEDD).

Note 7 The Preliminary Feasibility Study on Developing the New Territories North (the NTN Study) jointly commissioned by the CEDD and the Planning Department is a preliminary feasibility study. It does not include detailed investigation of land for livestock keeping and agricultural uses. The development area of 720 ha is based on the three potential development areas (PDAs) identified in the NTN Study. Detailed planning and engineering feasibility study would still be needed to review, amongst others, the scale of the PDAs.

Note 8 There are two vegetable marketing co-operative societies/vegetable depots in the HSK NDA. According to the Revised RODP, one of them would not be affected, while the retention of another one at the southern edge of the NDA is subject to further study of the Green Transit Corridor.

Note 9 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 10 According to the RODP promulgated on 8 August 2017, the two chicken farms and one pig farm at the centre of the YLS Development Area as well as two pig farms at the southern edge of the Development Area would need to be removed.

Note 11 There is one vegetable marketing co-operative society/vegetable depot within the Tung Chung New Town Extension. According to the RODP of the study, it would not be affected by the development.

Note 12 There is one chicken farm in the HSK NDA. According to the Revised RODP, it will not be affected by the development.

Note 13 There are 12 livestock farms including 8 pig farms and 4 chicken farms within 3 km outside the HSK NDA boundary.

Note 14 There are 11 livestock farms including 6 pig farms and 5 chicken farms within 3 km outside YLS Development Area boundary.

Note 15 There are 23 livestock farms including 11 pig farms and 12 chicken farms within 3 km outside the KaTS boundary.

Note 16 There is no poultry farm within 3 km from the boundary of works areas for Sunny Bay, Siu Ho Wan and Artificial Islands in the Central Waters projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3518)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Regarding the new development planning and reclamation works, please advise:

On the matters relating to the new development planning and reclamation works over the next five years, please provide details in the form below:

(i) the projected or actual area of reclamation; (ii) the projected or actual area of agricultural land to be affected/affected by the works; (iii) the projected or actual area of loss of fishing grounds; (iv) the projected or actual number and locations of poultry farms to be affected/affected by the works; (v) the projected or actual area of agricultural land under active farming to be affected/affected by the works; as well as (vi) the locations of the vegetable marketing co-operative societies and number of vegetable depots to be affected/affected by the works.

Item	**(i)**	**(ii)**	**(iii)**	**(iv)**	**(v)**	**(vi)**

Asked by: Hon HO Chun-yin, Steven (Member Question No. (LegCo use): 90)

Reply:

The information on the respective new development planning and reclamation works in the next five years is provided below:

Item	(i)	(ii)	(iii)	(iv)	(v)	(vi)
Cross Bay Link, Tseung Kwan O	Less than 0.3 ha	Nil	Less than 0.3 ha	Nil	Nil	Nil
Site formation and infrastructure works for the Initial Sites at Kam Tin South	Nil	5.9 ha	Nil	Nil	4.8 ha	Nil
Lok Ma Chau Loop – Main Works Package 1	Nil	Nil	5.7 ha	Nil	Nil	Nil
Wang Chau Public Housing Development, Yuen Long (Note 1)	Nil	3.5 ha	Nil	Nil	0.05 ha	Nil

Note 1: The information covers Wang Chau Phase 1 public housing development only and does not include the remaining phases, namely Phases 2 & 3, for which an engineering feasibility study is being carried out by the Civil Engineering and Development Department.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2220)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

1. The actual area of land formed in 2017 was 8.3 hectares. Please specify the land uses.

2. The estimated area of land to be formed in 2018 is 3.7 hectares. Please specify the land uses.
3. Please account for the significant reduction in the area of land to be formed, given that the estimated financial provision under Programme (3) has increased by 12.9% on the 2017-18 original.
4. The estimated area of land to be formed in 2018 will drop to a single-digit figure of merely 3.7 hectares. Will the substantial reduction in the actual area of land formed persistently reduce the future land supply and make it impossible to address the demand for housing in the society?
5. As regards the development of Lok Ma Chau Loop, what is the current progress? Please explain the details of such works and anticipated time-table for putting land into use.

Asked by: Hon MA Fung-kwok (Member Question No. (LegCo use): 73)

Reply:

1.

Details of the land formed and delivered by the Civil Engineering and Development Department (CEDD) in 2017 is as follows:

Location of Project	Area of Land Formed (Approx.)	Land Use
Site formation and infrastructure works near Tong Hang Road and Tsz Tin Road in Area 54, Tuen Mun	7.4 ha	Public housing development, Government, Institution or Community facilities
Wan Chai Development Phase II - Central - Wan Chai Bypass at Wan Chai West	0.32 ha	Open space, public road and waterfront related commercial and leisure uses
Site formation and infrastructure works for Development of Anderson Road Quarry Site	0.53 ha	Private residential development
Total	**8.25 ha**	

2.

Details of the land to be formed and delivered by CEDD in 2018 is as follows:

Location of Project	Area of Land Formed (Approx.)	Land Use
Demolition and ground decontamination works for development at North West Kowloon Reclamation Site 1, Sham Shui Po - Phase 1	1.5 ha	Public housing development
Site formation and infrastructure works for Development of Anderson Road Quarry Site	2.0 ha	Public and private residential development
Area 16 and Area 58D, Sha Tin	0.2 ha	Public housing development
Total	**3.7 ha**	

3. & 4.

The area formed in a particular year represents the land formation completed in various projects for that particular year. The area of land formed varies each year according to the progress and phasing of on-going site formation and infrastructure projects. The reduction in the estimated area of land formation in 2018 as compared to that of 2017 is due to the relatively large area of site formed under the project in Area 54 of Tuen Mun in 2017. There are other major land formation and infrastructure projects in the coming years, including the remaining phases of Development of Anderson Road Quarry Site and Tuen Mun Area 54, as well as Tung Chung New Town Extension, which will be completed in stages to support land supply.

Provision for 2018-19 under Programme (3) is $76.1 million (12.9%) higher than the original estimate for 2017-18. This is mainly due to a net increase of 63 posts, increased provision for 2017-18 Civil Service Pay Adjustment, and increased cash flow requirement for other operating expenses. The net increase in number of posts is required to manage the on-going and new land formation and infrastructure projects to support land supply.

5.

The development of the Lok Ma Chau Loop into the "Hong Kong-Shenzhen Innovation and Technology Park" (the Park) is being taken forward by the Innovation and Technology Bureau as the lead policy bureau. The Development Bureau and the CEDD will support the development of the Park by undertaking the associated site formation and infrastructure works. To take forward the works concerned, the Government has completed the detailed design of the Advance Works and consulted the Legislative Council (LegCo) Panel on Commerce and Industry on 16 January 2018 on the funding proposal for carrying out the Advance Works and for engaging consultants to undertake the detailed design and site investigation of the Main Works Package 1. The Government is in the process of seeking funding approval from the Finance Committee of LegCo. Subject to funding approval, we plan to start the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1 in mid-2018 for completion by end 2021 and early 2023 respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0634)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

It is estimated by the Government that the area of land formed will decrease from 10.8 hectares in 2016 to 3.7 hectares in 2018. What are the reasons behind and implications on the departmental expenses?

Asked by: Hon SHIU Ka-fai (Member Question No. (LegCo use): 4)

Reply:

The area of land formed in a particular year represents the land formation completed in various projects for that particular year. The area of land formed varies each year according to the progress and phasing of on-going site formation and infrastructure projects. The reduction in the estimated area of land formation in 2018 as compared to that of 2016 is due to the relatively large area of site formed under the projects in Kai Tak in 2016. There are other major land formation and infrastructure projects in coming years, including the remaining phases of the Development of Anderson Road Quarry Site and Tuen Mun Area 54, as well as Tung Chung New Town Extension, which will be completed in stages to support land supply. The reduction in estimated area of land formation in 2018 has no implication on the departmental expenses in that year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0636)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

The Government plans to commence the technical study on potential sites for relocation of wholesale markets and other industrial uses in North West Tsing Yi in 2018-19. Which wholesale market is proposed to be relocated? What are the details and estimated expenditure of the relocation proposal?

Asked by: Hon SHIU Ka-fai (Member Question No. (LegCo use): 5)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

To optimise the utilisation of land resources, the Government will commence a technical study to explore the feasibility of relocating some wholesale food markets to North West Tsing Yi such that the released sites can be utilised for other uses meeting the development needs of the community. The study will examine the technical feasibility of the proposed sites and associated infrastructure works required for relocating the following markets:

(i) Cheung Sha Wan Wholesale Vegetable Market;
(ii) Cheung Sha Wan Wholesale Food Market;
(iii) Cheung Sha Wan Wholesale Fish Market;
(iv) Cheung Sha Wan Temporary Wholesale Poultry Market;
(v) Kwun Tong Wholesale Fish Market; and
(vi) Western Wholesale Food Market.

As the issues of whether to relocate the wholesale food markets and details of the relocation proposal will be subject to the study outcome, the estimated expenditure for any relocation is not available at this stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0498)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Regarding the planning, design and construction works for the supporting infrastructure of public housing sites under this Programme, please advise this Committee:

1. with the form below, the details of public housing sites for which the planning, design and construction works for the supporting infrastructure were conducted in 2015-16, 2016-17 and 2017-18, including i) location of land, ii) area occupied and iii) expenditure involved in such planning, design and construction works;

i)	ii)	iii)

2. with the form below, the details of public housing sites for which the planning, design and construction works for the supporting infrastructure are currently being conducted, including i) location of land, ii) area occupied, iii) estimated expenditure involved in such planning, design and construction works and iv) anticipated completion dates;

i)	ii)	iii)	iv)

3. with the form below, the details of public housing sites for which the planning, design and construction works for the supporting infrastructure will commence within the next 24 months, including i) location of land, ii) area occupied, iii) estimated expenditure to be involved in such planning, design and construction works and iv) anticipated completion dates.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 25)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

1. The projects under the Civil Engineering and Development Department (CEDD) involving planning, design and construction works for the supporting infrastructure of public housing developments conducted in 2015-16, 2016-17 and 2017-18 are as follows:

Location of land	**Area (hectare)**	**Expenditure involved in Planning, Design and Construction Works ($ million)**
Kai Tak Development – Site 1G1(B) at former north apron	0.6	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	10 (Design Cost) 108 (Construction Cost)

2. On-going projects under the CEDD involving planning, design and construction works for the supporting infrastructure of public housing developments are as follows (Note 1):

Project Location	**Public Housing Site Area (hectare)**	**Estimated Cost of Planning, Design and Construction Works ($ million)**	**Anticipated Completion Date of Works**
Area 16 and 58D, Sha Tin	0.2 (Note 2)	5 (Design Cost) 225 (Construction Cost)	2018
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	N/A (Note 3)	8 (Design Cost) 115 (Construction Cost)	2018

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works ($ million)	Anticipated Completion Date of Works
Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	6.3	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	2019
Queen's Hill, Fanling	N/A (Note 4)	13 (Design Cost) 1,460 (Construction Cost)	2019
Development of Anderson Road Quarry Site	3.2	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	2020
Tung Chung Area 54	N/A (Note 5)	10 (Design Cost) 285 (Construction Cost)	2020
Initial Sites at Kam Tin South, Yuen Long	14.3	27 (Design Cost) 697 (Construction Cost – for Advance Works only) Construction Cost for Remaining Works under review	Advance Works: 2021 Remaining Works: under review
Hiu Ming Street, Kwun Tong	1.1	170 (Design and Construction Cost)	2022 (Note 6)
Chung Nga Road East and Area 9, Tai Po	7.1	3 (Design Cost) 1,147 (Construction Cost for Phase 1)	2022

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works ($ million)	Anticipated Completion Date of Works
Wang Chau, Yuen Long Phase 1	5.6	19 (Design Cost) 2,400 (Construction Cost)	From 2020 onwards by stages
Fanling North New Development Area (NDA) (Advance Works)	5.8	No separate breakdown on the cost for public housing sites as they form part of the NDA development	Subject to funding approval in the first half of 2019, Advance Works to commence in the latter half of 2019 for phased completion from 2023 onwards
Kwu Tung North NDA (Advance Works)	9.8		
Hung Shui Kiu NDA (Advance Works, Phases 1 & 2)	1.2	No separate breakdown on the cost for public housing sites as they form part of the NDA development.	Under review
Ka Wai Man Road and Ex-Mount Davis Cottage Area, Kennedy Town	1.5	15 (Design Cost) Construction Cost under review	Under review
Tung Chung New Town Extension	30.2	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Ex-Lamma Quarry, Sok Kwu Wan	1.4	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works ($ million)	Anticipated Completion Date of Works
Area 48, Fanling	4.3	16 (Design Cost) Construction Cost under review	Under review
Pokfulam South	13.0	27 (Design Cost) Construction Cost under review	Under review
Area 54, Tuen Mun: Site 4A (South) and Site 5	1.7	Under review	Under review
Kai Tak Development Sites 2B3, 2B4, 2B5 and 2B6 at former north apron	4.5	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Ex-Cha Kwo Ling Kaolin Mine Site	1.4	No separate breakdown on the cost for public housing sites as the infrastructure involved will serve a number of sites with mixed development	Under review
Tseung Kwan O – 4 sites (North of Tseung Kwan O Village, Northwest of Ying Yip Road, West of Yau Yue Wan Village and East of Hong Kong Movie City)	10.7	29 (Design Cost) Construction Cost under review	Under review
Tuen Mun Central (Kau Hui, Wu Shan Recreational Park, Tseng Tau Sheung Tsuen, Pui Oi School, Hang Fu Street)	8.3	28 (Design Cost) Construction Cost under review	Under review

Project Location	Public Housing Site Area (hectare)	Estimated Cost of Planning, Design and Construction Works ($ million)	Anticipated Completion Date of Works
Long Bin, Yuen Long	10.0	26 (Design Cost) Construction Cost under review	Under review
Pik Wan Road, Yau Tong	2.6	20 (Design Cost) Construction Cost under review	Under review
Yan Wing Street, Yau Tong	1.1	Under review	Under review
Yuen Long South development - stage 1	3.3	No separate breakdown on the cost for public housing sites as the infrastructure involved will form part of the new town extension development	Under review
Near Tan Kwai Tsuen, Yuen Long	Under review	27 (Design Cost) Construction Cost under review	Under review
San Hing Road, Tuen Mun	9.8	Under review	Under review
Ma On Shan	Under review	Under review	Under review

3. The projects under the CEDD involving planning, design and construction works for the supporting infrastructure of public housing developments to be commenced in the coming 24 months are as follows (Note 1):

Project Location	**Public Housing Site Area (hectare)**	**Estimated Cost of Planning, Design and Construction Works ($ million)**	**Anticipated Completion Date of Works**
Chung Nga Road West, Tai Po	Under review	Under review	Under review
To Yuen Tung, Tai Po	Under review	Under review	Under review
4 sites at North District	Under review	Under review	Under review
Near Cheung Shan Estate, Tsuen Wan	Under review	Under review	Under review

Note:

Note 1: Public housing sites undergoing feasibility studies but yet to confirm the commencement of the planning, design or construction works in the coming 24 months are not included.

Note 2: CEDD is responsible for the infrastructure project to support a public housing site of total 4.4 hectares, within which 0.2 hectare is to be formed by CEDD.

Note 3: CEDD is responsible for infrastructure project to support a public housing site of total 3.6 hectares, within which only infrastructure (no land) is to be provided by CEDD.

Note 4: CEDD is responsible for infrastructure project to support a public housing site of total 13.6 hectares, within which only infrastructure (no land) is to be provided by CEDD.

Note 5: CEDD is responsible for infrastructure project to support a public housing site of total 3.3 hectares, the land of which has already been formed by CEDD.

Note 6: The expected delivery date is tentative which is subject to funding approval of the Finance Committee of the Legislative Council and progress of land clearance.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 0499)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the matters relating to provision of land and infrastructure under this Programme,

please advise this Committee:

1. the details, in the form below, of each piece of land upon land formation, infrastructure construction or other engineering works completed by the Civil Engineering and Development Department for delivery for use by other government departments in each year between 2015-18, including i) the location of land, ii) area occupied, iii) expenditure involved in land formation, provision of infrastructure and other engineering works, as well as iv) names of government departments to which such lands were delivered and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.);

i)	ii)	iii)	iv)

2. the details, in the form below, of each piece of land currently under land formation, infrastructure construction or other engineering works for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) estimated expenditure involved in land formation, provision of infrastructure and other engineering works, vi) names of government departments to which such lands will be delivered upon completion of works and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.), as well as v) anticipated delivery dates;

i)	ii)	iii)	iv)	v)

3. the details, in the form below, of each piece of land for which land formation, infrastructure construction or other engineering works to be commenced in the next 24 months for future delivery for use by other government departments, including i) the location of land, ii) area occupied, iii) estimated expenditure to be involved in land formation, provision of infrastructure and other engineering works, vi) names of government departments to which such lands will be delivered upon completion of works and their proposed uses (including for public and private housing, commercial use and GIC facilities, etc.), as well as v) anticipated delivery dates.

i)	ii)	iii)	iv)	v)

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 26)

Reply:

1) The projects under the Civil Engineering and Development Department (CEDD) involving land formation, infrastructure works or other ancillary works for the provision of land, which were completed and handed over to other government departments from 2015 up to March 2018 are as follows:

Project Location	**Approximate Area of Land Formation (hectare)**	**Estimated Cost of Construction Works ($ million)**	**Main Government Department to which the Land was Handed Over (Finalised Land Uses being Proposed)**
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23.0	491	Architectural Services Department (ArchSD) (BCP buildings)
Kai Tak Development – Former North Apron	6.2	2,611	Lands Department (Lands D) (Residential/ commercial development, Comprehensive Development Area (CDA), Government, Institution or Community (GIC) facilities and other specified uses)
Kai Tak Development – Former Runway	3.2	540	Lands D (Private residential, commercial development)

Project Location	**Approximate Area of Land Formation (hectare)**	**Estimated Cost of Construction Works ($ million)**	**Main Government Department to which the Land was Handed Over (Finalised Land Uses being Proposed)**
Sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	3.2	781	Lands D (Private residential development)
Development at Anderson Road	0.3	3,467	Lands D (Schools)
Development of Anderson Road Quarry site	0.5	7,693	Lands D (Private residential development)
Wan Chai Development Phase II	2.6	4,643	Highways Department (HyD) via Lands D and CEDD's works site (Open space, public road and waterfront related commercial and leisure uses)
Area 54, Tuen Mun: Site 1&1A and Site 3/4 (East)	6.3	1,047	Hong Kong Housing Authority (HA) (Public housing development)
Area 54, Tuen Mun: Site 4A (West)	1.1		Lands D (GIC facilities)
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	108	HA (Public housing development)

2) On-going CEDD projects involving land formation, infrastructure works or other ancillary works for the provision of land, which will be handed over to other government departments are as follows:

Project Location	**Approximate Area of Land Formation (hectare)**	**Estimated Cost of Construction Works ($ million)**	**Main Government Departments to which the Land will be Handed Over (Finalised Land Uses being Proposed)**	**Anticipated Delivery Date**
Lin Cheung Road, Sham Shui Po (formerly Cheung Sha Wan Wholesale Market Phase 2)	N/A (Note 1)	115	HyD (Road)	2018
Area 16 and 58D, Sha Tin	0.2 (Note 2)	225	HA (Public housing development)	2018
Near Lai Chi Yuen Tsuen, Mui Wo, South Lantau	4.5	42	Agriculture, Fisheries and Conservation Department (AFCD) (Mountain bike training ground)	2018
Wan Chai Development Phase II	12.7	4,643	Lands D and Transport Department (Open space, public road and waterfront related commercial and leisure uses)	By stages up to 2018 (Note 3)
Kwu Tung North Area 29	1.5	24	ArchSD (Social welfare facility)	2019
Queen's Hill, Fanling	N/A (Note 4)	1,460	HyD (Road)	2019

Project Location	Approximate Area of Land Formation (hectare)	Estimated Cost of Construction Works ($ million)	Main Government Departments to which the Land will be Handed Over (Finalised Land Uses being Proposed)	Anticipated Delivery Date
Kai Tak Development – Former Runway	15.7	5,757	Lands D (Residential/ commercial development and other specified uses)	By stages up to 2019
Tung Chung East, North Lantau	130.0	20,210 (Note 5)	HA (Public housing development) and Lands D (private housing, commercial development, GIC facilities, and other specified uses)	By stages from 2020
Kai Tak Development – Former North Apron	35.3	4,408	Lands D (Residential/ commercial development, GIC facilities, CDA and other specified uses)	By stages up to 2020
Sandy Ridge, North District	1.8	1,850	ArchSD (Columbarium development)	2021
Development of Anderson Road Quarry site	39.5	7,693	Lands D (Residential/ commercial development, GIC facilities)	By stages from 2017/18 up to 2021/22
Chung Nga Road East and Area 9, Tai Po	7.1	1,147	HA (Public housing development)	2022

3) CEDD projects to be commenced in the next 24 months involving land formation, infrastructure works or other ancillary works for the provision of land, which will be handed over to other government departments are as follows (Note 6):

Project Location	**Approximate Area of Land Formation (hectare)**	**Estimated Cost of Construction Works Project ($ million)**	**Main Government Departments to which the Land will be Handed Over (Proposed Uses)**	**Anticipated Delivery Date**
Wang Chau, Yuen Long (Phase 1)	5.6	2,400	HA (Public housing development)	From 2020 onwards by stages (Note 7) (Note 8)
Kam Tin South, Yuen Long	N/A (Note 9)	697 (Advance Works only)	HyD, Drainage Services Department (DSD) and Water Supplies Department (Roads, drainage facilities and water works facilities)	2021 (Advance Works only) (Note 7)
Lok Ma Chau Loop, Yuen Long	12.8	518 (Advance Works only)	AFCD and DSD (Ecological area)	2021 (Note 7)
Hiu Ming Street, Kwun Tong	1.1	170	HA (Public housing development)	2022 (Note 7)
Tung Chung West, (Phase 1), North Lantau	6.2	Under review	Housing Department (public housing) and Lands D (private housing and GIC facilities)	2023 (Note 7)
Kai Tak Development – Former Runway	8.2	2,875	Lands D (Residential development)	By stages up to 2023

Project Location	Approximate Area of Land Formation (hectare)	Estimated Cost of Construction Works Project ($ million)	Main Government Departments to which the Land will be Handed Over (Proposed Uses)	Anticipated Delivery Date
Kwu Tung North and Fanling North New Development Areas – Advance and First Stage Site Formation and Engineering Infrastructure Works	62.8 (Note 10)	Under review	Housing Department (public housing) and Lands D (private housing, commercial development, GIC facilities, and other specified uses)	Subject to funding approval in the first half of 2019, Advance and First Phase Works to commence in the latter half of 2019 for phased completion from 2023 onwards
Yan Wing Street, Yau Tong	1.1	Under review	HA (Public housing development)	Under review

Note:

Note 1: CEDD is responsible for infrastructure project to support a public housing site of total 3.6 ha, within which only infrastructure (no land) is to be provided by CEDD.

Note 2: CEDD is responsible for the infrastructure project to support a public housing site of total 4.4 ha, within which 0.2 ha is to be formed by CEDD.

Note 3: The land formation works under Wan Chai development phase II have been substantially completed. The land formed would be handed over to Lands D by stages up to 2018.

Note 4: CEDD is responsible for infrastructure project to support a public housing site of total 13.6ha, within which only infrastructure (no land) is to be provided by CEDD.

Note 5: The estimated cost refers to reclamation only. The infrastructure works are under detailed design and thus the cost has not yet been available.

Note 6: Projects undergoing feasibility studies but yet to confirm the commencement of the planning, design or construction works in the coming 24 months are not included.

Note 7: The anticipated delivery date is tentative which is subject to funding approval of the Finance Committee of the Legislative Council.

Note 8: The anticipated delivery date is tentative which is subject to progress of land clearance.

Note 9: The project to commence within the next 24 months involves the supporting infrastructure works for the housing developments in Kam Tin South only.

Note 10: The total area excluded Kwu Tung North Area 29.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 1780)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Regarding the Hung Shui Kiu New Development Area, would the Government advise this Committee:

(a) the types of brownfields to be affected;

(b) the details of the proposed compensation and rehousing arrangements;

(c) the staffing and estimated expenditure to be involved in the work mentioned in (b) above.

Asked by: Hon YICK Chi-ming, Frankie (Member Question No. (LegCo use): 40)

Reply:

(a) According to a survey conducted in 2015, there were about 200 hectares (ha) of brownfield sites within the Hung Shui Kiu New Development Area (HSK NDA) boundary, among which, about 190 ha would be affected by the works of the HSK NDA project. A summary of the situation of the surveyed brownfield sites was reported to the Legislative Council Panel on Development on 8 November 2016 (LC Paper No. CB(1)51/16-17(05)), and the main categories of the brownfield sites identified in the survey are summarised as follows:

Main Operation	No. of Identified Brownfield Sites	Estimated Area of Identified Brownfield Sites (ha)
Container Storage	24	52.3
Open Storage	49	28.5
Warehouses	105	46.3
Logistics Operations	43	29.9

Main Operation	No. of Identified Brownfield Sites	Estimated Area of Identified Brownfield Sites (ha)
Vehicle Repair Workshops	62	18.1
Vehicle Parking	12	6.8
Vehicle Body Building Workshops	10	2.3
Other Workshops	39	13.2
Other Operations	24	4.4
All Operations	**368**	**202**

(b) As part of the Government's efforts to tackle brownfield sites and to facilitate implementation of the HSK NDA project, the technical feasibility and financial viability of accommodating and consolidating some of the brownfield operations that are still needed in Hong Kong in a more land efficient manner, such as in multi-storey buildings (MSBs), are being explored. As a pilot case, the Civil Engineering and Development Department (CEDD) has commissioned two feasibility studies on accommodating brownfield operations in MSBs, with about 24 ha of land in the northern part of the HSK NDA reserved and another 3.8 ha of land in Yuen Long area being explored for such purpose. The feasibility studies cover the conceptual design, planning, engineering, environmental and financial assessments, and possible mode of operation and management of the proposed MSBs. Trade representatives were consulted in November 2017 while other stakeholders, including existing operators and the locals, will be consulted in the first half of 2018. The feasibility studies are expected to be completed within 2018. Apart from MSBs, we will also explore the opportunities to accommodate certain operations, which could not be practically feasible to move into MSBs, on suitable open-air sites with provision of proper infrastructure and segregation from sensitive receivers. The aforementioned measures are to be formulated from the overall planning perspective of the relevant trades in Hong Kong in consideration of the displacement of brownfield operations resulting from the NDA projects being implemented. Such measures are neither "one-for-one" decanting nor local reprovisioning facilities guaranteed for individual brownfield operators.

Upon clearance, eligible business operators may be offered ex-gratia allowances (EGAs). The Government's latest proposal on EGA arrangement for eligible business undertakings was announced on 11 April 2017. For details, please refer to the Legislative Council Panel on Development paper on the proposal issued on 11 April 2017 (LC Paper No. CB(1)801/16-17(01)). The proposal will be subject to approval of the Finance Committee of the Legislative Council, and would be applicable to eligible business operators affected by the HSK NDA project, if approved.

(c) Three professional staff in CEDD are involved in the two feasibility studies on proposed MSBs for brownfield operations in 2017-18 as part of their overall duties. The total project estimates for the two feasibility studies are $33.3 million in money-of-the-day prices.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3732)

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

Question:

The Government has conducted a study on the re-planning of Tseung Kwan O (TKO) Area 137. What is the progress of the study and the manpower and expenditure involved? There are concerns that developing TKO Area 137 will add pressure to the local traffic load. Chief Executive Carrie LAM has once suggested the provision of railway access to the area. What is the Development Bureau's stance in this regard? What is the expected timetable of the re-zoning work?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 230)

Reply:

The Planning and Engineering Study on Tseung Kwan O Area 137 (the Study) is jointly commissioned by the Planning Department (PlanD) and the Civil Engineering and Development Department (CEDD). A total of eight posts (including professionals and supporting staff) have been created in PlanD and CEDD to oversee the Study. The Approved Project Estimate for the Study is about $29 million in money-of-the-day prices.

The Study will examine the feasibility of using the site for residential, commercial and other development purposes. When assessing the development potential and constraints of the concerned area, we will take into consideration the relevant planning factors such as the traffic and transport facilities (including the existing, planned and potential connection to road and railway networks), and will carry out relevant technical assessments on the impacts of the preliminary land use options.

Commenced in December 2016, the Study will take about three years to complete. Details of the follow-up work will be determined upon completion of the Study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5587)

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 131 of the Budget speech that over the past few years, through land use reviews, the Government has identified over 210 sites with housing development potential in the short to medium term. The sites can provide a total of more than 310 000 flats, of which about 70 per cent will be for public housing. Please set out, in details, the planning progress, estimated types of housing to be developed, completion date and expenditure involved for the said 210 sites. Please also provide details, specific expenditure, timetable and number of staff involved in the Government's implementation of the above-mentioned development plans. On the other hand, has the Government identified other sites, including sites under short-term tenancies, brownfield sites and vacant government sites? Please specify the location, area, planning progress, estimated types of housing to be developed, completion date and expenditure involved of these sites.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 116)

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). These include sites under short-term tenancies and vacant government sites. Among these potential housing sites, as at early March 2018, 104 sites are already allocated or rezoned for housing development, capable of providing about 122 900 flats. Their relevant information including land area and flat number are set out at **Annex**. As for the remaining sites, subject to completion of technical studies, we will consult the District Councils and relevant stakeholders on the rezoning proposals, setting out the relevant development details including land area and flat number, in accordance with the established procedures prior to submitting the proposals for the Town Planning Board's consideration.

The anticipated completion date of relevant works for individual sites is subject to a host of factors such as progress of feasibility studies, rezoning, land resumption/clearance, reprovisioning of affected facilities, funding approval, complexity of site formation works, etc. The concerned government departments will closely monitor the progress of the above with a view to completing the relevant works of the sites for housing development as soon as practicable.

The Government is committed to prioritising areas with a larger cluster of brownfield sites and better development potential for development with adjoining land into a large-scale development area under the new development area (NDA) approach. In this connection, the Government is actively planning and pursuing various NDA projects which cover around 540 hectares (ha) of brownfield sites. As regards the remaining 760 ha of brownfield sites which have not been covered by NDA projects, the Government would assess their development potential after considering the findings of the Study on Existing Profile and Operations of Brownfield Sites in the New Territories commissioned by the Planning Department, as well as the views gathered during the public engagement exercise to be conducted by the Task Force on Land Supply.

The work arising from the on-going land use reviews is undertaken by staff in the Development Bureau and relevant departments as part of their overall duties. We are unable to provide a breakdown of the resources involved solely with the work.

Annex

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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal (about): *		**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
	Subtotal (about): *		**5.0**	**1 660 (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
	Subtotal (about): *		**2.45**	**2 190 (Public: 600 Private: 1 590)**
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660
	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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Ko Chiu Road, Yau Tong	Private	0.37	500
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 400
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	1.41	980
	Public Transport Interchange near Kwong Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Subtotal (about): *		**8.23**	**8,270 (Public: 5 450 Private: 2 820)**
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 (about): *		**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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Public Transport Interchange near Lai Yiu Estate, Kwai Chung (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (situated within Ching Hong Road North project Phase 3	Public	1.17 (Ching Hong Road North Phase 3)	1 680 (Ching Hong Road North Phase 3
	Subtotal (about): *		**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 "Comprehensive Development Area" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal (about): *		**5.12**	**4 700 (Public: 970 Private: 3 730)**
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1 200
	Subtotal (about): *		**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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Anderson Road Quarry (Site 1)	Public	3.18	3 000
	Anderson Road Quarry (Site 2)	Private and Starter Homes	8.88	6 410
	Subtotal (about): *		**13.41**	**9 790 (Public: 3 000 Private: 6 790)**
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
	"Residential (Group B)3" site at 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
	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	0.70	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		

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	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	1.90	1 900
	Subtotal (about): *		**33.25**	**26 170 (Public: 22 810 Private: 3 360)**
Tai Po	Pak Shek Kok, Tai Po	Private	3.80	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)	Private		
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po	Public		
	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
	Subtotal (about): *		**32.9**	**15 640 (Public: 7 800 Private: 7 840)**

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
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	1 900
	Pak Wo Road, Fanling	Public	1.14 (Note 3)	1 467 (Note 3)
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Subtotal (about): *		**25.58**	**21 350 (Public: 21 310 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	1.10	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	2.40	1 160

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.48	380
	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
	Subtotal (about): *		**24.05**	**13 480 (Public: 3 200 Private: 10 280)**
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	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 "Residential (Group 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
	Subtotal (about): *		**16.47**	**9 270 (Public: 5 470 Private: 3 800)**
		Total (about)*	**175.95**	**122 900 (Public: 78 620 Private: 44 280)**

Notes:

1: The estimated site area and flat numbers are for reference only and may be subject to changes at the design stage.

2: The housing type and development parameters are subject to studies.

3: A planning application (No. A/FSS/254) was submitted to the Town Planning Board (TPB) for the site zoned "Government, Institution or Community" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.

* Flat numbers are rounded to the nearest ten or hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5589)

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 was stated in the LC Paper No. CB(1)439/16-17(03) that the Development Bureau (DEVB) would "seek resources to strengthen the manpower of the existing Harbour Unit under the DEVB and set up a dedicated Harbour Office to support the work of the Harbourfront Commission." How many resources are needed for the purpose? Please provide information on the structure and remit of the conceived Harbour Office and the timetable of the related work.

2) The Government has stated that it is premature to establish a statutory Harbourfront Authority, but that it has earmarked a dedicated funding of $500 million for the first stage for taking forward harbourfront development. Please explain in concrete terms how the Government will use that $500 million.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 119)

Reply:

The 2018-19 Budget has reserved additional resources for re-organising the Harbour Unit into a Harbour Office (HO) to provide enhanced support to the Harbourfront Commission (HC) in taking forward harbourfront enhancement initiatives. Taking into account both the newly added manpower and the existing staff working in the Harbour Unit, the HO will be staffed by a multi-disciplinary team comprising 18 professional and supporting officers. Its estimated expenditure in 2018-19 is $33.3 million covering salaries and other operating expenditure.

The HO will be responsible for taking forward the harbourfront enhancement initiatives agreed by HC, amongst other functions. For example, one of its priority tasks in 2018-19 is to take forward the six projects/studies that the HC has decided to fund with the dedicated funding of $500 million announced in the Policy Address of January 2017. Details of the six projects/studies are as follows –

(a) providing an open space at Eastern Street North in Sai Ying Pun;

(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;

(c) enhancing the Tsuen Wan waterfront;

(d) constructing an urban park in front of the Hung Hom Ferry Piers;

(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and

(f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

The above six projects/studies are at different planning stages. In 2018-19, we will continue with the planning work of the projects/studies, including carrying out the design work for (a), (b) and (c), launching an expression of interest exercise for (d), and outsourcing the studies for (e) and (f).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5590)

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

Question:

(1) As for the development of the New Central Harbourfront, please provide a detailed breakdown of expenditure of the public consultation on the reassembly of the Queen's Pier (RQP).

(2) What is the work of the next step forward for the RQP? Please provide details of the estimated expenditure and timetable of the work.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 120)

Reply:

(1) The location for the Queen's Pier (QP) reassembly was discussed extensively in the two stages of extensive public engagement exercise of the Urban Design Study of the New Central Harbourfront (UDS) which took place in 2007 and 2008. The UDS recommended the reassembly of the QP between Central Piers Nos. 9 and 10. To take the recommendation forward, a consultancy study costing $14 million was commissioned by the Civil Engineering and Development Department in 2014 for the preservation and reassembly of QP. The consultancy study included a community engagement exercise on the reassembly of QP, which took place from March to May 2016, but there is no separate breakdown of expenditure on the public engagement exercise alone.

(2) The Government is carefully analysing and considering public views received from the community engagement exercise, and will consider the way forward having regard to the implementation programme of other new Central harbourfront key sites including the integration of the reassembly project with Site 7 in the vicinity and the prioritisation of Government resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5598)

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

Question:

Regarding Site 3 of the new Central Harbourfront,

(1) please advise on the plans and timetable for the site.

(2) please advise on the detailed expenditure for the site in 2018-19.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 128)

Reply:

The Government is making arrangements to reprovision the existing public facilities within Site 3, as well as to authorise the proposed road works in relation to its future development. The site would be released for public land sale in due course upon completion of the relevant procedures. Following established practice, the tentative timing for disposing the site through open tender will be announced in the context of the annual Land Sale Programme, with more precise timing announced in the quarterly tender forecasts.

In 2018-19, $70,000 has been earmarked for the ongoing technical feasibility study on completing the statutory procedures for authorising the proposed road works. The tasks above also require inputs from other bureaux and departments, which will be absorbed by existing resources.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6382)

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 137 of the Budget speech this year that vacant government sites or school premises are available for use by non-governmental organisations through short-term tenancies. Please provide, in table form, the information on such sites:

Bureau/Department	Site location	Site area	Period of vacancy	Current land use	Planned future use

2. It is stated in paragraph 138 of the Budget speech this year that the Government will pursue the "single site, multiple use" model in multi-storey developments on "Government, Institution or Community" sites. Please provide, in table form, the information on such sites:

Bureau/Department	Site location	Site area	Current land use	Planned future use	Estimated date of completion

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 168)

Reply:

1. In order to further enhance transparency, the Lands Department (Lands D) has, since November 2017, uploaded information of vacant government sites (VGSs) and vacant school premises (VSPs) under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there were 863 sites (including 28 VSPs) available for application for short-term use. Details of these sites, including their location, site area, long-term use (where available), estimated available period (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en). All these sites are currently vacant.

   The Development Bureau (DEVB) does not have information on the year of vacancy/closure for each of those sites/premises. In fact, reference to year of vacancy/closure may not be relevant to many of the VGSs which have been fenced off mainly to guard against unlawful occupation, not because the sites have been lawfully occupied before and subsequently vacated.

2. The relevant bureaux/departments (B/Ds) responsible for planning, implementing and taking forward the development/redevelopment of Government, Institution or Community (G/IC) facilities have all along been required to uphold the principle of land use optimisation. When departments put forward requests for providing community facilities or services through developing/redeveloping G/IC sites, the Planning Department will, having considered the relevant factors (such as land uses, surrounding environment, planning parameters) and in consultation with the relevant B/Ds, give advice on the departments' requests and make the land reservation if required. Where appropriate and feasible, various compatible facilities and services will be accommodated in the same building complex, with a view to optimising land utilisation and facilitating access to these facilities by the public.

   As mentioned in the Policy Agenda in October 2017 and the 2018-19 Budget, in order to make optimal use of the limited land resources, the Government will pursue more vigorously the "single site, multiple use" model in multi-storey developments which will help consolidate and provide more G/IC facilities in a land efficient manner. In taking forward such projects, apart from ensuring the compatibility of different uses, there are interfacing issues relating to project timing, funding arrangements and management and maintenance responsibilities in respect of the different G/IC facilities and services. The handling of these interfacing issues requires co-ordinated efforts across the concerned B/Ds. To this end, DEVB together with the relevant B/Ds are considering ways to strengthen the existing mechanism of co-ordination.

As the "single site, multiple use" model is a general principle that B/Ds have been following, amongst others, in planning the development/redevelopment of G/IC facilities, we have not conducted specific studies per se on the subject. Some examples of such projects include Kowloon City Government Offices completed in 2013, West Kowloon Government Offices under construction, the proposed community hall-cum-social welfare facilities at Queen's Hill, Fanling and the proposed redevelopment of Tuen Mun Clinic (TMC) mentioned in the 2018-19 Budget. For the TMC redevelopment, the Government is conducting preliminary feasibility study for the proposed redevelopment. Our initial thinking is to reprovision in-situ and consolidate the existing healthcare and other government services and provide suitable welfare facilities in the new multi-storey building.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4391)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

(a) Please set out, in table form, the building age distribution of buildings in Hong Kong as at 31 December 2017, broken down by district.

	Number of buildings																		
Building age	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

(b) Regarding Operation Building Bright (OBB), will the Government inform this Committee of the following:

Please set out, in table form, the building age distribution for OBB participant buildings, broken down by District Council districts.

	Number of OBB participant buildings																		
Building age	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

Please set out, in table form, the numbers of buildings in different building age which have participated in OBB, the average subsidy granted for each project and total amount of subsidy granted, in each of the past five years, broken down by district.

Year (2013/2014/ 2015/2016/2017)	OBB participant buildings																		
Building age	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total

Below 30 years	Number of buildings/ Average subsidy per project/ Total amount of subsidy granted																		
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

Please set out, in table form, the building condition of OBB participant buildings before rehabilitation since the launch of OBB, broken down by building age.

	Number of OBB participant buildings belonging to the following building condition categories before rehabilitation				
	Good	Satisfactory	Less Satisfactory	Varied	Poor
Below 30 years					
30-39 years					
40-49 years					
50-59 years					
60-69 years					
70 years or above					

Please set out, in table form, the expenditure and staff allocation of the Urban Renewal Authority (URA) and the Hong Kong Housing Society (HKHS) in relation to OBB over the past five years.

	Expenditure of the URA	Staff allocation of the URA	Expenditure of the HKHS	Staff allocation of the HKHS
2013				
2014				
2015				
2016				
2017				

(c) Regarding the Integrated Building Maintenance Assistance Scheme (IBMAS), will the Government inform this Committee of the following:

(i) Please set out, in table form, the building age distribution of IBMAS participant buildings up to present, broken down by District Council districts.

	Number of IBMAS participant buildings																		
Building age	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

(ii) Please set out, in table form, the numbers of buildings in different building age which have participated in the IBMAS in each of the past five years, broken down by district.

2013/2014/2015/ 2016/2017	Number of IMBAS participant buildings																		
	Central and Western	Wan Chai	Eastern	Southern	Kowloon City	Wong Tai Sin	Kwun Tong	Yau Tsim Mong	Sham Shui Po	Tsuen Wan	Kwai Tsing	Sai Kung	Sha Tin	Tai Po	Northern	Tuen Mun	Yuen Long	Islands	Total
Below 30 years																			
30-39 years																			
40-49 years																			
50-59 years																			
60-69 years																			
70 years or above																			

(d) Please set out, in table form, the building condition of IBMAS participant buildings before rehabilitation since the launch of IBMAS, broken down by building age.

	Number of IMBAS participant buildings belonging to the following condition categories before rehabilitation				
	Good	Satisfactory	Less Satisfactory	Varied	Poor
Below 30 years					
30-39 years					
40-49 years					
50-59 years					
60-69 years					
70 years or above					

(e) Please set out, in table form, the expenditure and staff allocation of the URA in relation to the IBMAS over the past five years.

	Expenditure of the URA	Staff allocation of the URA
2013		
2014		
2015		
2016		
2017		

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 16)

Reply:

(a) The geographical distribution of all types of private buildings of different age groups as of end 2017 is set out below –

District	**Building Age (years)**						
	Below 30	**30-39**	**40-49**	**50-59**	**60-69**	**70 or above**	**Total**
Central and Western	1 070	713	987	632	165	106	**3 673**
Wan Chai	635	445	512	675	223	70	**2 560**
Eastern	526	499	308	328	98	29	**1 788**
Southern	1 565	817	433	262	106	111	**3 294**
Kowloon City	903	579	538	866	453	166	**3 505**
Wong Tai Sin	200	59	172	153	4	2	**590**
Kwun Tong	291	290	247	191	4	0	**1 023**
Yau Tsim Mong	794	447	608	1 177	239	73	**3 338**
Sham Shui Po	548	399	420	667	213	42	**2 289**
Tsuen Wan	526	177	211	158	0	9	**1 081**
Kwai Tsing	308	241	213	16	0	5	**783**
Sai Kung	1 615	891	268	76	0	5	**2 855**
Sha Tin	1 105	679	118	32	0	0	**1 934**
Tai Po	2 272	989	104	22	0	13	**3 400**
Northern	1 436	119	152	162	0	63	**1 932**
Tuen Mun	1 158	384	101	11	0	1	**1 655**
Yuen Long	4 255	1 195	215	22	0	66	**5 753**
Islands	1 142	496	52	39	0	18	**1 747**
Total	**20 349**	**9 419**	**5 659**	**5 489**	**1 505**	**779**	**43 200**

(b) According to information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD), the number of buildings which have participated/are participating in Operation Building Bright (OBB) in different age groups are set out below-

District	**Building Age (years)**					
	30-39	**40-49**	**50-59**	**60-69**	**70 or above**	**Total**
Central and Western	23	113	83	10	0	**229**
Wan Chai	13	58	94	15	1	**181**
Eastern	10	66	103	34	3	**216**
Southern	6	11	17	4	0	**38**
Kowloon City	49	71	294	188	1	**603**
Wong Tai Sin	1	23	18	0	0	**42**
Kwun Tong	16	71	63	0	0	**150**
Yau Tsim Mong	27	132	361	104	3	**627**
Sham Shui Po	26	72	299	146	6	**549**
Tsuen Wan	2	53	80	6	1	**142**
Kwai Tsing	8	53	3	0	0	**64**
Sai Kung	0	0	0	0	0	**0**
Sha Tin	4	6	0	0	0	**10**
Tai Po	1	23	7	0	0	**31**
Northern	0	5	11	0	0	**16**
Tuen Mun	4	14	0	0	0	**18**
Yuen Long	40	72	3	0	0	**115**
Islands	0	0	0	0	0	**0**
Total	**230**	**843**	**1 436**	**507**	**15**	**3 031**

The application period for OBB ended in 2010 and there was thus no application in the past five years. Up to 31 December 2017, a total of 2 997 target buildings had received financial assistance under OBB and 2 962 buildings had had their repair and maintenance works completed. The works and the release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2017, the total number of household units provided with financial assistance was about 136 700, involving a total amount of $2,575 million released.

HKHS, URA and BD do not have readily available information on further breakdown of the disbursed subsidies in the format requested. Nor do they have readily available statistics, as requested, on the building condition of OBB participant buildings before their rehabilitation under OBB.

The administrative cost incurred by HKHS and URA, including staff cost, is absorbed by the two organisations. HKHS and URA are unable to provide a breakdown of the expenditure and manpower incurred solely for administering OBB.

(c) to (e)

The Owners' Corporation Formation Subsidy, the Common Area Repair Works Subsidy and the Home Renovation Interest-free Loan under the Integrated Building Maintenance Assistance Scheme are funded by URA and HKHS [(Note)] with their own resources. HKHS and URA do not have readily available information giving a breakdown of the expenditure and manpower incurred solely for the three schemes. Nor do they have readily available statistics, in the format as requested, on the number of participant buildings in different age groups and different districts, or the building condition of these buildings before joining the three schemes.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4401)

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

Question:

The Urban Renewal Authority (URA) is engaging external consultants to conduct a planning study for Yau Ma Tei and Mong Kok districts (Yau Mong District Study) regarding urban renewal. Will the Government inform this Committee of the following:

(a) The names of the external consultants engaged by the URA, the estimated year of completion of and estimated expenditure for the study.

(b) The URA has mentioned that it might ask the Government to relax planning restrictions at the district level, so as to let the URA develop even more housing units in the Yau Mong district. Meanwhile, the URA has indicated that it was considering plot ratio transfer to attract more private developers to take part in urban renewal projects. Regarding plot ratio transfer or relaxing planning restrictions at the district level, has the Planning Department ever conducted related studies on these fronts? If yes, what are the study results?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 38)

Reply:

(a) To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA), with the support of the appointed consultant AECOM, commenced in May 2017 a district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources. URA has set up a steering committee with the participation of relevant government departments to take forward the 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. We understand that ideas such as transfer of plot ratio and scope for relaxing the existing Building (Planning) Regulations will be examined in the context of the Study. The Study is expected to be completed in 2019.

(b) The Planning Department has previously undertaken planning studies, for example, the Urban Renewal Strategy Study completed in 1999 and the Stage II Study on Review of Metroplan and the Related Kowloon Density Study completed in 2003, which examined a number of possible tools to facilitate urban renewal including relaxation of plot ratio. It was generally concluded that while there might be scope for selective relaxation of plot ratio control for large-scale comprehensive redevelopment schemes, blanket plot ratio relaxation in Kowloon was considered not appropriate at that juncture in view of the infrastructure capacity and other constraints. As these studies were completed some years ago, the Government welcomes the initiative of URA to carry out the Yau Mong District Study with a view to formulating new approaches and developing long-term strategies to address urban decay problems in the old urban areas.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4857)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(700) General non-recurrent (Item 865 Operation Building Bright) (Item 878 Building Maintenance Grant Scheme for Elderly Owners)
Programme:	(2) Buildings, Lands and Planning
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

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 the 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 the 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 (Member Question No. (LegCo use): 5528)

Reply:

1. The geographical distribution of all types of private buildings of different age groups from 20 years to 50 years and above as of end 2017 is set out below -

District	Building Age (years)				
	20-29	**30-39**	**40-49**	**50 or above**	**Total**
Central and Western	553	713	987	903	3 156
Eastern	345	499	308	455	1 607
Kowloon City	321	579	538	1 485	2 923
Kwai Tsing	164	241	213	21	639
Kwun Tong	188	290	247	195	920
North	495	119	152	225	991
Islands	535	496	52	57	1 140
Sai Kung	882	891	268	81	2 122
Sham Shui Po	278	399	420	922	2 019
Sha Tin	546	679	118	32	1 375
Southern	802	817	433	479	2 531
Tai Po	931	989	104	35	2 059
Tsuen Wan	251	177	211	167	806
Tuen Mun	440	384	101	12	937
Wan Chai	352	445	512	968	2 277
Wong Tai Sin	82	59	172	159	472
Yau Tsim Mong	366	447	608	1 489	2 910
Yuen Long	2 507	1 195	215	88	4 005
Total	**10 038**	**9 419**	**5 659**	**7 773**	**32 889**

Breakdowns on the population distribution and the number of buildings with owners having applied for loans to conduct repair and maintenance works of their buildings are not available. Relevant information on Operation Building Bright (OBB) and the Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) is set out in part 2 and part 3 below.

2. The application period for OBB ended in 2010 and there was thus no application in the past five years. According to information provided by the Hong Kong Housing Society (HKHS), the Urban Renewal Authority (URA) and the Buildings Department (BD), the geographical distribution of private buildings of different age groups participating in OBB is set out below:-

Districts	Building Age			
	30-39	40-49	50 and above	Total
Central & Western	23	113	93	229
Eastern	10	66	140	216
Kowloon City	49	71	483	603
Kwai Tsing	8	53	3	64
Kwun Tong	16	71	63	150
North	0	5	11	16
Islands	0	0	0	0
Sai Kung	0	0	0	0
Sham Shui Po	26	72	451	549
Shatin	4	6	0	10
Southern	6	11	21	38
Tai Po	1	23	7	31
Tsuen Wan	2	53	87	142
Tuen Mun	4	14	0	18
Wan Chai	13	58	110	181
Wong Tai Sin	1	23	18	42
Yau Tsim Mong	27	132	468	627
Yuen Long	40	72	3	115
Total	**230**	**843**	**1 958**	**3 031**

HKHS, URA and BD do not have readily available statistics on the date of participation in OBB and the duration of repair and maintenance works involved. Generally speaking, based on the experience gained from completed OBB cases, it usually takes an average of about two and a half years for an owners' corporation to go through the process from the appointment of consultant to works completion. However, the actual time taken may vary with different participating buildings.

The works and release of OBB subsidy to owners may span over several years depending on their works progress. From the inception of OBB in 2009 up to 31 December 2017, the total number of household units provided with financial assistance is about 136 700, involving a total amount of $2,575 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 2017, a total of 2 997 target buildings have received financial assistance under OBB and 2 962 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 the HKHS, the number of BMGSEO applications with approval in principle granted in different districts in the past five years from 1 January 2013 to 31 December 2017, and the age distribution of the buildings in which the relevant property units are located are tabulated in the **Annex**.

In past five years from 1 January 2013 to 31 December 2017, the respective annual total amounts of subsidy committed to be released were $51 million in 2013, $48 million in 2014, $80 million in 2015, $71 million in 2016 and $54 million in 2017.

While OBB is administered on a building basis, BMGSEO applications are submitted on the basis of individual property units. HKHS does not have readily available statistics on the number of buildings involved, the date of participation and the duration of repair and maintenance works involved. Generally speaking, based on the experience gained from the completed BMGSEO cases, it takes an average of about three years for the completion of common area works and six months for the completion of in-flat repair and maintenance works.

Elderly owner-occupiers with low income or no income at all often fail to properly repair and maintain their self-occupied premises in a timely manner due to lack of financial means, rendering their premises dilapidated. BMGSEO is tailor-made for such needy elderly owner-occupiers. Together with other loan and grant schemes, the BMGSEO provides a comprehensive package of financial assistance for elderly owner-occupiers in need to maintain and repair their buildings. It is well received and effective in achieving its objective of addressing the need of elderly owner-occupiers.

- End -

Annex

Number of BMGSEO applications with approval in principle granted in different districts in the past five years from 1 January 2013 to 31 December 2017

2013	**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	34	29	41	2	**107**
Eastern	0	108	123	71	79	25	**406**
Kowloon City	0	2	27	88	43	15	**175**
Kwai Tsing	0	1	87	98	3	0	**189**
Kwun Tong	0	5	112	42	30	0	**189**
North	0	7	16	1	0	0	**24**
Islands	0	0	1	7	0	0	**8**
Sai Kung	0	6	52	1	1	0	**60**
Sham Shui Po	0	0	39	17	27	9	**92**
Sha Tin	0	5	303	23	0	0	**331**
Southern	0	1	12	13	0	1	**27**
Tai Po	0	24	138	11	4	0	**177**
Tsuen Wan	0	1	16	8	13	1	**39**
Tuen Mun	1	3	168	25	0	0	**197**
Wan Chai	0	0	20	8	31	11	**70**
Wong Tai Sin	0	6	76	9	12	1	**104**
Yau Tsim Mong	0	0	50	24	46	12	**132**
Yuen Long	0	5	37	23	10	0	**75**
Total	**1**	**175**	**1 311**	**498**	**340**	**77**	**2 402**

2014	**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	19	73	43	5	**140**
Eastern	0	98	101	73	155	20	**447**
Kowloon City	0	2	33	57	48	22	**162**
Kwai Tsing	0	4	94	82	6	0	**186**
Kwun Tong	1	6	81	32	19	0	**139**
North	0	1	20	6	0	0	**27**
Islands	0	3	0	4	0	0	**7**
Sai Kung	0	4	77	0	0	0	**81**
Sham Shui Po	0	0	19	30	37	29	**115**
Sha Tin	1	1	389	45	0	0	**436**
Southern	0	0	10	17	3	0	**30**
Tai Po	0	1	73	12	6	0	**92**
Tsuen Wan	0	0	31	18	25	1	**75**
Tuen Mun	0	9	174	139	0	0	**322**
Wan Chai	0	0	3	23	34	10	**70**
Wong Tai Sin	0	12	105	13	6	1	**137**
Yau Tsim Mong	0	3	31	40	97	32	**203**
Yuen Long	0	5	35	47	10	0	**97**
Total	**2**	**149**	**1 295**	**711**	**489**	**120**	**2 766**

2015	**Age of the building in which the relevant property unit is located (years)**						
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**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4858)

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

Question:

The Government states that 480 000 housing units, including 290 000 public housing units, will be built over the next ten years. Please set out in detail the information of the sites planned for residential use in the future, as well as the information of those planned to be rezoned for residential use, including their respective area, district, planned number of residents, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5529)

Reply:

As announced in the "Long Term Housing Strategy Annual Progress Report 2017" released in December 2017 (the LTHS Report), the total housing supply target for the 10-year period from 2018-19 to 2027-28 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply targets will be 280 000 units and 180 000 units respectively. The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets. Suitable sites are allocated to the Hong Kong Housing Authority (HA) for public housing development, or disposed for private residential development through the Land Sale Programme in accordance with the established mechanism having regard to the housing supply targets.

According to the Transport and Housing Bureau, as stated in the LTHS Report, the total public housing production for the 10-year period from 2018-19 to 2027-28 is estimated to be around 237 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the HA and the Hong Kong Housing Society in the coming five years (2017-18 to 2021-22) by district are set out at **Annex 1**.

For public housing projects with completion beyond 2021-22 (i.e. 2022-23 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as conducting feasibility study or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of affected facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when the five-year construction programme is rolled forward.

As for private housing, the supply target of 180 000 units for the 10-year period from 2018-19 to 2027-28 will continue to be met through various private housing land supply sources including government land sale, railway property development projects, projects of the Urban Renewal Authority and private development/redevelopment projects. Based on the projection as at end-December 2017, the projected supply of first-hand private residential property market for the coming three to four years stays high at about 97 000 units.

On land supply, under the Government's multi-pronged strategy, by way of changing existing land uses and increasing development intensity for some 210 housing sites identified through land use reviews, a total of over 380 000 housing units may be provided in the short to medium term. In the medium to long term, various projects including new development areas and new town extensions are expected to provide over 220 000 housing units. In total, the short, medium and long-term land supply initiatives are expected to provide over 600 000 housing units. Details of these major initiatives to increase housing land supply are at **Annex 2**.

- End -

Annex 1

Hong Kong Housing Authority (HA)'s Estimated Public Rental Housing (PRH) Production (2017-18 to 2021-22)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100	5.3#
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	1 700	7.9#
		So Uk Phase 2	1 400		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2#
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	**18 200**	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.3
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	2 300		7.9#
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	**15 700**	
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7#
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	4.4
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	**13 800**	

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7#
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2#
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6#
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	**11 900**	
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#
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	13.6#
			Sub-total	**13 800**	
			Total	**73 400**	

(Based on Public Housing Construction Programme as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding. The figures may be subject to change 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.

Hong Kong Housing Authority (HA)'s Estimated Subsidised Sale Flats (SSF) Production (2017-18 to 2021-22)

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	**248**	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0#
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	**6 600**	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0#
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0#
			Sub-total	**4 400**	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27	1 200	1 200	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6#
			Sub-total	**6 800**	

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	**5 400**	
			Total	**23 400**	

(Based on Public Housing Construction Programme as at December 2017)

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

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

\# The figure includes all phases. Some of the phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HKHS's Estimated PRH Production (2017-18 to 2021-22)

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					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5#
			Sub-total	**1 000**	
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			Sub-total	**300**	
			Total	**1 300**	

(Based on HKHS's flat production forecast as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

* Senior Citizen Residences Scheme Project.

\# The figure includes all phases. Some of these phases will not be completed in the year.

HKHS's Estimated SSFs Production (2017-18 to 2021-22)

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	**1 640**	
			Total	**1 640**	

(Based on HKHS's flat production forecast as at December 2017)

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

Annex 2

Major Housing Land Supply Initiatives

Major Housing Land Supply Items [(a)]	Estimated Developable Land Area (about) (hectares) (ha)	Estimated Flat Production (about) (units)	Estimated Housing Land Supply (about) (ha)
Land Use Reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development)	500	> 310 000	500
Kai Tak Development (KTD)	320	50 000	49
Diamond Hill Comprehensive Development Area Site	7.42	4 050	2.83
Ex-Lamma Quarry	20	1 900	6
Railway Property Developments – Committed Projects [(b)]	18	12 000	18
Urban Redevelopments Implemented by the Urban Renewal Authority (URA) [(c)]	2.38	3 310	2.38
Kwu Tung North / Fanling North New Development Area (NDA)	320	60 000 [(d)]	85
Tung Chung New Town Extension	196	49 400	71.9
Hung Shui Kiu NDA	441	61 000	80
Yuen Long South Development	185	28 500	60
Railway Property Developments – Potential Projects in Medium/Long Term (including Pat Heung Maintenance Depot and Siu Ho Wan Depot)	54	> 21 000	54
Total (about)	**> 600 000**		

Notes:

(a) Individual major land supply initiatives such as the housing sites identified in land use reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development) may also involve the supply of relevant economic, G/IC, open space, and transportation facilities land. The estimated developable land area and flat production of the various initiatives are subject to changes.

(b) Excluding West Rail Pat Heung Maintenance Depot site and potential property developments (e.g. Siu Ho Wan Depot), which have been included under railway property developments in the medium/long term.

(c) Based on URA's commenced residential projects with projected tender invitation timetable in the five years from 2017/18 to 2021/22.

(d) Of the some 60 000 housing units in the Kwu Tong North/ Fanling North NDAs, 36 600 are for public housing and the remaining 23 300 private housing. To optimise the utilisation of land resources for increasing housing supply within the NDAs, we will submit a planning application to the Town Planning Board (TPB) to increase the development intensity within the year. Subject to TPB's approval, the total number of public housing units will increase by about 12 000 to 48 400, whereas that of private housing units will remain unchanged at 23 300.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4859)

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 "continued to work with the Shenzhen Municipal Government to jointly explore the feasibility of co-development of the Lok Ma Chau Loop", please provide the current status of such work, its progress and expected results, as well as the detailed record of past discussions and the expenditure involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5530)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the "Hong Kong-Shenzhen Innovation and Technology Park" ("the Park") is being taken forward by the Innovation and Technology Bureau (ITB) as the lead policy bureau. The Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/the Hong Kong Science and Technology Parks Corporation (HKSTPC) for development of the Park as well as the supporting infrastructural facilities.

To take forward the works concerned, the Government is in the process of seeking funding approval from the Finance Committee of the Legislative Council (LegCo) for the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1. The estimated cost for the Advance Works construction and the detailed design and site investigation of the Main Works Package 1 are $517.6M and $268.3M respectively, both in money-of-the-day prices. Subject to funding approval, we plan to start the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1 in mid-2018 for completion by end 2021 and early 2023 respectively. The 2018-19 Budget has set aside $20 billion for the first phase of the Park development to fund site formation and infrastructure works (undertaken by DEVB/CEDD based on the outcome of the above consultancy for the detailed design and site investigation of Main Works Package 1), as well as superstructure and initial operation (undertaken by ITB/HKSTPC).

With regard to past discussions with the Mainland, the Government has kept the public informed in a timely manner through occasions such as the press conference after the signing of the Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen on 3 January 2017, the briefing for the development of the Loop to the joint LegCo Panels on Commerce and Industry, Development, and Information Technology and Broadcasting on 6 March 2017, and the consultation with LegCo Panel on Commerce and Industry on the funding proposals for carrying out the Advance Works and for engaging consultants to undertake the detailed design and site investigation of the Main Works Package 1 on 16 January 2018.

A Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop ("Joint Task Force"), co-chaired by the Secretary for Innovation and Technology and the Vice Mayor of Shenzhen Municipal People's Government, has been set up to discuss major issues arising from the development of the Park. So far, the Joint Task Force has held three meetings:

Meeting	**Date**
1st Joint Task Force Meeting	9 February 2017
2nd Joint Task Force Meeting	12 September 2017
3rd Joint Task Force Meeting	9 January 2018

To keep the public abreast of the discussion, the Joint Task Force issues a press release after each meeting to summarise the gist of discussion. As the Joint Task Force Meetings were/will be arranged and led by ITB, DEVB did not incur any expenditure on the discussion with the Mainland in these meetings.

- 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 provide a list of all currently vacant residential sites, together with information such as their location, site area, period of vacancy, etc.

Please provide 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 (Member Question No. (LegCo use): 5531)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4861)

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, with a breakdown by land use (government land, residential land, abandoned vehicle storage, etc.), the total area of brownfield sites in Hong Kong.

Regarding the "territory-wide survey on brownfield sites", please provide information on its current status, survey methodology, as well as the progress and results obtained so far.

Please provide the definition of "brownfield sites" and the size and location of such sites in each of the 18 districts of Hong Kong.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5532)

Reply:

"Brownfield" is an imported term. In the United Kingdom and the United States for example, brownfield sites are former industrial land which are abandoned and left idle and where the land are usually contaminated by previous industrial uses. In Hong Kong, they generally refer to pieces of agricultural land in the New Territories which are converted to uses such as open-air and low-cost storage and port back-up facilities following the decline of agricultural activities several decades ago.

In order to facilitate the formulation of policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on

the remaining North-west New Territories are still on-going. The Study is scheduled for completion within this year.

As the field surveys are yet to be completed, we are unable to provide the requested information. Notwithstanding this, a broad distribution map of the brownfield sites under survey and the snapshot result of recent surveys of the operations identified in brownfield sites in Hung Shui Kiu New Development Area and Yuen Long South could be found at Annex A and Annex B to the Task Force on Land Supply Paper No. 05/2017[1] respectively. Large clusters of brownfield sites are concentrated in North and Northwestern New Territories, such as Hung Shui Kiu/Ha Tsuen, Wang Chau, Yuen Long South, Kam Tin, Pat Heung, Shek Kong, Ngau Tam Mei, San Tin, Lok Ma Chau, Ping Che, Hung Lung Hang, and Ta Kwu Ling areas. Other than these, smaller clusters of brownfields are scattered in different parts of the rural New Territories. The bulk of brownfield sites is privately owned, including the Tso/Tong land under collective ownership.

- End -

[1] https://www.devb.gov.hk/filemanager/en/content_1054/Paper_05_2017.pdf

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4862)

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 (Member Question No. (LegCo use): 5533)

Reply:

The Study is jointly commissioned by Planning Department (PlanD) and Civil Engineering and Development Department (CEDD). The expenditures on the Study (excluding in-house staff cost) in the past five years are as follows:

Financial Year	Expenditure ($M)
2013-14	8.50
2014-15	3.78
2015-16	0.79
2016-17	0.61
2017-18	0

The Study has already been completed and all outstanding payment has been settled in 2016-17.

Since the announcement by the Government of the revised proposals for the Kwu Tung North and Fanling North New Development Areas (KTN/FLN NDAs) in July 2013, which are based on the Study, staff of PlanD, CEDD as well as the Development Bureau have been taking the necessary follow-up actions required to take forward the implementation of the KTN/FLN NDAs as part of their overall duties covering also other areas of work. We are therefore unable to provide a breakdown indicating the staff costs incurred solely on work related to the Study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4867)

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 a table, 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 (Member Question No. (LegCo use): 5538)

Reply:

The Kwu Tung North and Fanling North New Development Areas (KTN/FLN NDAs) will provide about 60 000 housing units, comprising 36 600 units (i.e. 60 per cent) for public housing and 23 300 units (i.e. 40 per cent) for private housing, and accommodate more than 170 000 new population. To optimise the utilisation of land resources for increasing housing supply within the NDAs, we will submit a planning application to the Town Planning Board (TPB) to increase the development intensity of the housing sites within the year. The enhanced development intensity will all be used to increase public housing units. Should the proposed increase in development intensity be approved by the TPB, the total number of public housing units will increase by about 12 000 to 48 400, whereas that of private housing units will remain unchanged at 23 300. The proportion of public housing provision within the NDAs will increase from about 60 per cent to about 68 per cent.

The Civil Engineering and Development Department (CEDD) is responsible for the site formation and engineering infrastructure works of the KTN/FLN NDAs. We plan to seek funding approval from the Finance Committee of Legislative Council for the Advance Works and the First Stage Works in the first half of 2019. Subject to funding approval, the main construction works for the Advanced Works is expected to commence in the latter half of 2019. The estimated expenditure in 2018-19 on consultancy study, detailed design and site formation works is about $22.8 million.

In parallel, the Lands Department (Lands D) is undertaking the preparatory work for resumption and clearance for the Advance Works and First Stage Works of the KTN/FLN NDAs which mainly includes liaison with those households/undertakings covered in the "freezing survey" in order to explain to them the relevant arrangements for compensation and rehousing. The preparatory work being performed by the staff of Lands D forms part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for this area of work .

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6374)

Head:	(138) Government Secretariat: Development Bureau (Planning and Lands Branch)
Subhead (No. & title):	(000) Operational expenses
Programme:	(1) Director of Bureau's Office
Controlling Officer:	Permanent Secretary for Development (Planning and Lands) (Ms Bernadette LINN)
Director of Bureau:	Secretary for Development

Question:

Please set out the monthly salary, allowances and other expenses for the Secretary for Development over the past three years. Please also set out his monthly pension amount receivable upon retirement, and the total expenditure on his pension payment.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 620)

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 with effect from July 2017. 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) serving in the fifth-term HKSAR Government, SDEV and all other PAOs are not entitled to any pension benefits other than the Mandatory Provident Fund contribution by the Government.

- End -

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4479)

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 overseeing the discharging of land administration functions by Lands Department and the formulation of a territory-wide land planning policy, please inform this Committee of the following:

(1) Regarding the formulation of a territory-wide land planning policy, please provide the staff establishment, estimated expenditure on staff establishment and other estimated expenditure (if any).

(2) Please set out the respective area of residential sites in indigenous villages to be acquired by the Government and estimated number of affected households (if any) with regard to the following projects/sites:

(i) Hung Shui Kiu New Development Area (HSK NDA);

(ii) Kwu Tung North New Development Area (KTN NDA) and Fanling North New Development Area (FLN NDA);

(iii) Yuen Long South (YLS) housing site;

(iv) The study area of the Preliminary Feasibility Study on Developing the New Territories North (i.e. Ping Che, Ta Kwu Ling, Hung Lung Hang, Man Kam To, San Tin, etc.)

(3) Please provide the respective area of land with surveyed squatter structures, domestic or non-domestic, to be acquired by the Government and estimated number of affected households (if any) with regard to the following projects/sites:

(i) HSK NDA;

(ii) KTN NDA and FLN NDA;

(iii) YLS housing site;

(iv) The former Long Bin Interim Housing and the land to the south of the Tan Kwai Tsuen service reservoir;

(v) Phases 1, 2 and 3 of the public housing development plan at Wang Chau;

(vi) The study area of the Preliminary Feasibility Study on Developing the New Territories North (i.e. Ping Che, Ta Kwu Ling, Hung Lung Hang, Man Kam To, San Tin, etc.)

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 60)

Reply:

(1) The formulation of territory-wide land planning policies is undertaken by staff in the Development Bureau as part of their overall duties, with joint-up efforts from other relevant government bureaux/departments. We are unable to provide a breakdown of the expenditure and manpower involved solely with the work.

(2) & (3)

Within the development areas of the Kwu Tung North and Fanling North (KTN/FLN) New Development Areas (NDAs) and Hung Shui Kiu (HSK) NDA Projects, no clearance of any New Territories recognised villages will be involved. For the Yuen Long South development, no clearance of any New Territories recognised villages will be involved within the development area of the project according to the Recommended Outline Development Plan promulgated in August 2017. As the study on developing New Territories North (NTN) is at a preliminary stage, we are not in a position to advise whether any New Territories recognised villages will be affected.

According to the freezing surveys conducted by the Lands Department , the estimated number of households affected by KTN/FLN NDAs Project, HSK NDA Project and Wang Chau Phase 1 development are about 1 500, 1 600 and 180 respectively. Freezing surveys collect information on the number of affected structures and their occupancy situation, but not the area of land occupied by these structures.

Pending the conduct of freezing surveys, information on the number of surveyed squatters and households to be affected by the remaining phases of Wang Chau development and other projects as enquired is yet to be ascertained.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5060)

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 "continue to support Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans", please inform this Committee of the following:

(1) In 2018-19 and 2020-21, will the Bureau work with URA to review the way forward for or conduct public consultations on the Urban Renewal Strategy? If yes, what are the details?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 208)

Reply:

To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 a district study for Yau Ma Tei and Mong Kok (Yau Mong District Study). URA has set up a steering committee with the participation of relevant government departments to take forward the 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 will 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 (URS) will also be examined in the context of the Yau Mong District Study. The outcome of the study will provide a solid basis to assist the Government in examining how to further enhance URS in future. The study is expected to be completed in 2019.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5061)

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 "continued to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011 and the work of the Urban Renewal Fund (URF)", please inform this Committee of the following:

(1) What are the details and relevant expenditure in overseeing the work of URF over the past five years?

(2) As stated in the Urban Renewal Strategy, the key principles underlying the Government's approach to urban renewal are –

(a) owners whose properties are acquired or resumed for the implementation of redevelopment projects should be offered fair and reasonable compensation;

(b) tenants affected by redevelopment projects should be provided with proper rehousing;

(c) the community at large should benefit from urban renewal; and

(d) residents affected by redevelopment projects should be given an opportunity to express their views on the projects.

On the other hand, there have been queries that the URF and the Urban Renewal Social Service Team (URSST) commissioned by the URF have shown favouritism towards the URA's policies and failed to help residents affected by redevelopment projects to express their views. Regarding these two aspects, how will the Development Bureau oversee the URA to ensure that redevelopment projects are implemented in accordance with the principles of the URS and how can it ensure the independence of the URF and the URSST? Please advise on the respective expenditure involved and the details thereof.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 209)

Reply:

(1) and (2)

The Urban Renewal Fund (URF), with an endowment of $500 million from the Urban Renewal Authority (URA), is an independent company limited by guarantee incorporated in August 2011. URF provides an independent funding source to support social service teams (SSTs) in assisting owners and tenants affected by URA's redevelopment projects, activities conducted by Kowloon City District Urban Renewal Forum, and heritage preservation and revitalisation initiatives at the district level proposed by non-governmental organizations (NGOs) and other stakeholders in the overall context of urban renewal.

The URF Board is responsible for managing the business of URF including the appointment of SSTs and the approval of funding requests to support its various initiatives. The appointment of SSTs is conducted by way of open tender every four years. Details of the tendering exercise including the assessment criteria and weightings would be provided to interested NGOs and explained at a briefing session before invitation for submission of tenders. The SSTs operate independently of URA and report to the URF Board. They render assistance to owners and tenants affected by URA's redevelopment projects in accordance with the objectives and scope of services specified in the tender documents. To ensure effective governance and transparency, the records of URF Board meetings, annual financial reports and information and progress of the projects approved by the URF Board are available on URF's website and regularly updated for public inspection.

The Development Bureau oversees the work of URA by supporting the Financial Secretary in considering the annual Corporate and Business Plans submitted by URA, which cover URA's programme of proposals in the areas of redevelopment, rehabilitation, preservation and revitalisation and are prepared in accordance with the Urban Renewal Strategy. The Bureau also oversees the implementation of various projects under URA's Corporate and Business Plans in accordance with the Urban Renewal Authority Ordinance.

The Urban Renewal Unit of the Development Bureau is responsible for overseeing the implementation of the URS and the work of the URF as part of the overall duties of the Unit, and we are unable to provide a separate breakdown of the expenditure incurred solely for such work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5062)

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 "continue to support Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans" in Matters Requiring Special Attention in 2018-19, please inform this Committee of the following:

(1) What are the details and estimate of the work on this front?

(2) As of March 2018, the net assets of the URA amount to $32.6 billion, with a surplus of $3.14 billion recorded for the 2016-17 financial year. However, the URA estimates that the total expenditure for projects under its Corporate Plan amounts to some $34.96 billion from 2017-18 to 2021-22, implying the possibility of a deficit in the URA's asset value. Has the Development Bureau any plans to inject funds into the URA for the latter to continue with its business? If yes, what are the estimate and criteria thereof?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 210)

Reply:

(1) In 2018-19, the Development Bureau (DEVB) will continue to support the Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate Plan (CP) and Business Plan (BP). This 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 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 such work.

(2) The net asset value of URA was $32.6 billion as of 31 March 2017. Notwithstanding URA's estimated expenditure of $34.96 billion for projects under its approved 16th Corporate Plan (for the period from 2017-18 to 2021-22), such expenditure might not necessarily result in a deficit in URA's net asset value as income is expected to be generated from projects during the period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5064)

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 "continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference" in Matters Requiring Special Attention in 2018-19, please inform this Committee of the following:

(1) As for maintaining close liaison with the Guangdong authorities on planning matters in 2018-19, please advise on the Government's expenditure and details in this regard.

(2) Is there any provision for public consultation? If yes, what are the amount of provision and details of the consultation? If not, how will the Government report to the public regarding the results achieved and consult the pubic on planning matters?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 211)

Reply:

Liaison work with the Guangdong authorities on town planning matters is handled by staff of the Development Bureau and the Planning Department as part of their overall duties. We are unable to provide a separate breakdown of the expenditure incurred solely for this duty. The liaison work mainly involves the exchange of technical information on planning and development issues through established Hong Kong and Guangdong co-operation platforms and mutual visits. As the liaison mainly involves technical exchanges to facilitate good planning by the Hong Kong Special Administrative Region Government and the Guangdong authorities in their respective areas of work, the need for public consultation does not arise.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5075)

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 proposed in the Budget for restoration works to be carried out for vacant government sites (VGSs) or school premises (VSPs) to make them available for use by non-governmental organisations (NGOs) through short-term tenancies. Regarding the VGSs or VSPs, please provide their specific locations, criteria for and duration of the lease to NGOs, and the implementation timetable of the proposal.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 225)

Reply:

In order to further enhance transparency, the Lands Department (Lands D) has, since November 2017, uploaded information of vacant school premises (VSPs) and other vacant government sites (VGSs) under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there were 863 sites (including 28 VSPs) available for application for short-term use. Details of these sites, including their location, area, long-term use (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

To further support non-governmental organisations (NGOs) to make better use of VGSs and VSPs for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5077)

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

Question:

It is stated in Matters Requiring Special Attention in 2018-19 that the Government will "formulate a policy framework to tackle brownfield sites in a holistic manner, with the objectives of optimising land utilisation, rationalising land uses, supporting the development of industries that are needed in Hong Kong, and improving the rural environment". Please inform this Committee of the following:

(1) Please provide the details of the planning of measures for tackling brownfield sites and the development timetable thereof.

(2) Will non-residential operators affected by urban renewal projects or the said planning (e.g. the vehicle repairing industry affected by urban renewal projects) be included in the development planning of brownfield sites? If yes, what are the details? If not, what are the reasons?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 227)

Reply:

Making optimal use of brownfield sites is one of the main directions in the Government's multi-pronged land supply strategy. The major directions for formulating a policy framework for tackling brownfield sites are as follows –

(a) further to the identification of some 540 hectares (ha) of brownfield sites proposed for integrated development under various new development area projects, continuing the efforts in examining the development potential or agricultural/conservation value for the remaining 760 ha of brownfield sites, and devising appropriate approaches for releasing suitable sites for their preferred use;

(b) formulating feasible and cost-effective measures for consolidation, accommodation or phasing-out of individual brownfield operations upon the land being released for alternative uses; and

(c) reviewing regulatory measures to strengthen control of such sites and prevent their proliferation.

This policy formulation work will take into account the findings of various on-going brownfield-related studies which will be finalised within this year, including two studies on the technical feasibility and financial viability of accommodating brownfield operations in multi-storey buildings (covering also the potential of incorporating innovative architectural design or engineering solutions) commissioned by the Civil Engineering and Development Department, and the Study on Existing Profile and Operations of Brownfield Sites in the New Territories commissioned by the Planning Department. It will also take into consideration the overall land use demand of various industries in the territory. In addition, we will take into account relevant recommendations of the Task Force on Land Supply when pursuing the development of brownfield sites as one of the land supply options.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5078)

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

Question:

It is stated that the Government will continue "to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011 and the work of the Urban Renewal Fund".

The Government has established the District Urban Renewal Forum for implementing the URS. It is mentioned, inter alia, in paragraph 3.5.2 of the final report of the Study on Urban Renewal Plan for Kowloon City that "…The district of Kowloon City is a hub of vehicle repair workshops in Hong Kong. There are some 500 vehicle repair workshops in the district, a majority of which are of a small scale…On the other hand, there are also four vehicle repair workshops designated by the Transport Department to provide examination service for private cars and light goods vehicles, as well as a few large-scale vehicle repair workshops in the district."

Please inform this Committee of the implementation status and details of assisting the reprovision of vehicle repair workshops as part of the bureau's work in supporting the Urban Renewal Authority's implementation of its Corporate Plan.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 228)

Reply:

The Kowloon City District Urban Renewal Forum submitted the Urban Renewal Plan for Kowloon City (the Plan) to the Government in 2014. The Plan serves as a reference for the related government bureaux and departments, the Urban Renewal Authority (URA), the public and other stakeholders including developers, owners, non-governmental organisations etc. which could take part in the implementation of the Plan. Since then, the Government and URA have been implementing various proposals under the Plan. Specifically, URA commenced a total of five district-based projects in Kowloon City in 2016 and 2017 taking into account the recommendations of the Plan.

Although URA will help identify suitable premises in the district of its redevelopment projects to enable affected shop operators to relocate and continue operation in the same district in accordance with the Urban Renewal Strategy as far as practicable, it is anticipated that reprovisioning the vehicle repair workshops affected by URA's redevelopment projects in Kowloon City will not be pursued since the relevant use will not be compatible with statutory land uses permitted for the redeveloped areas.

Under URA's prevailing acquisition policy for non-domestic properties, URA will offer to owner-operators affected by its redevelopment projects the market value of the premises plus an ex-gratia allowance (EGA) (which is 35% of its market value or four times of its Rateable Value (RV), whichever is higher). For affected tenant-operators, URA will offer EGA which is three times of its RV. In addition to EGA, an additional payment of ex-gratia business allowance (EGBA) may also be payable to owner-operators or tenant-operators subject to compliance with specific requirements laid down by URA. Owner-operators or tenant-operators may also lodge a claim for business loss in lieu of EGA and EGBA. Besides, the URA Board approved in June 2017 enhancements to its policies for ex-gratia payments to non-domestic owner-occupiers and tenants who are affected by its redevelopment projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5079)

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 the implementation of the Urban Renewal Strategy and implementing the Urban Renewal Plan for Kowloon City, please inform this Committee of the following:

How many urban renewal projects in Kowloon City are still pending commencement? If there are projects yet to commence, please provide the details and implementation timetable thereof. If no projects are yet to commence, please advise on how the remaining areas pending redevelopment, rehabilitation and revitalisation will be dealt with.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 229)

Reply:

The Kowloon City District Urban Renewal Forum submitted the Urban Renewal Plan for Kowloon City (the Plan) to the Government in 2014. Since then, the Government and the Urban Renewal Authority (URA) have been implementing various proposals under the Plan. The Plan also serves as a reference for the public and other stakeholders including developers, owners, non-governmental organisations which could take part in the implementation of the Plan.

Regarding redevelopment, as of 1 March 2018, URA has commenced 61 redevelopment projects since its inception in 2001, and 14 are located in Kowloon City (KC). These include eight projects which were located within "priority redevelopment areas" under the Plan. To prevent speculative transactions or activities, details of projects yet to be publicly announced by URA would be kept confidential. URA will announce details of new projects upon commencement.

As regards rehabilitation, URA has provided assistance for owners of over 506 buildings in KC under its various building rehabilitation programmes to improve the building environment and living condition. Regarding revitalisation, the Urban Renewal Fund has appointed a non-governmental organisation to implement the Themed Walking Trail while the revitalisation works for the rear portion of Cattle Depot are being taken forward under the Signature Project Scheme of Kowloon City District Council. These would help strengthen and highlight the historic and cultural characteristics of the district.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5084)

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 "supporting URA in conducting a planning study in Yau Ma Tei and Mong Kok districts", please inform this Committee of the following:

(1) Please provide the details and estimated expenditure for the planning study in Yau Ma Tei and Mong Kok districts.

(2) Please provide the estimated numbers of households and people to be affected, as well as the scope of study and organisations to be consulted, regarding the planning study in Yau Ma Tei and Mong Kok districts.

(3) Will a District Urban Renewal Forum (DURF) be established for the Yau Ma Tei and Mong Kok districts, as in the case of Kowloon City? If yes, please provide the details, implementation timetable, expenditure and estimated time of completion thereof.

(4) How will the Government collect information and facilitate public engagement regarding the planning of the Yau Ma Tei and Mong Kok districts?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 235)

Reply:

(1)-(4) To explore sustainable ways of addressing the problem of urban decay, the Urban Renewal Authority (URA) commenced in May 2017 a district study for Yau Ma Tei and Mong Kok (Yau Mong District Study) with its own resources. The Yau Mong District Study aims to explore ways of enhancing the efficiency of existing land use and the redevelopment potential in the two districts. The findings of the Yau Mong District 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 for Yau Mong and other districts in future. The Study is expected to be completed in

2019. URA will consult relevant District Council and stakeholders in the course of the Study.

After the completion of the Yau Mong District Study, URA will formulate a "Master Renewal Concept Plan" for the two districts according to the data collected and its analysis and set out various options for public consultation. Having regard to the experience of the Kowloon City District Urban Renewal Forum, URA will draw up a public engagement strategy and consider how the DURF process will be featured to strengthen urban renewal planning at the district level.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4202)

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

Question:

1. Regarding the development of the Lok Ma Chau Loop (the Loop), please provide a detailed breakdown of estimate on the following:

   I. The study costs for working with the Shenzhen Municipal Government to jointly explore the co-development of the Loop.

   II. The number of innovation and technology employment opportunities of the Hong Kong-Shenzhen Innovation and Technology Park (the Park) to be set up in the Loop and the manpower ratio of Hong Kong and Shenzhen.

2. The Hong Kong Special Administration Region Government will be responsible for the construction of the necessary infrastructure within the Loop and its surrounding area. Please provide a detailed breakdown of the estimated overall construction expenditure. Meanwhile, is it the case that the Shenzhen Municipal Government has the ownership of the Park without having to invest in the development of the area?

3. Will the Government grant land to the Hong Kong Science and Technology Parks Corporation for the development at the Loop without compensation?

4. What are the study costs and manpower involved in the arrangement between the Hong Kong side and Shenzhen side to facilitate the exit and entry of mutually approved personnel of the Shenzhen side?

5. The Government wishes to take forward the construction of the Park as soon as possible; please provide a detailed breakdown of the funding provision for the Advance Works and the design of Main Works Package 1.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 103)

Reply:

The development of the Lok Ma Chau Loop (the Loop) into the "Hong Kong-Shenzhen Innovation and Technology Park" ("the Park") is being taken forward by the Innovation and Technology Bureau (ITB) as the lead policy bureau. The Development Bureau (DEVB) and the Civil Engineering and Development Department (CEDD) support the development by undertaking the associated site formation and infrastructure works to provide the formed land to ITB/the Hong Kong Science and Technology Parks Corporation (HKSTPC) for development of the Park as well as the supporting infrastructural facilities.

(1)

So far, two consultancies have been commissioned for the Loop development. One is the planning and engineering study completed in 2014 with total expenditure (including associated site investigation works) of $30.3 million borne by the HKSAR Government. The other is the on-going consultancy for the detailed design and site investigation of the Advance Works with estimated total expenditure (including associated site investigation works) of $9.5 million up to the end of 2018-19.

Upon completion of Stage 1 of the Science Park Expansion Programme, the gross floor area (GFA) of the Hong Kong Science Park (HKSP) will reach 400 000m^2, creating about 17 000 jobs. The GFA of the Park will be about three times that of the HKSP. On a proportional basis, it is estimated that around 50 000 jobs will be created. Innovation and technology development involves cross-region and cross-border exchange of talents and knowledge. At the current stage, ITB has no plans to restrict the proportion of local, Mainland or overseas personnel to be employed by enterprises and organisations in the Park.

(2) & (3)

According to the "Memorandum of Understanding on Jointly Developing the Lok Ma Chau Loop by Hong Kong and Shenzhen" (the MOU) signed between the HKSAR Government and Shenzhen Government on 3 January 2017, the Shenzhen side confirms that the HKSAR Government possesses the Loop in accordance with the law since 1 July 1997. The Shenzhen side does not have the ownership of the Loop. The MOU also provides that the HKSAR Government will be responsible for developing the necessary infrastructure within the Loop and its surrounding area (including site formation and infrastructural facilities), and will lease the formed land within the Loop to the HKSTPC by appropriate land disposal means for the development of the Park. The specific means of land disposal are to be determined. HKSTPC has set up a wholly-owned subsidiary company for building, operating, maintaining and managing the superstructure of the Park.

(4)

According to the MOU, the Hong Kong side would take effective measures to facilitate the exit and entry of mutually approved personnel of the Shenzhen side. Details of the arrangements will be studied and discussed by the relevant departments of the two Governments through the "Joint Task Force on the Development of the Hong Kong-Shenzhen Innovation and Technology Park in the Loop". As advised by ITB, there is no concrete idea at this stage.

(5)

The Government is in the process of seeking funding approval from the Finance Committee of Legislative Council (LegCo) for the construction of the Advance Works and the detailed design and site investigation of the Main Works Package 1. The estimated cost for the Advance Works construction and the detailed design and site investigation of the Main Works Package 1 are $517.6 million and $268.3 million respectively, both in money-of-the-day (MOD) prices. The cost breakdowns as set out in our funding submission to LegCo (Paper No. PWSC (2017-18)34) are reproduced as follows-

Advance Works	**$ million (in MOD prices)**
(a) Land decontamination	58.9
(b) Establishment of an Ecological Area	230.1
(c) Construction of a temporary access, minor improvement works to Ha Wan Tsuen East Road and other ancillary works	60.9
(d) Construction of temporary noise barriers and miscellaneous roadworks along Lok Ma Chau Road	4.1
(e) Ground treatment works	55.3
(f) Environmental mitigation measures and environmental monitoring and audit programme for the works in (a) to (e) above	12.1
(g) Consultants' fees	7.6
(i) contract administration	*4.1*
(ii) environmental monitoring & audit programme	*0.7*
(iii) management of resident site staff (RSS)	*2.8*
(h) Remuneration of RSS	41.8
(i) Contingencies	46.8
Total	**517.6**

Detailed design and site investigation of Main Works Package 1	**$ million (in MOD prices)**
(a) Consultants' fees for	206.6
(i) detailed design	*190.1*
(ii) preparation of tender documents and assessment of tenders	*16.3*
(iii) management of RSS for site investigation works	*0.2*
(b) Remuneration of RSS for site investigation works	3.4
(c) Site investigation works	34.0
(d) Contingencies	24.3
Total	**268.3**

The 2018-19 Budget has set aside $20 billion for the first phase of the Park development to fund site formation and infrastructure works (undertaken by DEVB/CEDD based on the outcome of the above consultancy for the detailed design and site investigation of Main Works Package 1), as well as superstructure and initial operation (undertaken by ITB/HKSTPC).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4214)

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

Question:

This year, the Planning and Lands Branch of the Development Bureau will continue to work with the Harbour Commission to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify the harbourfront for the enjoyment of all. Regarding the development of Site 3 of the new Central Harbourfront, will the Government inform this Committee of the following:

1. The respective open space per person, local open space per person and district open space per person for Mid-levels West Planning Area, Sai Ying Pun and Sheung Wan Planning Area, Kennedy Town and Mount Davis Planning Area, Wan Chai Planning Area and Mid-levels East Planning Area;

2. As the Government plans to develop Site 3 of the new Central Harbourfront for commercial use, please advise on the development timetable of the subject site.

3. Will the Government conduct comprehensive public consultation on the development of Site 3 of the new Central Harbourfront?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 131)

Reply:

Based on Planning Department's figures on open space provision in 2016 and population figures in the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing provision of open space and provision per person in the Central & Western and Wan Chai districts are set out in the table below. We do not maintain such information by planning area.

District	Total Open Space (ha) (about)	Total Open Space Per Person (square metres) (about)	District Open Space (ha) (about)	District Open Space Per Person (square metres) (about)	Local Open Space (ha) (about)	Local Open Space Per Person (square metres) (about)
Central and Western	56.6	2.33	39.5	1.63	17.1	0.70
Wan Chai	50.9	2.82	35.9	1.99	14.9	0.83

Remarks

Open space in private developments are counted as existing open space provision in the above table, but sports grounds, water sports centres, camp sites and holiday villages, etc. managed by the Leisure and Cultural Services Department, as well as slopes are excluded. It should also be noted that existing open space provision is not equivalent to the area of "Open Space" zones on the statutory plans.

Site 3 is one of the eight key sites covered in the Urban Design Study for the New Central Harbourfront (UDS), which was completed in March 2011 following two stages of extensive public engagement (PE) exercises in 2007 and 2008. The UDS recommended to use Site 3 for comprehensive development, including office and retail uses with the provision of a continuous landscaped deck, public open space and other supporting facilities. The design concept was in general supported by the public during the PE exercises and endorsed by the Town Planning Board in formulating the planning brief that governs the future development of Site 3. The Government is taking forward development of Site 3 in accordance with the recommendations of the UDS, and the site would be released for public land sale in due course upon completion of the relevant procedures. Following established practice, the tentative timing for disposing the site through open tender will be announced in the context of the annual Land Sale Programme, with more precise timing announced in the quarterly tender forecasts.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4215)

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

Question:

The Government plans to develop Site 3 of the new Central Harbourfront for commercial use. In this connection, will the Government inform this Committee of the following:

1. Has the Government considered retaining the General Post Office in Central for its original or other public uses? If yes, what are the details? If not, what are the reasons?

2. Has the Government considered retaining the Star Ferry Car Park for its original or other public uses? If yes, what are the details? If not, what are the reasons?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 132)

Reply:

Site 3 is one of the eight key sites covered in the Urban Design Study for the New Central Harbourfront (UDS), which was completed in March 2011 following two stages of extensive public engagement (PE) exercises in 2007 and 2008. The UDS recommended Site 3 to be developed as a comprehensive development for office and retail uses with the provision of a continuous landscaped deck, public open space and other supporting facilities. The design concept was in general supported by the public during the PE exercises. According to this design concept which was also adopted by the Town Planning Board in formulating the planning brief that governs the future development of Site 3, both the General Post Office and Star Ferry Car Park would be demolished after suitable reprovisioning arrangements. As the design concept recommended in the UDS was the result of extensive public consultation and was widely supported, the Government is taking forward development of Site 3 accordingly, and the site would be released for public land sale in due course upon completion of the relevant procedures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4217)

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

Question:

This year, the Development Bureau will continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects. Regarding the development of a community garden at Western District Public Cargo Working Area, will the Government inform this Committee of the following:

1. In the Policy Address last year, it was proposed for a community garden to be developed at Berths No. 1 to 3 of the Western District Public Cargo Working Area and the proposal was revised in January this year. Please advise on the Government's timetable for development of the community garden.

2. What will be the Government's criteria in selection of the non-governmental organisation or social enterprise and the validity period of the successful tender?

3. How will the Government ensure that the harbourfront site at the Western District Public Cargo Working Area will be open to pets and the public?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 134)

Reply:

The idea of having a community garden at the site at Kennedy Town was initiated by the Central and Western District Council (C&WDC) in December 2016 after taking into account local views. With the support of Harbourfront Commission's (HC) Hong Kong Task Force (Task Force) in January 2017, the Development Bureau (DEVB) reverted to the C&WDC in March 2017 with a preliminary implementation proposal. DEVB has since then been engaging the Task Force and C&WDC in further discussions on key implementation details, most recently in March 2018. DEVB has also met and exchanged views with concern groups on various occasions.

After taking into account the views received, we have, with the support of the C&WDC and the Task Force, decided to let out part of the site (2 000 m^2) to a non-profit making body to run a community garden through a three-year short-term tenancy at nominal rent, while minor enhancement works will be carried out to the remaining portion (5 900 m^2) including the waterfront promenade before it is opened for public enjoyment as a safe and properly managed government facility.

We issued an invitation for proposal for the community garden in end March 2018 with a deadline on 29 June 2018. Proposals received would be assessed according to pre-determined criteria including diversity and accessibility of activities organised by the community garden, compatibility of proposed uses with the harbourfront environment and district engagement activities. The invitation documents were prepared in accordance with procurement procedures and the requirements therein have taken into account views received from the Task Force, C&WDC and through C&WDC other stakeholders including concern groups. We have also made reference to the experiences of some existing community gardens such as the one in Sun Yat Sen Memorial Park, the Urban Oasis in Kowloon Bay and the Vessel in Kwun Tong. Feedbacks from green groups and non-profitmaking organisations were also collected. The future community garden would be operated in an open manner. In other words, it would not only open to patrons participating in farming activities but also to other members of the public daily.

The enhancement works (around $30 million) at the remaining portion would mainly involve those required for improving public safety and provision of basic amenities. Such works include installation of railings along the waterfront, provision of lighting and benches, resurfacing with paving blocks, etc. We will consult the Task Force and C&WDC and through the C&WDC stakeholders on the design of the 5 900 m^2 open space, including the arrangement for pets, before works commence on site later this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4218)

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 proposed in the Policy Address for a community garden to be developed at Berths No. 1 to 3 at the Western District Public Cargo Working Area. Will the Government inform this Committee of the following:

1. How will the Government ensure extensive public participation in the tendering procedures for operation of the community garden?

2. One of the proposals put forward by the Government is to let out a portion of the site for operation by the organisation/social enterprise with the successful bid while the Government will install suitable facilities during advanced works stage. Please advise on the estimated expenditure involved and the details thereof.

3. In deciding to develop the community garden, has expert advice been sought on farming activities near the cargo working area? If yes, what are the details? If not, what are the reasons?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 135)

Reply:

The idea of having a community garden at the site at Kennedy Town was initiated by the Central and Western District Council (C&WDC) in December 2016 after taking into account local views. With the support of Harbourfront Commission's (HC) Hong Kong Task Force (Task Force) in January 2017, the Development Bureau (DEVB) reverted to the C&WDC in March 2017 with a preliminary implementation proposal. DEVB has since then been engaging the Task Force and C&WDC in further discussions on key implementation details, most recently in March 2018. DEVB has also met and exchanged views with concern groups on various occasions.

After taking into account the views received, we have, with the support of the C&WDC and the Task Force, decided to let out part of the site (2 000 m^2) to a non-profit making body to run a community garden through a three-year short-term tenancy at nominal rent, while minor enhancement works will be carried out to the remaining portion (5 900 m^2) including the waterfront promenade before it is opened for public enjoyment as a safe and properly managed government facility.

We issued an invitation for proposal for the community garden in end March 2018 with a deadline on 29 June 2018. Proposals received would be assessed according to pre-determined criteria including diversity and accessibility of activities organised by the community garden, compatibility of proposed uses with the harbourfront environment and district engagement activities. The invitation documents were prepared in accordance with procurement procedures and the requirements therein have taken into account views received from the Task Force, C&WDC and through C&WDC other stakeholders including concern groups. We have also made reference to the experiences of some existing community gardens such as the one in Sun Yat Sen Memorial Park, the Urban Oasis in Kowloon Bay and the Vessel in Kwun Tong. Feedbacks from green groups and non-profitmaking organisations were also collected. The future community garden would be operated in an open manner. In other words, it would not only open to patrons participating in farming activities but also to other members of the public daily.

The enhancement works (around $30 million) at the remaining portion would mainly involve those required for improving public safety and provision of basic amenities. Such works include installation of railings along the waterfront, provision of lighting and benches, resurfacing with paving blocks, etc. We will consult the Task Force and C&WDC and through the C&WDC stakeholders on the design of the 5 900 m^2 open space, including the arrangement for pets, before works commence on site later this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4219)

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

Question:

The Planning Department submitted an application to the Town Planning Board last year for rezoning a harbourfront site at Cha Kwo Ling Road in Yau Tong for construction of a campus for Vocational Training Council (VTC). Meanwhile, it is stated that the Development Bureau (DEVB) will continue to work with the Harbourfront Commission (HC) to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify the harbourfront for the enjoyment of all. Regarding the Cha Kwo Ling harbourfront, will the Government inform this Committee of the following:

1. In 2006, the harbourfront site at Cha Kwo Ling Road was reserved for development of the Cha Kwo Ling Park but the site was subsequently rezoned for construction of the VTC campus. Please advise on the reasons for the change of zoning?

2. How will the rezoning of the harbourfront site at Cha Kwo Ling Road accomplish the DEVB's "stated mission" of creating a harbourfront for "enjoyment for all"?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 136)

Reply:

1. The area that has been rezoned to facilitate the Vocational Training Council (VTC) campus development (the subject area) is occupied by existing developments including the Kwun Tong Sewage Pumping Station (KTSPS), a liquefied petroleum gas filling station and Wai Lok Street, as well as land reserved for various uses including an extension of the KTSPS, the development of the tunnel ventilation shaft and administration building of the proposed Trunk Road 2, and a 50m wide waterfront promenade cum public open space (POS). As land reservation is no longer required for the extension of the KTSPS and the ventilation shaft and administration building, there is opportunity for a review of land uses of the subject area.

To support the policy objective of allowing young people to develop their interests and realise their potential through vocational and professional education and training, and considering that there is a need to enhance some of the VTC institutions and facilities, the Government considers a site of around 4.2 hectares within the subject area to be suitable for the proposed development.

To take forward the proposal, the subject area is rezoned to "Government, Institution or Community" amongst other amendments to the Outline Zoning Plan concerned. The amendments were exhibited for public inspection under the Town Planning Ordinance in February 2017. The Town Planning Board is considering the amendment in accordance with established statutory procedures.

2. Although the total land area zoned "Open Space" in the subject area has been reduced from 5.2 hectares to 4.2 hectares, VTC has agreed to reduce its development scale and construct 1 hectare of POS within its project site to be handed back to the Government for management and maintenance upon completion. The total provision of waterfront promenade cum POS will therefore remain unchanged at 5.2 hectares.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4220)

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 last year, a developer planned to construct a 25-storey industrial building on a private site at the Quarry Bay Promenade near the exit of the pet garden at Hoi Yu Street. It is stated that, this year, the Development Bureau will engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all. Regarding the Quarry Bay Promenade incident, will the Government inform this Committee of the following:

1. The Government has stated that it would negotiate with the land owner, to consider, inter alia, the possibility of land exchange within the district, so that the developer might abandon the development plan or reduce the scale of development. Please advise on the process and progress of negotiation and the results thereof.

2. After the incident, has the Government compiled any information on land faced with similar scenario (i.e. construction works in accordance with the land owners's development plan(s), which was approved earlier than the Planning Department's (PlanD) rezoning plan, do not align with the PlanD's rezoning plan) across the territory? If yes, what are the details?

3. How will the Government ensure that the continuity of the Quarry Bay Promenade will not be affected? What are the details?

4. How will the Government prevent similar incidents from happening again?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 137)

Reply:

The case at Hoi Yu Street in Quarry Bay involves construction of a proposed industrial building carried out by a private lot owner in accordance with building plans approved in 2001, before the area concerned was rezoned from "Industrial" to "Other Specified Uses (Cultural and/or Commercial, Leisure and Tourism related Uses)". Although the construction works are not in contravention of any town planning and building regulatory regimes or lease conditions, the Government has been communicating with the private lot owner to explore whether there would be an alternative development proposal that could be more compatible with the current planning intention. The discussion is still ongoing. As and when the two parties reach an in-principle agreement on the direction to be pursued, we shall publicly announce the proposed direction and the follow up action.

We have reviewed the private lots within the harbourfront areas and are not aware of any similar case involving vacant sites with building plans approved before the relevant sites were rezoned for uses different from those allowed under the building plans.

Same as other harbourfront areas, some sites along the Quarry Bay waterfront are under the control of or designated for development by public or private proponents; vested in/granted to utilities companies and government departments; or used as temporary uses. The Government will continue to explore the possibility of relocating government facilities away from the harbourfront taking into account land use, cost and other relevant factors; where relocation is not possible or where a harbourfront location is required for operational purposes, the possibility of setting back the facility to provide a harbourfront passageway for public use and keeping the footprint and duration required of the site to the minimum; and introducing a façade or landscape treatment to the proposed facility to mitigate its environmental impact on the harbourfront as far as possible. Likewise, we will also continue to explore the same with private harbourfront landowners, private project proponents and public utility companies when opportunity arises. These would form part of our continuous efforts to develop waterfront promenades along both sides of the Victoria Harbour.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4371)

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. Please set out in tabular form the public facilities provided in private developments in each of the 18 districts of Hong Kong, their areas, types, management right holders, opening hours and relevant use restrictions;

2. How will the Government ensure that public facilities in private developments are effectively open to the public? What are the details?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 400)

Reply:

1. Currently, there are over 1 100 public facilities required under lease for the use by the public located at over 660 private developments completed in or after 1980. Information on their locations, types, opening hours and areas has been uploaded to the website of the Lands Department (Lands D) (https://www.landsd.gov.hk/en/legco/gic.htm) for public inspection. Generally speaking and subject to the detailed lease conditions governing the concerned private development, the pertinent premises owners are in general obliged under the relevant lease conditions to manage and maintain the public facilities to the satisfaction of Lands D or other relevant approval authorities.

2. Lands D will conduct annual inspections of the relevant premises. If breaches of the lease conditions are confirmed, Lands D will issue an advisory letter to the owners to request rectification of the breach and will keep monitoring the situation. Meanwhile, upon receipt of complaints on the suspected breaches of the lease conditions, Lands D will take follow up actions by conducting site inspections, seeking clarifications from the owners and/or management companies, explaining the requirements to the relevant owners and/or management companies, issuing warning/advisory letters and monitoring the situation by conducting follow-up inspections or enquiries to secure rectification of the breaches.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6122)

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

Question:

It is mentioned in paragraph 134 of the Budget speech that the Government "will provide about 380 000 residential flats in total by rezoning sites, increasing development density as appropriate, and taking forward projects at the Kai Tak Development Area and Anderson Road Quarry, railway property development projects and urban renewal projects". In this connection, will the Government inform this Committee of the details of the housing supply of 380 000 residential flats mentioned in the Budget speech, including the locations of the residential flat supply, users and owners of the land involved, types of housing, flat production and estimated flat completion date of the projects involved; please also set out the housing supply categorisation of short or medium-term, as determined by the Government, to which the projects belong.

Asked by: Hon KWOK Wai-keung (Member Question No. (LegCo use): 3)

Reply:

The Government adopts a multi-pronged strategy to increase land supply to meet Hong Kong's housing and other needs. Details of the total of over 380 000 residential flats expected to be provided in the short to medium term are set out in **Annex 1**.

Among the above initiatives, 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). Among these potential housing sites, as at early March 2018, 104 sites are already allocated or rezoned for housing development, capable of providing about 122 900 flats. Their relevant information including land area and flat number are set out at **Annex 2**. As for the remaining sites, we will set out the relevant development details when submitting the relevant rezoning proposals to the Town Planning Board for consideration. As with the established practice, we will consult the District Councils, local community and relevant stakeholders on the rezoning proposals setting out the relevant development details.

The anticipated completion date for individual sites/housing projects is subject to a host of factors such as progress of feasibility studies, rezoning, land resumption/clearance, reprovisioning of existing facilities, funding approval, complexity of site formation works, etc. The concerned government departments will closely monitor the progress of the above with a view to completing the flat production as soon as possible.

Annex 1

Major Housing Land Supply Initiatives

Major Land Supply Items/Locations	Estimated Developable Land Area (about) (hectares) (ha)	Estimated Flat Production (about) (units)	Estimated Housing Land Supply (about) (ha)
Land Use Reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development) [(a)]	500	> 310 000	500
Kai Tak Development (KTD)	320	50 000	49
Diamond Hill Comprehensive Development Area Site	7.42	4 050	2.83
Ex-Lamma Quarry	20	1 900	6
Railway Property Developments – Committed Projects [(b)]	18	12 000	18
Urban Redevelopments Implemented by the Urban Renewal Authority (URA) [(c)]	2.38	3 310	2.38
Total (about)	**Over 380 000 units**		

Note:

(a) The location maps of these housing sites, by District Councils, have been provided to the Legislative Council in answering members' question on 13 December 2017, and can be obtained at http://gia.info.gov.hk/general/201712/13/P2017121300386_274011_1_1513148535054.pdf and http://gia.info.gov.hk/general/201712/13/P2017121300386_274012_1_1513148535087.pdf.

Individual major land supply initiatives such as the housing sites identified in land use reviews (including Ex-Cha Kwo Ling Kaolin Mine, Anderson Road Quarry and Kam Tin South Public Housing Development) may also involve the supply of relevant economic, G/IC, open space, and transportation facilities land. The estimated developable land area and flat production of the various initiatives are subject to changes.

(b) Excluding West Rail Pat Heung Maintenance Depot site and potential property developments (e.g. Siu Ho Wan Depot), which have been included under railway property developments in the medium/long term.

(c) Based on URA's commenced residential projects with projected tender invitation timetable in the five years from 2017/18 to 2021/22.

Annex 2

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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
Eastern	Junction of Chai Wan Road, Wing Ping Street and San Ha Street, Chai Wan	Public	0.33	800
	Java Road, North Point	Public	0.12	240
	Subtotal (about): *		**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
	Subtotal (about): *		**5.0**	**1 660 (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
	Subtotal (about): *		**2.45**	**2 190 (Public: 600 Private: 1 590)**
Kwun Tong	Junction of Ko Chiu Road and Pik Wan Road, Yau Tong	Public	0.72	660
	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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Yan Wing Street (near Lei Yue Mun Estate), Yau Tong	Public	1.11	2 400
	Ex-Cha Kwo Ling Kaolin Mine Site (private housing)	Private	1.83	1 220
	Ex-Cha Kwo Ling Kaolin Mine Site (public housing)	Public	1.41	980
	Public Transport Interchange near Kwong Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Public Transport Interchange near Lam Tin Estate, Lam Tin (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed
	Subtotal (about): *		**8.23**	**8 270 (Public: 5 450 Private: 2 820)**
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 (about): *		**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 (Note 2)	To be Confirmed	To be Confirmed	To be Confirmed

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Public Transport Interchange near Cheung Ching Estate, Tsing Yi (situated within Ching Hong Road North project Phase 3	Public	1.17 (Ching Hong Road North Phase 3)	1,680 (Ching Hong Road North Phase 3
	Subtotal (about): *		**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 "Comprehensive Development Area" sites between Sha Tsui Road and Yueng Uk Road, Tsuen Wan	Private	3.61	3 550
	Subtotal (about): *		**5.12**	**4 700 (Public: 970 Private: 3 730)**
Islands	Ex-Peng Chau Chi Yan Public School (northern portion), Peng Chau	Private	0.16	16
	Ngan Kwong Wan Road West, Mui Wo	Public	0.77	500
	Near Shan Ha, Tung Chung Road, Area 27, Tung Chung	Public	0.92	1,200
	Subtotal (about): *		**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)	Public	3.18	3 000

District	**Location**	**Housing Type**	**Site Area (in ha)** (Note 1)	**Flat Number** (Note 1)
	Anderson Road Quarry (Site 2)	Private and Starter Homes	8.88	6 410
	Subtotal (about): *		**13.41**	**9 790 (Public: 3 000 Private: 6 790)**
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
	"Residential (Group B)3" site at 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
	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	0.70	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		

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	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	1.90	1 900
	Subtotal (about): *		**33.25**	**26 170 (Public: 22 810 Private: 3 360)**
Tai Po	Pak Shek Kok, Tai Po	Private	3.80	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)	Private		
	Shan Tong Road, Lai Chi Shan, Tai Po	Private	4.25	1 785
	Chung Nga Road East, Tai Po	Public	7.77	6 850
	Area 9, Tai Po	Public		
	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
	Subtotal (about): *		**32.9**	**15 640 (Public: 7 800 Private: 7 840)**

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
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	1 900
	Pak Wo Road, Fanling	Public	1.14 (Note 3)	1 467 (Note 3)
	Area 48, Fanling/Sheung Shui	Public	4	4 000
	Subtotal (about): *		**25.58**	**21 350 (Public: 21 310 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	1.10	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	2.40	1 160
	Junction of Hang Fu Street and Hoi Wing Road, Area 16, Tuen Mun	Private	0.88	530

District	**Location**	**Housing Type**	**Site Area (in ha)** (Note 1)	**Flat Number** (Note 1)
	Hin Fat Lane, Castle Peak Road, Castle Peak Bay, Tuen Mun (Phase 1) (previously known as Ex-Hong Kong Christian Service Pui Oi School (Phase 1), Area 39, Tuen Mun)	Public	0.48	380
	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
	Subtotal (about): *		**24.05**	**13 480 (Public: 3 200 Private: 10 280)**
Yuen Long	Ex-Au Tau Departmental Quarters at Yau Shin Street, Yuen Long	Public	3.71	1 240
	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

District	Location	Housing Type	Site Area (in ha) (Note 1)	Flat Number (Note 1)
	Two "Residential (Group 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
	Subtotal (about): *		**16.47**	**9 270 (Public: 5 470 Private: 3 800)**
Total (about) *			**175.95**	**122 900 (Public: 78 620 Private: 44 280)**

Notes:

1: The estimated site area and flat numbers are for reference only and may be subject to changes at the design stage.

2: The housing type and development parameters are subject to studies.

3: A planning application (No. A/FSS/254) was submitted to the Town Planning Board (TPB) for the site zoned "Government, Institution or Community" at Pak Wo Road, Fanling, under section 16 of the Town Planning Ordinance, for residential development with elderly flat and residential care home for the elderly. The application was approved with conditions by the Rural and New Town Planning Committee of TPB on 3 February 2017.

* Flat numbers are rounded to the nearest ten or hundred and thus may not add up to the total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5935)

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 2017-18 Budget that the Development Bureau will commence the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" study, which includes fostering a pedestrian and bicycle-friendly environment. Will the Government provide this Committee with respective information on the relevant work carried out in 2017-18 and information on fostering pedestrian-friendly and bicycle-friendly policies in the future, including the government departments and number of staff involved, their establishment, rank, and the expected schedule of work?

Asked by: Hon KWOK Wing-hang, Dennis (Member Question No. (LegCo use): 134)

Reply:

Hong Kong 2030+ advocates enhancing the cyclability and walkability of our high-density compact city. It proposes to foster a "bicycle-friendly environment" in new towns and new development areas, e.g. by providing a comprehensive cycle track network and more bicycle supporting facilities, as well as making use of the cycle tracks and open spaces to link up key destinations within the area to promote a bicycle-friendly culture. Hong Kong 2030+ also proposes to embrace the concept of walkability in the planning and design of the built environment and pedestrian networks.

The six-month public engagement for the Hong Kong 2030+ study ended in April 2017. The analysis of public views received and the relevant technical assessments for the spatial development option(s) are in progress. We aim to complete these assessments in 2018 before finalising the updating of the territorial development strategy. The study is mainly conducted by staff of the Planning Department and Development Bureau as part of their overall duties, with joint-up efforts of other relevant government bureaux/departments. We are unable to provide a separate breakdown of the resources incurred solely for this work.

This reply covers the promotion of cyclability and walkability as a concept in the context of Hong Kong 2030+, which is a study to update the territorial development strategy at the macro level. We are not in a position to provide information on the work being/to be undertaken by other bureaux/departments in fostering pedestrian-friendly and bicycle-friendly policies outside the context of the study.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5931)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Land (Compulsory Sale for Redevelopment) Ordinance (Chapter 545) (the Ordinance) came into operation in 1999. In 2010, the Ordinance was amended in which the application threshold for compulsory sale orders in respect of some specified lots was lowered from an ownership of 90% of the property interests to 80%. Please provide details of the development of the cases with compulsory sale orders granted since 2015 according to the table below:

Case number	Lot number	Address of the property	Site Area	Transaction price by auction ($ million)	Before redevelopment			After redevelopment			Details of the combination of sites
					Plot ratio	Number of residential units	Gross Floor Area	Plot ratio	Number of residential units	Gross Floor Area	

Asked by: Hon LEUNG Kenneth (Member Question No. (LegCo use): 4.13)

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Details of the development of the cases with compulsory sale orders granted since 2015 are at **Annex**.

- End -

Annex

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	5 713.54m^2	$2,293	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			#	#	#	No approved redevelopment proposal
					-	288	-				
LDCS 5000/ 2013	Kowloon Inland Lot Nos. 10532 and 10534	Nos. 68 -70A Kimberley Road, Tsimshatsui, Kowloon	843m^2 (Aggregate site area of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	$1,075 (Combined sale of LDCS 5000/2013 and 6000/2013)	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	Not Applicable	Non-domestic GFA = 9 680.4m^2 ◈ (Combined site including LDCS 5000/2013 and 6000/2013)	The redevelopment site covers Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road Building construction has not been completed
LDCS 6000/ 2013	Kowloon Inland Lot Nos. 10505 and 10564	Nos. 72 -72C Kimberley Road, Tsimshatsui, Kowloon			-	54 (Total no. of domestic flats of Nos. 68-70A Kimberley Road and Nos. 72-72C Kimberley Road)	-				
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	795.156m^2 (Aggregate site area of Nos.1-19 Nam Cheong Street)	$53.8	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 1 192.7m^2 ◈ Domestic GFA = 5 963.3m^2 ◈	The redevelopment site covers Nos. 1-19 Nam Cheong Street Building construction has not been completed
					-	10 (Total no. of domestic flats of Nos. 9-11 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	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3 209.5m^2 ◈ Domestic GFA = 15 956.3m^2 ◈	Works not yet commenced
					-	161	-				

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 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	Information is not available in the approved building plans	20 280.5 m^2	#	#	#	No approved redevelopment proposal
LDCS 8000/ 2014	The Remaining Portion of Section B of Inland Lot No. 953	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	819.591m^2	$750	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 1 401.9m^2 ◈ Domestic GFA = 5 808.7m^2 ◈	Works not yet commenced
					-	97	-				
LDCS 9000/ 2014	Subsection 1 of Section A of New Kowloon Inland Lot No. 317 and the extension thereto	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	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 and Nos. 456 - 462 Sai Yeung Choi Street North)	$473	This building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3 262.8m^2 ◈ Domestic GFA = 15 677.960 m^2 ◈ (Combined site)	The redevelopment site covers Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street and Nos. 456 - 462 Sai Yeung Choi Street North Works not yet commenced
					-	72 (Total no. of domestic flats of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street)	-				
LDCS 10000/ 2014	The Remaining Portion of Section V of Inland Lot No. 1366 and Sub-section 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732.269m^2 (Aggregate site area of Nos.13-23 Jupiter Street)	$197	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 704.2m^2 ◈ Domestic GFA = 6 159.8m^2 ◈ (Combined site)	The redevelopment site covers Nos. 13-23 Jupiter Street Building construction has not been completed
					-	8 (Total no. of domestic flats of Nos. 17-19 Jupiter Street)	-				

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 16000/ 2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m^2	$941	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 895.049m^2 ◈ Domestic GFA = 7 394.56m^2 ◈	Works not yet commenced
					-	48	-				
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	There is no information on PR/GFA in the approved building plans. The concerned building was also not designed based on "volume calculations"			*	*	Non-domestic GFA = 622.237m^2 ◈ Domestic GFA = 3 016.764m^2 ◈	Works not yet commenced
					-	24	-				
LDCS 18000/ 2014	The Remaining Portion of Marine Lot No. 479 and the Remaining Portion of Marine Lot No. 484	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong	687.399m^2 (Aggregate site area of 99-103A Connaught Road West)	$309	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	Not applicable	Hotel GFA = 10 311.0m^2 ◈	The approved proposal is a hotel development The redevelopment site covers Nos. 99-103A Connaught Road West Works not yet commenced
					-	30 (Total no. of domestic flats of Nos. 101-102 Connaught Road West)	-				
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	1 868.651 m^2	$1,698	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 2 809.5m^2 ◈ Domestic GFA = 14 003.3m^2 ◈	Works not yet commenced
					-	Information is not available in the approved building plans	-				
LDCS 24000/ 2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	#	$106.4	There is no information on PR/GFA on the approved building plans. The concerned building was also not designed based on "volume calculations"			#	#	#	No approved development proposal
					-	Information is not available in the approved building plans	-				

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 25000/ 2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon	839.5m^2	$128.1	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Domestic GFA = 2 009.8m^2 ◈	Works not yet commenced
					-	32	-				
LDCS 1000/ 2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1 756.705 m^2	$2,055	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domesti c GFA = 25 938.454m^2 ◈	Works not yet commenced
					-	60	-				
LDCS 3000/ 2015	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	#	-- (Developer acquired the remaining property interests after the compulsory sale order was made, the public auction was thus cancelled.)	As the concerned building was designed based on 'volume calculations', no information on PR/GFA is available in the approved building plans			#	#	#	No approved development proposal
					-	Information is not available in the approved building plans	-				
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	629.9885 m^2	$1,049.3	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 314.4m^2 ◈ Domestic GFA = 4 666.5m^2 ◈	Works not yet commenced
					-	38	-				

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 9000/ 2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m^2	$1,620	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 12,183.9m^2 ◈	The redevelopment site covers Nos. 222-228 Wan Chai Road Works not yet commenced
					-	81	-				
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	1045.728m^2 (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)	$413	3 (PR of Nos. 15-25 Yau Moon Street)	40 (Total no. of domestic flats of Nos. 15-25 Yau Moon Street)	1 852.79m^2 (GFA of Nos. 15-25 Yau Moon Street)	*	*	Non-domestic GFA = 980.353m^2 ◈ Domestic GFA = 7,842.9519m^2 ◈	The redevelopment site covers Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road Works not yet commenced
LDCS 17000/ 2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m^2	$441	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			*	*	Non-domestic GFA = 3,982.089m^2 ◈	The redevelopment site covers Nos. 11-15 Matheson Street Works not yet commenced
					-	8	-				
LDCS 1000/ 2016	Section B of Shaukiwan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	#	$1,401	As the concerned building was designed based on "volume calculations", no information on PR/GFA is available in the approved building plans			#	#	#	No approved redevelopment proposal
					-	135	-				
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

Legend :

\# Information is not available since a redevelopment proposal has yet to be submitted/approved.

* According to established practice, information on the number of residential flats 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.

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5362)

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 Matters Requiring Special Attention in 2018-19 in the 2018-19 Controlling Officer's Report, it is stated that the Bureau will "continue to work with HC to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all".

In recent years, the Government has initiated thematic "urban design studies" for "New Central Harbourfront", "Hong Kong Island East Harbour-front" and "Wan Chai North and North Point Harbourfront Area". Please inform this Committee whether the Government has considered devoting manpower and resources to Kowloon, such as the Kowloon City and Yau Tsim Mong districts, to conduct similar studies to improve the existing harbourfront environs, amenities and ancillary facilities formed of piecemeal projects? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. (LegCo use): 24)

Reply:

The harbourfront areas on the Kowloon side, including the harbourfront of Tsuen Wan and Kwai Tsing, extend all the way from Yau Tong in the east to Tsuen Wan in the west, with many parts already developed into waterfront promenades, such as those in Tsim Sha Tsui and Tai Kok Tsui. As for the remaining harbourfront areas pending development, we will accord priority to the development projects in three districts/locations, namely the Kai Tak Development Area, the To Kwa Wan to Hung Hom section, and the Tai Kok Tsui to Tsuen Wan section. The main harbourfront areas in these districts/locations have been included in various planning studies at district level in the past, including the Kai Tak Planning Review, the Hung Hom District Study, and the land use review for Cheung Sha Wan harbourfront.

In the future, the Government will focus on the implementation of the harbourfront enhancement initiatives in these districts. In this regard, the future Harbour Office will use the $500 million dedicated fund to implement six projects, including one in Hung Hom and another in Tsuen Wan. Apart from that, the Home Affairs Bureau will in the next five years launch 26 projects under the about $20-billion Five-Year Plan for Sports and Recreation Facilities, comprising nine projects in the Kowloon harbourfront areas in Kai Tak, To Kwa Wan, Hung Hom, Tai Kok Tsui and Kwai Tsing districts and a feasibility study regarding the enhancement of the existing facilities at Tsuen Wan promenade.

The West Kowloon Cultural District Authority is also actively developing the harbourfront facilities inside the West Kowloon Cultural District. In this regard, the temporary Nursery Park located along the western side of the promenade at the West Kowloon Cultural District has been open for public enjoyment since July 2015. The Art Park and the promenade in front of M+ Museum will be completed in phases and open for use this year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5363)

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 127 of the 2017 Policy Address announced in January 2017 that "it is premature to establish a statutory Harbourfront Authority (HFA)". Meanwhile, the Chief Executive brought up the idea of establishing HFA again during her election campaign in February 2017.

However, under Matters Requiring Special Attention in 2018-19 in the 2018-19 Controlling Officer's Report, it is only stated that the Government will establish a dedicated Harbour Office with a multi-disciplinary professional team to support the Harbourfront Commission (HC) and co-ordinate the formulation and implementation of harbourfront enhancement projects under HC's purview, and there was no mention of the establishment of HFA. Please inform this Committee whether manpower and resources have been devoted to the establishment of HFA. Will additional manpower and resources be allocated for the purpose in the next three years? If yes, what are the details? If not, what are the reasons?

Asked by: Hon LEUNG Mei-fun, Priscilla (Member Question No. (LegCo use): 23)

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 share the same aspiration. In this connection, we have earmarked resources in the 2018-19 Budget to strengthen the manpower of the Harbour Unit under the Development Bureau (DEVB) and re-organise the unit into a Harbour Office (HO) to support harbourfront development and the work of the HC in future. The HO will be staffed by a multi-disciplinary team comprising 18 professional and supporting officers. Its estimated expenditure in 2018-19 is $33.3 million covering salaries and other operating expenditure.

With the gradual completion of the planning for the harbourfront areas on both sides of the Victoria Harbour, the HO will focus its efforts on implementation by setting the priorities of specific projects according to the finalised harbourfront planning and new proposals put forward by the HC, as well as implementing the projects gradually in the short, medium and long term. On harbourfront development, the DEVB will have two main tasks in future.

First, we will optimise the use of the dedicated funding of $500 million. The HO will, under the steer of the HC, take forward phase one of the harbourfront enhancement initiatives, including the implementation of four harbourfront enhancement projects in Wan Chai, Sai Ying Pun, Hung Hom and Tsuen Wan, as well as two studies on policy and design matters related to harbourfront development. Details of the six projects/studies are as follows –

(a) providing an open space at Eastern Street North in Sai Ying Pun;

(b) creating an advance promenade from Central and Western District Promenade (Central Section) to the Hong Kong Convention and Exhibition Centre;

(c) enhancing the Tsuen Wan waterfront;

(d) constructing an urban park in front of the Hung Hom Ferry Piers;

(e) commissioning a study on enhancing the experience from hinterland to and within the harbourfront areas; and

(f) commissioning a study on identifying a suitable model for managing and maintaining future harbourfront projects.

Besides, the HO will continue to take forward the Boardwalk initiative on Island East, as well as the two harbourfront projects in Kennedy Town and Wan Chai Ferry Pier.

Second, we will actively explore and put on trial different project implementation and management models. For instance, non-profit-making organisations and social enterprises have been invited since late March to submit proposals for operating a leisure farm at a harbourfront site in Kennedy Town. It is hoped that the project can bring in expertise from outside the Government, enabling wider diversity in the management and usage of the harbourfront areas. Apart from this, we plan to invite external organisations in around mid-2018 to submit expressions of interest on the specific facilities, types of activity, conceptual design and operation model of the aforementioned Hung Hom project, that is, the construction of the proposed urban park in front of Hung Hom Ferry Pier. Depending on market response, we will consider the feasibility of inviting external organisations to participate in the implementation of this project. The launch of these pilot projects will help us test and explore the implementation details of different development and management models. In the longer term, the experiences will facilitate our exploration of setting up an HFA. Not until a decision has been reached on the HFA, we are not in a position to commit manpower and other resources to the proposal.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4143)

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 provision of sign language interpretation services in the past five years, will the Government inform this Committee of the following:

1. Does the bureau provide sign language interpretation services? If yes, please provide the frequency, occasions and causes for providing sign language interpretation services in each year;

2. Further to the above question, please provide the number of sign language interpreters involved in each year, their pay and the organisations to which they belong, as well as the total expenditure involved in each year; and

3. Please advise on whether the Government will consider allocating more resources to improve the services for communicating with the deaf and/or persons with hearing impairment in future. If yes, what are the details (including measures, manpower and expenditure involved, timetable, etc.)? If no, what are the reasons?

Asked by: Hon LEUNG Yiu-chung (Member Question No. (LegCo use): 81)

Reply:

1. The Planning and Lands Branch of the Development Bureau provides sign language interpretation services on a need basis. Information on provision of sign language interpretation services in the past five years is provided below:

Year	**Frequency**	**Occasions**	**Causes for providing sign language interpretation services**
2013-14	0	0	
2014-15	0	0	
2015-16	2	Press Conference	To provide simultaneous sign language interpretation for the press conferences.
2016-17	2	Press Conference	
2017-18	2	Press Conference	

2. One sign language interpreter was engaged from the Hong Kong Association of the Deaf on each occasion, at a total fee ranging from $10 to $460. The expenditure incurred in 2015-16, 2016-17 and 2017-18 amounted to $920, $470 and $20 respectively.

3. We will continue to engage sign language interpretation services on a need basis.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5418)

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

Question:

Please provide information on the fund(s) under the Bureau's purview and set out the respective establishment date and amount of injection, as well as the year-end balance, investment or the total revenue and expenditure thereof in 2017-18.

Asked by: Hon MA Fung-kwok (Member Question No. (LegCo use): 74)

Reply:

There is no fund separately set up outside the Government's annual accounts and overseen by the Development Bureau (Planning and Lands Branch) in 2017-18.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6131)

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

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

Programme: (2) Buildings, Lands and Planning

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

Director of Bureau: Secretary for Development

Question:

The Planning and Lands Branch of the Development Bureau will continue to work with the MTR Corporation Limited to implement West Rail property development projects which are not yet tendered. In this connection, will the Government inform this Committee of the following:

1. The future mode of co-operation in taking forward the West Rail property development projects not yet tendered;

2. The number of West Rail property development projects not yet tendered;

3. The respective site areas, floor areas, plot ratios and numbers of flats to be provided by each of these projects.

Asked by: Hon MAK Mei-kuen, Alice (Member Question No. (LegCo use): 56)

Reply:

The MTR Corporation Limited (MTRCL) acts as the agent of the West Rail Property Development Limited to take forward the West Rail property development projects and receives 16.5% on-cost as management fee. Information on the West Rail property development projects under planning is tabulated below –

Location	**Site area (hectares) (about)**	**Estimated domestic gross floor area (square metres) (about)**	**Estimated flat number (about)**
Kam Sheung Road Station -Phase 2	5.17	71 300	1 040
Pat Heung Maintenance Centre	23.56	422 300	6 060

According to the Land Use Review for Kam Tin South and Pat Heung completed in 2014, the total plot ratio (including domestic and non-domestic use) of the developments at Kam Sheung Road Station and Pat Heung Maintenance Centre sites is 3.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4963)

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, by housing types (public rental housing, Home Ownership Scheme housing, private housing units, village houses), the respective land area of residential sites in Hong Kong.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 154)

Reply:

According to the land utilisation data compiled by the Planning Department, regarding the land area of residential sites in Hong Kong, as at end-2016 –

(a) about 16 kilometer squares (km^2) of land in Hong Kong has been utilised for public residential development (including public rental housing, subsidised housing and temporary housing area);

(b) about 26 km^2 of land in Hong Kong has been utilised for private residential development (including residential area developed by private developers but excluding village houses, subsidised housing and temporary housing area); and

(c) about 35 km^2 of land in Hong Kong has been utilised for rural settlement (including village housing and temporary structures).

The figures were compiled using satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference only.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4966)

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, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 158)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The relevant details including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4967)

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 public rental housing (PRH) and Home Ownership Scheme (HOS) flats planned to be developed under the Long Term Housing Strategy, please set out in details the relevant land information on the PRH and HOS projects already developed or planned to be developed, including the site area, district, planned number of housing units, population intake, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 159)

Reply:

As announced in the "Long Term Housing Strategy Annual Progress Report 2017" released in December 2017 (the LTHS Report), the total housing supply target for the 10-year period from 2018-19 to 2027-28 will be 460 000 units, with the public/private split of 60:40 remaining unchanged, i.e. the public and private housing supply targets will be 280 000 units and 180 000 units respectively. The Development Bureau and the Planning Department will continue to identify suitable housing sites to meet the housing supply targets.

As the earmarking of land for public housing is a continuous process which, depending on the cases concerned, may involve different stages of the development process such as rezoning, clearance, site formation, etc. being kickstarted and completed at different points in time, the Government has not been keeping relevant statistics based on the concept of land earmarked for the purpose. Instead, the Government has been referring to the estimated completion of public housing for the relevant years. Such statistics broadly reflect the results of the earmarking of land for public housing purpose in the previous years.

According to the Transport and Housing Bureau, as stated in the LTHS Report, the total public housing production for the 10-year period from 2018-19 to 2027-28 is estimated to be around 237 000 flats, assuming that all sites identified can be smoothly delivered on time for housing development. According to the Housing Department, the estimated number of units and the location of public housing projects to be completed by the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) in the coming five years (2017-18 to 2021-22) by district are set out at **Annex**.

For public housing projects with completion beyond 2021-22 (i.e. 2022-23 and onwards), most of them are still at the preliminary planning and design stage and are subject to various factors such as conducting feasibility studies or investigation, change of land use, consultation with local communities, infrastructure construction, site formation works and timely acquisition of other resources including manpower resources and funding approval. The development parameters of these projects are yet to be finalised and subject to changes. Moreover, some of the housing projects may involve land resumption, clearance or reprovisioning of existing facilities. Hence, detailed information about these projects is not yet available. Nonetheless, the Government will consult the relevant District Councils on these projects in due course as and when ready, and detailed information will be provided when the five-year construction programme is rolled forward.

Annex

Hong Kong Housing Authority (HA)'s Estimated Public Rental Housing (PRH) Production (2017-18 to 2021-22)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Urban	Eastern	Lin Shing Road	300	300	0.2
	Kwun Tong	Anderson Road Sites A and B	5 700	7 100	5.3#
		Anderson Road Site C1	1 400		1.4
	Sham Shui Po	So Uk Phase 1	400	1 700	7.9#
		So Uk Phase 2	1 400		
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900	1.0
	Islands	Tung Chung Area 56	3 600	3 600	3.2
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700	4.2#
		Tuen Mun Area 54 Site 2 Phase 2	2 100		
			Sub-total	**18 200**	
2018-19					
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800	0.2
		Sau Ming Road	300		0.3
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	8 000	1.6
		Lai Chi Kok Road - Tonkin Street	3 900		2.3
		Shek Kip Mei Phase 3	200		0.4
		Shek Kip Mei Phase 7	200		0.2
		So Uk Phase 2	2 300		7.9#
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000	2.3
	Islands	Tung Chung Area 39	3 900	3 900	3.2
			Sub-total	**15 700**	
2019-20					
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000	0.8
		Northwest Kowloon Reclamation Site 6 Phase 1	900		4.7#
		Pak Tin Phase 7	1 000		1.7
		Pak Tin Phase 8	1 000		
		Pak Tin Phase 11	1 100		1.0
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 800	0.8
		Fung Shing Street, Wong Tai Sin	800		0.5
Extended Urban	Sha Tin	Fo Tan	4 800	4 800	4.4
New Territories	North	Choi Yuen Road	1 100	2 100	1.2
		Fanling Area 49	1 000		1.3
			Sub-total	**13 800**	

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2020-21					
Urban	Eastern	Wing Tai Road, Chai Wan	800	800	0.4
	Kwun Tong	Choi Wing Road	1 100	1 100	0.7
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400	4.7#
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000	7.2#
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500	0.4
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700	0.6
	North	Queen's Hill Phase 1	3 800	6 300	13.6#
		Queen's Hill Phase 2	1 200		
		Queen's Hill Phase 5	1 300		
			Sub-total	**11 900**	
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#
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400	3.5
		Tuen Mun Area 54 Sites 1 & 1A	4 200		2.9
	North	Queen's Hill Phase 1	2 600	2 600	13.6#
			Sub-total	**13 800**	
			Total	**73 400**	

(Based on Public Housing Construction Programme as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding. The figures may be subject to change 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.

Hong Kong Housing Authority (HA)'s Estimated Subsidised Sale Flats (SSF) Production (2017-18 to 2021-22)

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2017-18					
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31*	248	248	0.3
			Sub-total	**248**	
2018-19					
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300	0.6
		Sheung Lok Street	600		0.9
	Kwun Tong	Choi Hing Road, Choi Hung*	1 358	1 358	1.2
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800	2.0#
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan*	2 409	2 409	2.6
Islands	Islands	Ngan Kwong Wan Road East*	170	699	0.3
		Ngan Kwong Wan Road West*	529		0.7
			Sub-total	**6 600**	
2019-20					
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500	2.0#
		Fat Tseung Street West	800		0.6
Extended Urban	Kwai Tsing	Texaco Road	500	500	0.5
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400	2.0#
			Sub-total	**4 400**	
2020-21					
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400	0.6
		Hang Kin Street, Ma On Shan	700		0.5
		Wo Sheung Tun Street, Fo Tan	800		0.9
	Islands	Tung Chung Area 27	1 200	1 200	1.0
New Territories	North	Queen's Hill Phase 3	3 200	3 200	13.6#
			Sub-total	**6 800**	

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district	Gross Site Area (ha) (about)@
2021-22					
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100	1.9
	Islands	Tung Chung Area 54	3 300	3 300	3.2
			Sub-total	**5 400**	
			Total	**23 400**	

(Based on Public Housing Construction Programme as at December 2017)

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

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

\# The figure includes all phases. Some of these phases will not be completed in the year.

@ The figure provided is the approximate gross site area, which is subject to detailed survey and detailed design.

HKHS's Estimated PRH Production (2017-18 to 2021-22)

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					
Urban	Eastern	Ming Wah Dai Ha Phase 1	1 000	1 000	3.5#
			Sub-total	**1 000**	
2021-22					
Urban	Kowloon City	Lee Kung Street*	300	300	0.2
			Sub-total	**300**	
			Total	**1 300**	

(Based on HKHS's flat production forecast as at December 2017)

Note : Flat numbers are rounded to the nearest hundred and thus may not add up to the total due to rounding.

* Senior Citizen Residences Scheme Project

\# The figure includes all phases. Some of these phases will not be completed in the year.

HKHS's Estimated SSFs Production (2017-18 to 2021-22)

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	**1 640**	
			Total	**1 640**	

(Based on HKHS's flat production forecast as at December 2017)

Note :

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4971)

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, with a breakdown by land use (government land, residential land, abandoned vehicle storage, etc.), the total area of brownfield sites in Hong Kong.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 163)

Reply:

In order to facilitate the formulation of policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. The Study is scheduled for completion within this year.

As the field surveys are yet to be completed, we are unable to provide the requested information. Notwithstanding this, a broad distribution map of the brownfield sites under survey and the snapshot result of recent surveys of the operations identified in brownfield sites in Hung Shui Kiu New Development Area and Yuen Long South could be found at Annex A and Annex B to the Task Force on Land Supply Paper No. 05/2017[1] respectively. Large clusters of brownfield sites are concentrated in North and Northwestern New Territories, such as Hung Shui Kiu/Ha Tsuen, Wang Chau, Yuen Long South, Kam Tin, Pat Heung, Shek Kong, Ngau Tam Mei, San Tin, Lok Ma Chau, Ping Che, Hung Lung Hang,

[1] https://www.devb.gov.hk/filemanager/en/content_1054/Paper_05_2017.pdf

and Ta Kwu Ling areas. Other than these, smaller clusters of brownfields are scattered in different parts of the rural New Territories. The bulk of brownfield sites is privately owned, including the Tso/Tong land under collective ownership.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5011)

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

Question:

It is mentioned in the Budget that in order to optimise the use of government land, $1 billion will be set aside to subsidise projects of non-governmental organisations (NGOs) using vacant government sites (VGSs) or school premises (VSPs) through short-term tenancies. In this connection, will the Government inform this Committee of the following:

What will be the future uses of the VGSs or VSPs under the subsidy programme? Has the Government considered using such sites for construction of transitional housing to benefit people who are living in inadequate housing conditions, and families which have been waiting for public housing for a long time?

Please advise on the target VGSs or VSPs being considered by the Government for allocation of the $1 billion subsidy as at present. Please provide a list of the sites and their respective location for further understanding and study by NGOs and the public.

What is the expected time for implementation of the said subsidy programme? Please provide details of the said subsidy programme such as the application criteria and subsidy cap for NGOs, target beneficiaries, use restrictions, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 257)

Reply:

In order to further enhance transparency, the Lands Department (Lands D) has, since November 2017, uploaded information of vacant school premises (VSPs) and other vacant government sites (VGSs) under its management and available for application for short-term use onto its "GeoInfo Map" website. As of January 2018, there were 863 sites (including 28 VSPs) available for application for short-term use. Details of these sites, including their location, area, long-term use (where available), can be found at Lands D's website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

To further support non-governmental organisations (NGOs) to make better use of VGSs and VSPs for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

We are formulating the implementation details of the proposed funding scheme. Initially, we consider that key features of the scheme may include the following -

(a) before the NGO makes an application for funding, it should have, following existing mechanisms, applied with Lands D or other relevant authorities managing the vacant site/premises in question for use of the site/premises and received in-principle approval for such use;

(b) any funding to be approved under the scheme should focus primarily on one-off, basic and essential capital works required to make the site/premises fit for use, covering, for instance, essential slope upgrading works, site formation, erection of structures, provision of sewerage/drainage, renovation of dilapidated premises, etc. Funding for furnishings and equipment, as well as recurrent funding, are not expected to be covered;

(c) there should be reasonable safeguards to ensure that the earmarked funding is used sensibly across different projects to achieve good value for money. In this regard, it is likely that certain financial limits will be imposed to avoid the available funding being crowded out by big-ticket items; and

(d) the Development Bureau (DEVB) will chair an inter-departmental committee comprising representatives from relevant bureaux/departments to consider the funding applications. The committee will also co-ordinate departmental efforts in providing technical advice for the NGOs in taking forward their projects.

We aim to brief the Panel on Development in the latter half of 2018, and before the funding submission is put forward to the Finance Committee, when we are ready with detailed proposals on the implementation arrangements.

In her 2017 Policy Address, the Chief Executive announced that the Government will facilitate the implementation of various short-term community initiatives to increase the supply of transitional housing. The Transport and Housing Bureau will assess any such proposals initiated by the community with the support of DEVB and other relevant bureaux/departments. If any of the proposals received and supported involves the use of a VGS/VSP, and the project proponent is in need of capital funding to make the site/premises fit for use, we see no reason why it should be excluded from the proposed funding scheme.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5383)

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 will continue to increase the supply of commercial floor area through various means. How much of the floor area can be assigned for wholesale and retail use?

Asked by: Hon SHIU Ka-fai (Member Question No. (LegCo use): 62)

Reply:

In order to cater for the economic development needs of the community, the Government will continue to increase the supply of commercial floor area through various initiatives. Apart from the planned commercial floor area of about 560 000 square metres to be released in the two action areas in Kwun Tong and Kowloon Bay through relocation or rationalisation of the existing government facilities, we expect to put up a number of commercial sites through government land sale from 2018-19 onwards. These sale sites have a capacity to provide a total of around 1.1 million square metres of floor area. Four of them are included in the 2018-19 Land Sale Programme, namely (i) KIL 11262 at the junction of Lin Cheung Road and Austin Road West, Kowloon; (ii) NKIL 6546 at Kai Tak Area 4C Site 4, Kowloon; (iii) NKIL 6547 at Kai Tak Area 4C Site 5, Kowloon; and (iv) NKIL 6588 at Kai Tak Area 1M Site 1 and Area 1M Site 2, Kowloon. The four sites are capable of providing about 531 300 square metres of floor area in total.

The buildings to be constructed on the commercial sites and their type of users (including whether some floor areas will be devoted to wholesale/retail use) will be subject to the statutory planning control of individual sites and the development requirements to be incorporated in the Conditions of Sale; and, where flexibility is allowed for the types of commercial uses to be provided, preferences of the successful tenderers taking into account factors such as market circumstances and business strategies.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5158)

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 the following table, by district, the respective areas of unleased and unallocated land zoned for "Residential", "Commercial/Residential", "Industrial", "Government, Institution or Community" (G/IC), "Village Type Development", "Green Belt", "Open Space", "Other Specified Uses" and "Comprehensive Development Area" (CDA) uses.

District	Residential	Commercial/Residential	Industrial	Government, Institution or Community (G/IC)	Village Type Development	Green Belt	Open Space	Other Specified Uses	Comprehensive Development Area (CDA)
Central and Western									
Eastern									
Southern									
Wan Chai									
Kowloon City									
Kwun Tong									
Sham Shui Po									
Yau Tsim Mong									
Wong Tai Sin									
Islands									

Kwai Tsing									
Northern									
Sai Kung									
Sha Tin									
Tai Po									
Tsuen Wan									
Tuen Mun									
Yuen Long									

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 552)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Industrial", "Government, Institution or Community", "Village Type Development", "Green Belt", and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5195)

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 2017 Policy Address proposes "allocating a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment value for purposes other than real estate development, such as public housing and non-profit-making elderly homes". Please advise if the related study is still underway? If yes, please provide the expenditure and manpower involved for the study.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 589)

Reply:

In the Policy Address of January 2017, the then Chief Executive stated that while increasing the total area of ecological conservation sites and country parks and enhancing their recreational and educational values, the community should also consider allocating a small proportion of land on the periphery of country parks with relatively low ecological and public enjoyment values for purposes other than real estate development, such as public housing and non-profit-making elderly homes. To follow up on this, the Hong Kong Housing Society (HKHS) is conducting ecological and technical studies on two areas in Tai Lam and Shui Chuen O (each with an approximate area of 20 hectares), which fall within the periphery of the Tai Lam Country Park and Ma On Shan Country Park respectively. HKHS's studies mainly look into the two areas' ecological, landscape and aesthetic values; recreational and development potentials; and the major technical factors and practical constraints of developing public housing and other public facilities thereon. The studies commenced in April 2018 and are undertaken by HKHS at its own costs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5346)

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:

For more than a decade the annual estimates for the Lands Department has set aside resources for the review on the New Territories Small House Policy (Small House Policy). However, since the High Court's acceptance of a judicial review application regarding the Small House Policy and a certain community group's discovery that almost 10 000 small houses were built under the illegal approach of "buying and selling rights to build small houses" in January this year, the estimates for the item this year has been changed to "continue to oversee the implementation of the New Territories Small House Policy". In this connection, please inform this Committee of the following:

(a) The objectives and details of the review on Small House Policy in the past.

(b) Whether measures to step up efforts to combat the buying and selling of rights to build small houses are included in the review.

(c) Compared with the estimates for previous years, the review on Small House Policy is no longer mentioned in the estimates for the coming year; please advise if the review has been completed or terminated?

(d) Further to (c), if the review has been completed, please advise if the Government has any plan to announce the outcome of the review. If the review has been terminated, please provide the reasons for that?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 727)

Reply:

(a) The existing small house policy has been in operation for a long period of time. Any review inevitably involves complicated issues in aspects such as legal, environment, housing, land use planning and demand on land, all of which require careful examination.

(b) The existing small house policy allows indigenous villagers to apply for the construction of small houses on private agricultural land. Alienation of small houses before the issue of a Certificate of Compliance (CC) is generally prohibited, but an applicant may apply for transfer of ownership of his small house after the issue of its CC subject to payment of the necessary land premium according to the established mechanism. Therefore, the transactions of small houses in accordance with the prescribed arrangements after the issue of CCs are not against the policy, and such transactions should not be confused with the buying and selling of "small house rights".

Under the existing arrangement, when processing an application for building a small house on private agricultural land, the Lands Department (Lands D) will require the applicant to declare in his statutory declaration that he is the sole legal and registered owner of the subject lot. It is also required under a small house building licence that the licensee shall warrant that he has never entered into any arrangement or agreement with any person or persons to transfer, alienate, dispose of or otherwise deal with the subject lot or any part thereof or any interest therein, or the applicant's rights in and over the subject lot, including but not limited to the right to develop the subject lot or any part thereof.

The act of selling "small house rights" refers to an act involving a person who has fraudulently breached the above statutory declaration or warranty clause, with a view to deceiving Lands D into issuing a small house grant or a small house building licence. Such an act goes against the policy intent and contravenes the licence terms. In addition, it is against the law to obtain government approval by deception through false representation or fraud. Criminal prosecution can be initiated if the illegal acts are established by the law enforcement departments.

Lands D will, in accordance with the established practice, follow up seriously on suspected cases involving violation of small house grant conditions or building licence terms, including the referral of suspected cases to the law enforcement departments for criminal investigation and providing such departments with information relating to reports received by them. This area of work is part of Lands D's ongoing duties

(c) & (d)

The review on small house policy is still ongoing. Nonetheless, as we have stated previously, any review inevitably involves complicated issues in aspects such as legal, environment, housing, land use planning and demand on land, all of which require careful examination. The Development Bureau has to accord priorities to other more pressing policy issues under its purview and has indicated previously that the review of the small house policy is not a priority task for the time being.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5910)

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 Government's "Hong Kong Smart City Blueprint", it is mentioned under "Adoption of Technology" that a Common Spatial Data Infrastructure will be developed by 2023. Please advise on the contents, types and formats of the spatial data to be opened up by the Government and the data updating frequency, as well as the percentage of machine-readable data. What is the specific timetable of the policy from 2018 to its implementation in 2023?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 737)

Reply:

In March 2017, the Development Bureau (DEVB) commissioned a consultancy study on the overall strategy for the implementation of the Common Spatial Data Infrastructure (CSDI) to provide government departments initially, and public and private organisations in due course, an information infrastructure to share spatial data in support of various applications and the Smart City Blueprint promulgated by the Information and Technology Bureau. The scope of the CSDI consultancy includes, among other things, the proposed governance structure and implementation road map. The consultancy study is targeted for completion in mid-2018. Upon completion of the study, DEVB will consider the implementation approach and work plan, with the aim of developing the CSDI portal gradually for full operation by 2023.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5800)

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 Estimate for Programme (2) of the Development Bureau in the 2018-19 financial year sees an increase of 78.7% over the Revised Estimate for the previous financial year. As 18 posts will be created, will the bureau please set out in details the rank, duties and remuneration package of the said posts?

Asked by: Hon. TSE Wai-chun, Paul (Member Question No. (LegCo use): 61)

Reply:

The details of and provisions for the 18 posts are as follows:

Rank	**No.**	**Duties**	**Estimated Expenditure on Salaries in 2018-19** ($ million)
Senior Administrative Officer	1	Administrative support for increasing land supply	1.390
Senior Town Planner	1	Professional support for increasing land supply	1.390
Senior Executive Officer	4	Executive support for increasing land supply and streamlining land development process	3.956

Rank	**No.**	**Duties**	**Estimated Expenditure on Salaries in 2018-19** ($ million)
Executive Officer I	2	Executive support for increasing land supply	1.468
Architect/Assistant Architect	3	Professional support for increasing land supply, streamlining land development process and work on harbourfront enhancement initiatives	2.247
Engineer/Assistant Engineer	1	Professional support for increasing land supply	0.749
Technical Officer/Technical Officer Trainee	1	Technical support for work on harbourfront enhancement initiatives	0.269
Assistant Clerical Officer	5	Clerical support for increasing land supply, streamlining land development process and work on harbourfront enhancement initiatives	1.313

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5802)

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 will launch Operation Building Bright (OBB) 2.0 in 2018-19 to provide owner-occupiers of old buildings with technical and financial assistance.

Has the Government estimated how many property owners will benefit from the new assistance scheme? What kinds of technical assistance will the scheme provide for property owners?

The previous OBB was severely plagued by the problem of bid-rigging and there were numerous cases of repair works contracts involving astronomical price tags. As the Government launches the updated scheme, what policies and regulatory measures are in place to prevent bid-rigging in building repairs and maintenance works such that property owners will not become easy preys?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 63)

Reply:

To protect public safety, the Government plans to launch Operation Building Bright 2.0 (OBB 2.0) at a cost of $3 billion to provide technical and financial assistance to eligible building owners to carry out prescribed inspection and repair works under the Mandatory Building Inspection Scheme (MBIS). Based on our crude estimate, the funding under OBB 2.0 should be able to support the commissioning of inspection and repair works of 2 500 buildings over a five-year period.

As part of the initiative, the Buildings Department (BD) will proactively select buildings with outstanding MBIS notices whereby the owners concerned have difficulties in co-ordinating the inspection and repair works in the common parts of the buildings, and exercise its statutory power to carry out the requisite works in default of the owners and seek to recover the cost from them afterwards. Eligible owners may claim subsidies available to them under OBB 2.0 to cover all or part of the cost incurred by BD.

Apart from the regular efforts against bid-rigging in building repair and maintenance contracts, the following measures will be put in place for OBB 2.0:

(a) participating buildings whose owners are prepared to take up the organisation of the inspection and repair works must participate in the Urban Renewal Authority (URA)'s "Smart Tender" Building Rehabilitation Facilitation Services scheme (save for those where the owners concerned had already invited tenders for building repair and maintenance contracts as of 20 December 2017). Under "Smart Tender", URA will line up an independent consultant to offer advice to owners covering the general scope of works needed and a relevant cost estimate. Property owners can use the electronic tendering (e-tendering) platform for engaging contractors where the identity of tenderers would remain anonymous until tender opening. A "DIY tool-kit" will also be provided to owners to guide them in organising the works. "Smart Tender" will provide pertinent information to property owners to make an informed decision in the repair works required for their buildings and the value-for-money of the returned tenders;

(b) the current "Smart Tender" is applicable to procurement of works contracts only. URA is considering how best to provide additional information for owners to consider the reasonableness of prices for consultancy tenders. URA is also exploring in conjunction with stakeholders the feasibility of extending the e-tendering platform for procurement of consultancy. If it is found feasible, the extended service may be available from the second half of 2018 onwards;

(c) all buildings joining OBB 2.0 will be automatically registered for the RenoSafe Scheme operated by the Police. Under the Scheme, officers of the Anti-Triad Squads would pay visits to participating buildings, offering them services including a dedicated hotline for enquiry and crime reporting as well as public education materials relating to building repair works, etc. Moreover, Police officers will be present at the meetings of owners' organisations or owners' committees on a need-basis during the works tendering process to give advice on bid-rigging; and

(d) awareness of owners is of essence in detecting and reporting susceptible bid-rigging cases. URA will organise briefings for all buildings joining OBB 2.0 in which education on bid-rigging would be highlighted.

In addition, URA targets to launch a Building Rehabilitation Platform in the second half of 2018. The initiative aims to provide a one-stop platform to property owners and practitioners with the participation of relevant professional bodies, societies, government departments and enforcement agencies. Practical guidelines and standard tender and contract documents on procurement of consultancy and works contract, reference cost on typical building repair works, as well as a list of service providers are under development and would be provided on the platform in stages. As with "Smart Tender", the platform aims to provide the pertinent information to owners, assisting them to make an informed decision on procurement of building repair works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5804)

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

Question:

It is mentioned in Matters Requiring Special Attention in 2018-19 that the Government will "establish a dedicated Harbour Office". Please advise on the details of the said office's structure, functions and staff establishment. Will it be tasked with the proposed extension of Kwun Tong Promenade from Kwun Tong through Cha Kwo Ling, Laguna City in Lam Tin, Yau Tong to Lei Yue Mun to meet the aspirations of Kowloon East citizens?

The estimate of financial provision for Programme (2) "Buildings, Lands and Planning" under the Development Bureau in the new financial year amounts to $673.3 million; how much of this amount is for the operating cost of the dedicated Harbour Office?

Asked by: Hon TSE Wai-chun, Paul (Member Question No. (LegCo use): 65)

Reply:

The 2018-19 Budget has reserved additional resources for re-organising the Harbour Unit into a Harbour Office (HO) to provide enhanced support to the Harbourfront Commission in taking forward harbourfront enhancement initiatives. Taking into account both the newly added manpower and the existing staff working in the Harbour Unit, the HO will be staffed by a multi-disciplinary team comprising 18 professional and supporting officers. Its estimated expenditure in 2018-19 is $33.3 million covering salaries and other operating expenditure.

The HO will continue to coordinate efforts from within and outside the Government, with a view to building up waterfront promenades on both sides of the harbour gradually, including the section between Kwun Tong to Lei Yue Mun. Within this particular section, the Kwun Tong Promenade was completed in phases in 2010 and 2015. The remaining portion will either be taken forward by Government or developers as part of the latter's overall development. The HO will continue to provide the needed facilitation to enable early implementation of these projects.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3612)

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

Question:

Please inform this Committee of the following:

1) The details of the public policy studies and strategic public policy studies commissioned with funds allocated from 2014-15 to 2017-18 in relation to the consultancy studies commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies. Please provide information about the studies in the following format: A) Project title, B) Project content and objective, C) Consultancy fee, D) Start date and expected completion date, E) The Government's follow-ups to the study report, F) Whether the studies have been made public, and if the studies are not made public, the reasons for that.

2) The details of the public policy studies and strategic public policy studies to be commissioned with funds allocated in the coming twelve months in relation to the consultancy studies commissioned by the Development Bureau and the departments under its purview for the purpose of formulating and assessing policies. Please provide information about the studies in the following format: A) Project title, B) Project content and objective, C) Consultancy fee, D) Start date and expected completion date, E) The Government's follow-ups to the study report, F) Whether the studies have been made public, and if the studies are not made public, the reasons for that.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 160)

Reply:

Information on the consultancy studies commissioned by the Development Bureau (Planning and Lands Branch) and its departments for the purpose of formulating and assessing policies is set out below :

1) Public policy studies and strategic public policy studies commissioned with funds allocated from 2014-15 to 2017-18 (up to end February 2018) -

Title, content and objective of project	**Consultancy fees ($)**	**Start date/ expected completion date**	**The Government's follow-ups to the study report (for completed studies)**	**Whether the studies have been made public? If no, why? (for completed studies)**
Consultancy study on development strategy of a Common Spatial Data Infrastructure (CSDI) The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.	2016-17 Nil 2017-18 2,993,000 *(Note[1])*	March 2017/ 2018	Not applicable	Not applicable
Consultancy Review on the Pilot Mediation Scheme in Support of Property Owners Affected by Compulsory Sale under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) The study is for a comprehensive review of the Pilot Mediation Scheme.	2014-15 675,000	March 2013/ Completed (October 2014)	Following up on the recommendations in the consultancy report, we wound down the Pilot Mediation Scheme in end-2014. A more focused publicity and public education programme on mediation in compulsory sale was drawn up, which has been consolidated in the "Outreach Support Service for Minority Owners in Prospective Compulsory Sale Cases under the Land (Compulsory Sale for Redevelopment) Ordinance" since August 2015.	The working paper and final report of the consultancy review have been uploaded onto Development Bureau (DEVB)'s website.
Strategic Financial Consultancy on the assessment of the financial implication of the development of harbourfront sites	2015-16 2,975,000 2016-17 525,000	June 2015/ Completed (September 2016)	Took into account the findings in considering the idea of establishing a Harbourfront Authority	Main findings of the consultancy were shared with the Harbourfront Commission.

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
The study is for understanding the financial resource requirement for different development and management modes to be used on harbourfront sites. Study findings would help the deliberations on whether a Harbourfront Authority is to be established.				
Consultancy Service for the open space fronting the hotel sites at Kai Tak The study is for looking into possible arrangements for the open space fronting sites along the former runway in Kai Tak Development.	2015-16 Nil 2016-17 231,000 2017-18 Nil	October 2015/ 2018	Not applicable	Not applicable
Consultancy Services on "Walkability" in pedestrian planning and enhancement of pedestrian network in Hong Kong The study is for looking into the concept and application of "walkability" in pedestrian planning, as well as the pre-requisites for creating a "walkable" environment in Hong Kong. It also investigates possible codification of "walkability".	2015-16 Nil 2016-17 1,190,000 2017-18 210,000	March 2016/ Completed (March 2017)	The findings of the consultancy study have laid the foundation for the formulation of the evaluation mechanism and assessment criteria for assessing proposals under the facilitation scheme for provision of pedestrian links by the private sector outside Kowloon East, which allows the private sector to apply for waiving land premium payable for lease modification arising from the construction of pedestrian links outside Kowloon East.	The executive summary of the consultancy report has been uploaded to the website of DEVB.

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront The study is for ascertaining a technically feasible scheme for the proposed road works.	2015-16 Nil 2016-17 910,000 2017-18 420,000 *(Note[2])*	March 2016/ 2018	Not applicable	Not applicable
Consultancy services on fire safety issues for Footbridge Connection from Tamar Footbridge to Queensway Plaza redevelopment via Admiralty Centre The study is for ascertaining a technically feasible scheme from a fire safety perspective for the proposed footbridge connection.	2017-18 650,000	June 2017/ Completed (September 2017)	The alignment of the proposed footbridge would be authorised in accordance with the Roads (Works, Use and Compensation) Ordinance. Subject to authorisation, the fire safety measures recommended by the study would be implemented during the construction stage.	The study findings have been incorporated into the footbridge connection proposal submitted to the Land and Development Advisory Committee and Central and Western District Council for consultation in 2017.
Consultancy Study on Design and Construction Requirements for Residential Buildings for Energy Efficiency The study is for developing a set of design and construction requirements for improving energy efficiency in residential buildings.	2014-15 136,050	August 2010/ Completed (February 2015)	The Buildings Department (BD) has promulgated "Guidelines on Design and Construction Requirements for Energy Efficiency of Residential Buildings 2014" after consultation with the building industry.	BD has promulgated guidelines through a practice note to authorised persons, registered structural engineers and registered geotechnical engineers, and posted them on BD's website.

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
Consultancy Study for the Review of the Code of Practice (CoP) on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	2014-15 644,000 2015-16 220,000 2016-17 429,780 2017-18 Nil *(Note[3])*	May 2012/ December 2019	Not applicable	Not applicable
Consultancy Study on the Structural Use of Glass The study is for developing a set of material, design, construction and quality assurance standards; and drafting of a CoP for the structural use of glass in buildings.	2014-15 Nil 2015-16 Nil 2016-17 192,060 2017-18 128,000	October 2012/ March 2018	Chinese translation of the CoP is under preparation .	BD has promulgated the new CoP for Structural Use of Glass 2018 (English version) and posted it on BD's website.
Consultancy Study on the Review of the Building (Planning) Regulations The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.	2014-15 595,000 2015-16 Nil 2016-17 Nil 2017-18 357,000 *(Note[3])*	November 2013/ July 2018	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
Consultancy Study on the Investigation Technologies of Water Seepage The study is for exploring the most suitable method for identifying sources of water seepage in buildings to be deployed in handling water seepage reports by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and BD.	2014-15 345,000 2015-16 458,000 2016-17 823,350 2017-18 2,371,000 *(Note[3])*	October 2014/ June 2018	Not applicable	Not applicable
Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.	2014-15 Nil 2015-16 2,024,000 2016-17 1,214,640 2017-18 810,000 *(Note[3])*	February 2015/ December 2019	Not applicable	Not applicable
Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works	2015-16 119,000 2016-17 118,780 2017-18 Nil *(Note[2])*	September 2015/ February 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the Minor Works Control System (MWCS), information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.				
Consultancy Study on the Review of the Mechanism for Encouraging a Quality Built Environment through Gross Floor Area (GFA) Concession The study is for reviewing the effectiveness of the extant GFA concession mechanism and exploring linking GFA concession with appropriate performance indicators for promoting sustainable building designs.	2017-18 90,680 *(Note[4])*	September 2017/ March 2019	Not applicable	Not applicable
Review of Land Requirements for Grade A Offices, Business and Industrial Uses	2014-15 2,004,500 2015-16 2,070,000 2016-17 Nil	April 2014/ Completed (February 2017)	The recommendations serve as inputs for the updating of the territorial development strategy, i.e. Hong Kong 2030 + : Towards a Planning Vision and Strategy Transcending 2030 (Hong Kong 2030+).	Final Consultancy Report has been uploaded to the study website of the Hong Kong 2030+.

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
The study is for updating the future floor space and land requirements for Grade A offices, business and industrial uses in Hong Kong and for devising a broad spatial planning strategy to meet the projected demands.				
Strategic Environmental Assessment for Hong Kong 2030+ The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.	2014-15 145,630 2015-16 1,650,500 2016-17 341,620 2017-18 336,830 *(Note[3])*	March 2015/ 2019	Not applicable	Not applicable
Transport and Land Use Assessment The study is for assessing, prioritising and optimising the locational choice of major long-term development opportunities from transport perspective.	2015-16 2,558,000 2016-17 756,735 2017-18 Nil *(Note[2])*	May 2015/ 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report (for completed studies)	Whether the studies have been made public? If no, why? (for completed studies)
Study on Existing Profile and Operations of Brownfield Sites in the New Territories The study is for establishing a comprehensive profile of brownfield sites including the distribution and uses of brownfield sites in the New Territories.	2017-18 1,787,290 *(Note[4])*	April 2017/ 2018	Not applicable	Not applicable
Sustainability Assessment for Hong Kong 2030+ The study is for providing financial, economic, social and sustainability assessments for the proposals under Hong Kong 2030+.	2017-18 485,300 *(Note[4])*	September 2017/ 2019	Not applicable	Not applicable

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Note[1] - Consultancy studies straddle 2016-17, 2017-18 and 2018-19. The split of consultancy fee in 2018-19 is provided in part (2) of the reply.

Note[2] - Consultancy studies straddle 2015-16, 2016-17, 2017-18 and 2018-19. The split of consultancy fee in 2018-19 is provided in part (2) of the reply.

Note[3] - Consultancy studies straddle 2014-15, 2015-16, 2016-17, 2017-18 and 2018-19. The split of consultancy fee in 2018-19 is provided in part (2) of the reply.

Note[4] - Consultancy studies straddle 2017-18 and 2018-19. The split of consultancy fee in 2018-19 is provided in part (2) of the reply.

2) Consultancy studies for which funds have been included in the 2018-19 estimates -

Title, content and objective of project	**Consultancy fees ($)**	**Start date/ expected completion date**	**The Government's follow-ups to the study report (for completed studies)**	**Whether the studies have been made public? If no, why? (for completed studies)**
Consultancy study on development strategy of a CSDI The study is for facilitating the formulation of an effective strategy for the development of CSDI, including recommendations on governance, work plan and engagement with stakeholders.	1,746,000	March 2017/ 2018	Not applicable	Not applicable
Technical feasibility study on proposed road works in Site 3 of the new Central harbourfront The study is for ascertaining a technically feasible scheme for the proposed road works.	70,000	March 2016/ 2018	Not applicable	Not applicable
Consultancy Study for the Review of the CoP on Wind Effects in Hong Kong 2004 The study is for reviewing the existing CoP to bring it in line with contemporary international standards and design approaches, and to meet the latest development in wind engineering and meteorological data; and drafting of an updated CoP.	215,000	May 2012/ December 2019	Not applicable	Not applicable
Consultancy Study on the Review of the Building (Planning) Regulations	1,190,000	November 2013/ July 2018	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
The study is for updating, modernising and developing the planning and design standards for buildings under a performance-based regulatory system to achieve a safe, healthy and sustainable built environment.				
Consultancy Study on the Investigation Technologies of Water Seepage The study is for exploring the most suitable method for identifying sources of water seepage in buildings to be deployed in handling water seepage reports by the JO set up by the Food and Environmental Hygiene Department and BD.	109,000	October 2014/ June 2018	Not applicable.	Not applicable
Consultancy Study to formulate a CoP on Seismic-resistant Design Standards for Buildings in Hong Kong The study is for introducing statutory seismic-resistant requirements to new buildings in Hong Kong, and formulating a CoP on seismic-resistant building design standards for reference by professionals and practitioners of the building industry in Hong Kong.	1,620,000	February 2015/ December 2019	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
Consultancy Study for the Revision of General Guidelines and Technical Guidelines on Minor Works The study is for preparing up-to-date Guidelines which provide the general public and stakeholders including professionals and trade practitioners an overview of the MWCS, information of amendments to the Building (Minor Works) Regulation since the first implementation of the MWCS and guidelines for complying with the relevant legislations.	1,431,000	September 2015/ February 2019	Not applicable	Not applicable
Consultancy Study on the Review of the Mechanism for Encouraging a Quality Built Environment through GFA Concession The study is for reviewing the effectiveness of the extant GFA concession mechanism and exploring linking GFA concession with appropriate performance indicators for promoting sustainable building designs.	513,870	September 2017/ March 2019	Not applicable.	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
Strategic Environmental Assessment for Hong Kong 2030+ The study is for identifying environmental issues early in the planning process, and proposing the strategic environmental action plan to maximise environmental gain and ensure an acceptable environment in future.	2,767,010	March 2015/ 2019	Not applicable	Not applicable
Transport and Land Use Assessment The study is for assessing, prioritising and optimising the locational choice of major long-term development opportunities from transport perspective.	2,053,310	May 2015/ 2019	Not applicable	Not applicable
Study on Existing Profile and Operations of Brownfield Sites in the New Territories The study is for establishing a comprehensive profile of brownfield sites including the distribution and uses of brownfield sites in the New Territories.	10,380,310	April 2017/ 2018	Not applicable	Not applicable

Title, content and objective of project	Consultancy fees ($)	Start date/ expected completion date	The Government's follow-ups to the study report	Whether the studies have been made public? If no, why?
Sustainability Assessment for Hong Kong 2030+ The study is for providing financial, economic, social and sustainability assessments for the proposals under Hong Kong 2030+.	3,048,800	September 2017/ 2019	Not applicable	Not applicable

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5675)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In respect of promoting green buildings:

a) What are the details of the policy for private developers to apply gross floor area (GFA) concessions for green buildings?

b) Please list in the form of a table, detailing the projects and the respective developers granted with the above GFA concessions, together with the GFA involved, in the past five years;

c) It is announced in the Budget Speech (paragraph 114) that the Government is considering extending the above concessions to cover buildings adopting Modular Integrated Construction. What is the progress so far? What are the staffing and expenditure involved?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 206)

Reply:

a) In the light of the recommendations of the Council for Sustainable Development, 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 in Hong Kong. As part of the package of measures, to contain the effect on building bulk while allowing flexibility in the building design for incorporating desirable green and amenity features, the Buildings Department (BD) imposes an overall cap of 10% on the gross floor area (GFA) concessions to be granted for these features out of the total amount of GFA of a development. Apart from satisfying the relevant acceptance criteria for individual green and amenity features, the development should comply with a set of pre-requisites for granting GFA concessions, including compliance with the Sustainability Building Design Guidelines, compliance with the energy efficiency

requirements for the domestic part of the development, participation in the BEAM Plus green building certification scheme, and disclosure of information of energy performance and results of BEAM Plus certification. The details on applying for these GFA concessions are promulgated in the relevant practice note for building professionals which can be downloaded from BD website http://www.bd.gov.hk/english/documents/pnap/APP/APP151.pdf.

b) In the past five years, BD issued 141 occupation permits (OPs) for developments granted with GFA concessions. A list of these developments with the name of developers and site addresses is at Annex. The GFA concessions granted in individual projects are available in BD website http://www.bd.gov.hk/english/GFA.html.

c) To encourage adoption of modular integrated construction (MiC) in private building developments, BD is considering extending the existing GFA concessions for promoting green and innovative buildings to cover buildings adopting MiC. The current target is to formulate a proposal for consultation with the industry vide the established platforms in the third quarter of 2018.

The review of extending GFA concessions to buildings adopting MiC is carried out by the professional and technical staff of the New Buildings Division 1 of BD as part of their overall duties. We are not able to provide a breakdown of the manpower resources and expenditure involved solely for the review.

- End -

Annex

	Name of developer	Address of developments issued with OP
1	Hong Kong Science & Technology Parks Corporation	Science Park West Avenue, Hong Kong Science Park (Phase 3), Pak Shek Kok, Tai Po
2	The Open University of Hong Kong	81 Chung Hau Street, The Open University of Hong Kong
3	Urban Renewal Authority	Junction of Kwun Tong Road near Hip Wo Street
4	Hong Kong Science & Technology Parks Corporation	Science Park West Avenue, Hong Kong Science Park Phase 3, Pak Shek Kok, Tai Po
5	China Mobile International Limited	3 Chun Cheong Street, Tseung Kwan O, Sai Kung, New Territories
6	Benton Enterprises Limited, Billion Golden Limited	118 Electric Road, Hong Kong
7	Land Chain Limited and Queen's Land Investment Limited	Pak Kong, Sai Kung
8	Rich System Investments Limited	142 Camp Street
9	Bao Wei Enterprises Limited	J/O Tung Chung Rd & South Lantau Road, Cheung Sha, Lantau Island
10	Shine Living Industrial Limited	8 York Road
11	Well Dynamic Limited	121 Bulkeley Street
12	Ease Kind Development Ltd., Land Source Investment Ltd., New Town Project Management Limited, Pearls Limited, Polyworth Limited and Tung Wah Group of Hospitals	8 Kwai Fong Street, Hong Kong
13	Luk Yeung Restaurant Limited	17 Cheung Shun Street
14	Joint Vision Limited	83 Hoi Bun Road
15	Apex Harvest Limited	39,41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77 Lai Ping Road, Sha Tin, New Territories
16	Pembrooke Development Investments Limited	Area 56 A, Kau To Shan, Sha Tin
17	Joint View International Limited	8/12 South Lane, Hong Kong
18	Best Value International Ltd., Lucky Castle Development Ltd., Best Value International Ltd., Fu Ying Development Ltd., Supermate Development Ltd., Fu Ying Development Limited, Lucky Castle Development Ltd. and Joinsmart Corporation Ltd.	2-12 Observatory Road

	Name of developer	Address of developments issued with OP
19	Bright Strong Limited	Site II (Phase 1), Sha Po, Kam Tin, Yuen Long
20	Bright Strong Limited	Site I (Phase 1), Sha Po, Kam Tin, Yuen Long
21	Hong Kong Red Cross	19 Hoi Ting Road
22	Urban Renewal Authority	123 Pak Tai Street
23	Hang Seng School of Commerce	Hang Shin Link, Siu Lek Yuen, Sha Tin, New Territories
24	Charmlink Limited, Topmass Development Limited	116 Argyle Street & 3 Julia Avenue
25	Big Harvest International Limited	535 Jaffe Road, Hong Kong
26	Speedy Tact Development Limited	J/O On Kwan Street, On Muk Street, Shek Mun, Sha Tin
27	Coming Wealth Limited	16 Connaught Road West, Hong Kong
28	Sky Target (Hong Kong) Limited	Mui Wo, Lantau Island
29	Advance Fame Investment Ltd.	Tan Kwai Tsuen Road, Yuen Long
30	Sure Luck Development Limited	8A - 8B Wing Hing Street, Hong Kong
31	Urban Renewal Authority	3 Muk Chui Street
32	Fortune Precision Limited	Area 66 B2, Tseung Kwan O
33	Great Art Investment Limited	Ping Kwai Road, Ping Shan, Yuen Long
34	New Town Project Management Limited and NW Project Management Limited	Tong Yan San Tsuen, Yuen Long
35	Janeworth Company Limited	J/O Hung Luen Road and Kin Wan Street
36	Winning Tech Limited	54-56 Ta Chuen Ping Street, Kwai Chung
37	Lucky Leading Limited	Tin Sau Road, Tin Shui Wai, Yuen Long
38	Joinbo Enterprises Limited	571 Fuk Wa Street
39	Choice Glory Limited	18 Tang Lung Street, Hong Kong
40	Vocational Training Council	Vocational Training Council, 20, 20A & 22 Tsing Yi Road, Tsing Yi
41	Hong Kong Science & Technology Parks Corporation	Building 20E and 22E, Hong Kong Science Park Phase 3, Pak Shek Kok, Tai Po
42	Pacific Earth Enterprise Limited	6 Ying Hong Street, Lantau Island, New Territories
43	Fancy Luck Development Ltd.	1 On Kwan Street, Shek Mun, Sha Tin, New Territories
44	Stanhope Holdings Limited	2 and 6 Pak Shek Wo San Tsuen Road, Sai Kung, New Territories
45	Chu Hai College of Higher Education Limited	Castle Peak Road, So Kwun Wat, Tuen Mun

	Name of developer	Address of developments issued with OP
46	The Society for the Promotion of Hospice Care	A Kung Kok Shan Road, Sha Tin
47	Everhost Limited	18 Junction Road
48	Goldwell Development Ltd.	8 Ap Lei Chau Drive, Hong Kong
49	Brave Sky Investments Limited	8 Wai Yin Path
50	Champion Success Limited	82-100 Tak Cheong Street & 2-4 Soy Street
51	Jet Union Development Ltd.	23 Tong Yin Street, Tseung Kwan O, New Territories
52	New Regent Asia Ltd.	9 Chi Shin Street, Tseung Kwan O, New Territories
53	Alcon Investments Limited	9 Lee Kung Street
54	Fortune Glory Investments Limited	Peng Lei Road, Peng Chau, New Territories
55	Crown World Investment Ltd.	Area 66A, Tong Yin Street, Tseung Kwan O
56	Best-Rights Company Ltd.	1 Castle Road, Hong Kong
57	Both Talent Limited and Paperkit International Ltd.	1 South Lane, Hong Kong
58	Dawn Rider Limited	33 South Lantau Road, Lantau Island, New Territories
59	Winbox Investment Ltd.	Area 66C1, Tseung Kwan O, New Territories
60	China Unicom (Hong Kong) Operations Limited	19 Chun Wang Street, Tseung Kwan O Industrial Estate, New Territories
61	Harcourt Holdings Limited	10 Hoi Fung Path, Hong Kong
62	King Century Investments Limited	19-29, 29A, 31, 31A & 31B Graham Street, 15-25 Gage Street, 6-18 Peel Street, Hong Kong
63	Grand Whole Limited	31 Conduit Road, Hong Kong
64	Addlight Investments Limited	663 Clear Water Bay Road, Sai Kung, New Territories
65	Hong Kong Shue Yan University Limited	6 Wai Tsui Crescent, Hong Kong
66	Asia Perfect Development Ltd.	Pik Sha Road, Sai Kung, New Territories
67	Choiceland Limited	285 Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories
68	Stanley Investments Limited	75 San Tam Road, Yuen Long, New Territories
69	Fu Chu Investment Limited	128-130 Nga Tsin Wai Road
70	Smart Edge Limited	J/o Kai Shun Road, Wang Kwong Road and Kai Cheung Road
71	Kwun Tong Swatow Baptist Church	11 Tsui Ping Road
72	Up Fair Limited	17 Nelson Street

	Name of developer	Address of developments issued with OP
73	Able Business Development Limited	279 Prince Edward Road West
74	Top Sail International Limited	1 Tang Fung Street, Hong Kong
75	Billion Ideal Ltd.	Kwun Fat Street, Siu Lam, Tuen Mun
76	Champion Globe Development Limited	558-560 Nathan Road & Hamilton Street
77	Smart Touch Investments Limited	Fu Shing Street, Area 52, Tuen Mun
78	Kwong On Properties Limited and Real Best Corporation Ltd.	66 Jardine's Bazaar, Hong Kong
79	Shangri-La Hotel (Kowloon) Limited	J/o Hung Luen Road & Wa Shun Street
80	Land Crown International Limited	8-12A Ha Heung Road
81	GHK Hospital Limited	1 Nam Fung Path, Hong Kong
82	Smart Champion (Hong Kong) Ltd.	Tung Wan, Peng Chau
83	Sinociti Limited	179 & 181 Bulkeley Street
84	Fairtex Development Limited	196-202 Ma Tau Wai Road
85	Hong Kong Science and Technology Parks Corporation and Vogue Laundry Service Limited	95-99 Fuk Hi Street, Yuen Long Industrial Estate, Yuen Long
86	Asia Cheer International Limited	33 Shing On Street, Hong Kong
87	Trioland Limited	11 Tak Yip Street, Tung Tau, Yuen Long, New Territories
88	Amblegreen Company Limited	33 Tong Yin St Tseung Kwan O
89	City Telecom (H.K.) Limited and Hong Kong Media Production Company Limited	1 Chun Cheong Street, Tseung Kwan O Industrial Estate, New Territories
90	Wisefield Enterprises Ltd.	38 Wong Chuk Hang Road, Hong Kong
91	Classic Gold Holdings Limited	28 Sheung Shing Street
92	Pine Harvest Limited	321 Des Voeux Road West, Hong Kong
93	Harbour City Estates Limited	Canton Road, Ocean Terminal Extension
94	Charmford Holdings Limited	Kau To, Sha Tin
95	Motive Drive Limited	373 Queen's Road East, Hong Kong
96	Super Fortune Investment Limited	50 Ma Tau Kok Road
97	Moscova Company Limited	668-680, 668/680 Castle Peak Road
98	Wisdom Gaining Ltd.	62 Shanghai Street
99	Borten Limited	11 Li Tak Street
100	Urban Renewal Authority	42-44 Chi Kiang Street, 1-1A Ha Heung Road & 2-2C Kowloon City Road

	Name of developer	Address of developments issued with OP
101	Wealth Up Development Limited	299 Wan Po Road, Tseung Kwan O, New Territories
102	Century Wealth Creation Limited, Hang Seng Bank Limited, Hang Seng Real Estate Management Limited and Wealthy Tide Limited	2 Stone Nullah Lane and 136 Johnston Road, Hong Kong
103	Ease Finance Limited, Easy Charm Coporation Limited, Fame Amuse Limited, Harvest Faith Investment Development Limited, Honour International Holdings Limited and Rich Treasure International Limited	38 Western Street, Hong Kong
104	Everbeam Investments Limited	37 Lai Ping Road, Sha Tin, New Territories
105	Ace Dragon Development Limited	2 Muk Ning Street, Kowloon
106	Easy Merit Holdings Limited	1 Sheung Foo Street, Kowloon
107	Christian Alliance International School Limited	33 King Lam Street, Kowloon
108	Great Horwood Limited	Area 65 C1, Chi Shin Street, Tseung Kwan O
109	Classic Happiness Company Limited	20 Peak Road, Hong Kong
110	Bravo Partner Limited	83 Lai Ping Road, Sha Tin, New Territories
111	Ace Dragon Development Limited	8 Muk Ning Street, Kowloon
112	Senworld Investment Limited	Area 48, Castle Peak Rd, So Kwun Wat, Tuen Mun
113	Bright Strong Limited	Site IV (Phase 1A and Phase 1B), 18 Castle Peak Road Tam Mi, Yuen Long
114	Good Standing (Hong Kong) Limited	88 Sai Yee Street
115	Glory United Development Limited	18 King Wah Road, Hong Kong
116	Rainbow Alpha Holdings Ltd.	Wu On Street, Area 44, Tuen Mun
117	Joint Rise International (HK) Ltd.	28 Aberdeen Street, Hong Kong
118	Pacific Crown Enterprises Limited	8 Kimberley Street
119	Vocational Training Council	133 Shing Tai Road, Hong Kong
120	Caritas – Hong Kong	2 Chui Ling Lane, Tseung Kwan O, New Territories
121	Hong Kong Island Development Ltd. and New Town Project Management Limited	18-24 Salisbury Road
122	Wascott Property Limited	So Kwun Wat Road, Area 56, So Kwun Wat, Tuen Mun
123	Tania Development Limited	45 Tai Tam Road, Hong Kong (Scheme C)

	Name of developer	Address of developments issued with OP
124	Long Kinetic Limited	1 North Point Estate Lane, Hong Kong
125	Real Charm Investment Ltd.	Po Tai Street, Ma On Shan
126	Heep Hong Society	19 Sandy Bay Road, Hong Kong
127	Hinwood Investment Limited	Area 66 D2, Tseung Kwan O
128	Winfield Investments Limited	108 Repulse Bay Road, Hong Kong
129	Asian View Development Limited	8 Tai Mong Tsai Rd, Sai Kung, New Territories
130	World Talent (Hong Kong) Limited	9 Hong Tsuen Road, Sai Kung, New Territories
131	Century Property Investment Limited	33 Tseuk Luk Street
132	New Rich Investments Limited	No.15 Hang Kwong Street, Ma On Shan, New Territories
133	Kong Fortune Investment Limited and Champ Shine Limited	18 Lun Fat Street, Hong Kong
134	Ever Crown Development Limited	33 Des Voeux Road West, Hong Kong
135	Parkmost Limited	17 Yik Yam Street, Hong Kong
136	Star Wing International Limited	19 Wang Chiu Road
137	Silver Nicety Company Limited	10 Hysan Avenue, Hong Kong
138	Grandwall Investment Limited	Ma Kam Street, Ma On Shan
139	Active Talent Holdings Limited	163 Shau Kei Wan Road, Hong Kong
140	Bauer Investment Limited and Triple Glory Limited and Keenfair Development Limited	38 Hillwood Road
141	Kowloon-Canton Railway Corporation and Nam Cheong Property Development Limited	28 Sham Mong Road, Sham Shui Po, Kowloon

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4866)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of industrial buildings in the territory in the past five years, broken down by district and uses of the units (commercial, restaurant, hotel and guesthouse, residential, etc.).

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5537)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of industrial buildings (IBs) [(1)] in Hong Kong from 2013 to 2017 is as follows –

District	2013	2014	2015	2016	2017
Central and Western	11	11	11	11	10
Eastern	94	94	93	92	91
Kowloon City	71	71	70	69	69
Kwai Tsing	278	279	280	277	279
Kwun Tong	342	328	328	329	329
North	83	83	84	85	86
Islands	19	19	19	17	17
Sai Kung	54	54	55	60	61
Sham Shui Po	127	123	124	123	121
Sha Tin	77	77	77	78	78
Southern	60	59	59	57	56
Tai Po	105	106	105	104	105

District	2013	2014	2015	2016	2017
Tsuen Wan	160	160	157	153	148
Tuen Mun	110	110	110	112	117
Wan Chai	1	1	1	1	1
Wong Tai Sin	60	60	58	59	59
Yau Tsim Mong	76	76	75	72	72
Yuen Long	139	140	135	135	138
Total	**1 867**	**1 851**	**1 841**	**1 834**	**1 837**

BD does not compile statistics on the number of IB units and on the current use of individual units.

Note (1): IBs refer to those involving industrial use, industrial/commercial use and warehouse use as described in occupation permits. The figures include IBs which have undergone wholesale conversion to other uses but do not involve the issue of new occupation permits.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6267)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with 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 (Member Question No. (LegCo use): 2734)

Reply:

There is no clear definition of "unlawful residential units". Unauthorised rooftop structures and subdivided flats (SDFs) used for domestic purpose are the most common types of structures dealt with by the Buildings Department (BD) under its enforcement programme against unauthorised building works (UBWs).

As regards rooftop UBWs, BD does not compile statistics on the numbers of inspections made and tenants involved in prosecution/conviction cases. The geographical distribution of the number of prosecutions against failure to comply with removal orders against rooftop UBWs and the number of convictions in the past five years is tabulated as follows –

District	**No. of prosecutions instigated against non-compliance with removal orders**	**No. of convictions[(1)]**
Central & Western	97	78
Wan Chai	99	49
Eastern	238	186
Southern	19	13
Kowloon City	266	213
Kwun Tong	206	174

District	No. of prosecutions instigated against non-compliance with removal orders	No. of convictions[1]
Yau Tsim Mong	384	268
Sham Shui Po	147	112
Wong Tai Sin	91	82
Islands	41	15
North	129	56
Sai Kung	104	87
Sha Tin	99	77
Tai Po	121	74
Tsuen Wan	192	161
Tuen Mun	102	77
Yuen Long	252	159
Kwai Tsing	128	88
Total	**2 715**	**1 969**

Note [1]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

As regards SDFs, BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. The geographical distribution of the number of SDFs inspected, the number of prosecutions against failure to comply with removal orders or discontinuation orders, and the number of convictions in the past five years is tabulated as follows –

District	No. of SDFs inspected	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[2]	No. of convictions[2]
Central and Western	833	22	16
Wan Chai	549	12	10
Eastern	470	28	24
Southern	369	3	3
Islands	1	0	0

District	No. of SDFs inspected	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[(2)]	No. of convictions[(2)]
Wong Tai Sin	220	1	0
Kwun Tong	1 228	9	4
Yau Tsim Mong	2 219	128	92
Sham Shui Po	1 480	261	191
Kowloon City	1 742	164	116
North	74	4	3
Sha Tin	132	6	5
Tai Po	238	1	1
Sai Kung	3	0	0
Tsuen Wan	1 046	22	19
Tuen Mun	322	2	1
Yuen Long	660	0	0
Kwai Tsing	585	1	0
Total	**12 171**	**664**	**485**

Note [(2)]: The figures do not necessarily correspond to the SDFs inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6268)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2735)

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 prosecution and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from January 2013 to December 2017 is as follows –

District	**No. of prosecutions**	**No. of convictions**(1)
Central and Western	97	78
Wan Chai	99	49
Eastern	238	186
Southern	19	13
Islands	41	15
Wong Tai Sin	91	82
Kwun Tong	206	174
Yau Tsim Mong	384	268

District	No. of prosecutions	No. of convictions[(1)]
Sham Shui Po	147	112
Kowloon City	266	213
North	129	56
Sha Tin	99	77
Tai Po	121	74
Sai Kung	104	87
Tsuen Wan	192	161
Tuen Mun	102	77
Yuen Long	252	159
Kwai Tsing	128	88
Total	**2 715**	**1 969**

Note [(1)]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6269)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

1. In connection with industrial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

2. In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

3. In connection with sub-divided flats, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

4. Please provide the numbers of units classified by the Buildings Department as unlawful residential units (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2736)

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 to eradicate such use in an orderly and systematic manner through large scale operations since April 2012. BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. Information on the geographical distribution of IB premises inspected, prosecutions instigated against failure to comply with removal orders or discontinuation orders, and convictions for the past five years is set out below –

District	No. of IB premises inspected	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[(1)]	No. of convictions[(1)]
Eastern	27	0	0
Southern	22	0	0
Wong Tai Sin	93	0	0
Kwun Tong	523	0	0
Yau Tsim Mong	124	0	0
Sham Shui Po	133	0	0
Kowloon City	85	14	14
Sai Kung	1	0	0
Sha Tin	54	0	0
Tai Po	1	0	0
Tsuen Wan	449	19	19
Tuen Mun	318	0	0
Yuen Long	12	0	0
Kwai Tsing	364	0	0
Total	**2 206**	**33**	**33**

Note [(1)]: The figures do not necessarily correspond to the IB premises inspected in the same period.

2. BD does not compile statistics on the number 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 number 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	No. of SDFs inspected	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[(2)]	No. of convictions[(2)]
Central and Western	833	22	16
Wan Chai	549	12	10
Eastern	470	28	24

District	No. of SDFs inspected	No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[(2)]	No. of convictions[(2)]
Southern	369	3	3
Islands	1	0	0
Wong Tai Sin	220	1	0
Kwun Tong	1 228	9	4
Yau Tsim Mong	2 219	128	92
Sham Shui Po	1 480	261	191
Kowloon City	1 742	164	116
North	74	4	3
Sha Tin	132	6	5
Tai Po	238	1	1
Sai Kung	3	0	0
Tsuen Wan	1 046	22	19
Tuen Mun	322	2	1
Yuen Long	660	0	0
Kwai Tsing	585	1	0
Total	**12 171**	**664**	**485**

Note [(2)]: The figures do not necessarily correspond to the SDFs inspected in the same period.

4. There is no clear definition of "unlawful residential units". Unauthorised rooftop structures and SDFs used for domestic purpose with building irregularities are the most common types of domestic structures dealt with by BD under its enforcement programme against unauthorised building works (UBWs).

BD does not compile statistics on the number of rooftop UBWs identified and the number of tenants in rooftop UBWs.

As regards SDFs, BD does not compile statistics on the number of tenants in SDFs. It should also be noted that SDFs are not necessarily UBWs. With the aforesaid, the geographical distribution of SDFs with irregularities identified in the past five years is as follows –

District	**No. of SDFs with irregularities identified**
Central and Western	56
Wan Chai	33
Eastern	86
Southern	2
Wong Tai Sin	20
Kwun Tong	22
Yau Tsim Mong	368
Sham Shui Po	418
Kowloon City	337
North	21
Sha Tin	34
Tai Po	8
Tsuen Wan	48
Tuen Mun	4
Yuen Long	49
Kwai Tsing	36
Total	**1 542**

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6297)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of complaints received and prosecutions instigated due to unauthorised alterations and obstructions to barrier-free facilities in buildings in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 7207)

Reply:

Upon receiving reports on unauthorised alteration of barrier-free facilities in private buildings, the Buildings Department (BD) would issue statutory orders to direct the subject owners to carry out rectification works. The numbers of reports received, statutory orders issued and prosecutions instigated by BD against unauthorised alteration of barrier-free facilities in private buildings in the past five years are tabulated below –

	2013	**2014**	**2015**	**2016**	**2017**
Number of reports on unauthorised alteration of barrier-free facilities received	13	52	19	44	49
Number of statutory orders issued by BD against unauthorised alteration of barrier-free facilities(1)	23	13	13	14	6
Number of prosecutions instigated against failure to comply with statutory orders in connection with rectification of barrier-free facilities(1)	0	2	0	1	0

Note (1): The number of orders issued and the number of prosecutions do not necessarily correspond to the reports received in the same year.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3796)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department mentioned that the number of mandatory building inspection notices issued in 2017 was 12 384 but would decrease to 5 000 in 2018. The Department's note stated that the increase in the number of notices discharged in 2018 had taken into account the adjustment in work priority with more focus on enhancing compliance with served notices. However, the number of notices discharged will only increase from 7 975 in 2017 to 9 000 in 2018. The decrease in the number of mandatory building inspection notices issued is far more than the number of notices discharged from 2017 to 2018. In this connection, please inform this Committee:

1. of the changes in staff establishment and expenditure of the Department involved in mandatory building inspection from 2017 to 2018; and

2. of the reasons for the decrease in the number of mandatory building inspection notices issued being far more than the number of notices discharged from 2017 to 2018.

Asked by: Hon HO Kai-ming (Member Question No. (LegCo use): 54)

Reply:

1. The Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme are implemented by the Mandatory Building Inspection (MBI) Sections of the Buildings Department (BD). The manpower and expenditure of MBI Sections in 2017-18 and 2018-19 are tabulated below –

Financial year	No. of professional and technical staff	Expenditure
2017-18	105	$117 million (estimated)
2018-19	160	$139 million (estimated)

We are not able to provide a breakdown of the expenditure incurred solely for MBIS.

2. In 2018, BD's work priority with respect to the implementation of MBIS is to clear the outstanding MBIS notices instead of selecting new target buildings. Since the workload arising from these tasks (e.g. issuing warning letters, instigating prosecutions as needed, arranging default works) is relatively heavier than that for issuing statutory notices under MBIS, the decrease in the number of notices issued in 2018 will not result in a corresponding increase in the same number of statutory notices discharged.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4073)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

1. What were the frequency and details of the promotion of building safety in the past three years? What were the manpower and expenditure involved? (by District Council constituency)

2. What are the types of services provided to owners and occupants in both existing and new private buildings? What are the manpower and expenditure involved? (by District Council constituency)

3. What were the frequency and details of the regular or surprise inspection of buildings in the past three years? What was the manpower deployment involved? (by District Council constituency)

4. How many applications and complaints were received in the past three years under the Operation Building Bright implemented in collaboration with the Hong Kong Housing Society and the Urban Renewal Authority? What were the manpower and expenditure involved?

5. What were the details of the implementation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) in the past three years? What were the manpower and expenditure involved? (by District Council constituency)

6. How many reports on water seepage were received in the past three years? What were the manpower and expenditure involved? Did the authorities instigate any prosecution in this connection? What was the number and situation of such prosecutions, and what were the manpower and expenditure involved?

7. What were the frequency and details of the territory-wide publicity and public education campaign in the past three years? What were the manpower and expenditure involved? (by District Council constituency)

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 240)

Reply:

1. and 7. The Buildings Department (BD) undertook, among others, the following public education and publicity (PEP) activities in the past three years to promote building safety and foster a building safety culture —

(a) conducting over 100 briefings, events and visits etc. for the industry, students and the general public each year;

(b) revamping BD's website to improve its usability and uploading relevant guidelines onto BD's website and BD's thematic website on building safety regularly;

(c) organising an annual large-scale publicity event, namely the Building Safety Week, which included a wide variety of activities such as roadshows, comic drawing and drama competitions for students, exhibitions and seminars for the general public and a symposium for building professionals and registered contractors;

(d) launching and maintaining mobile applications for the Minor Works Control System, Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS);

(e) launching an e-learning centre to promulgate an on-line Building Safety Certificate Course targeting building owners and the general public;

(f) broadcasting Announcements in the Public Interest (APIs) on TV, radio, buses, trains and online media; and

(g) producing various short video films and broadcasting them on BD's website and during BD's events.

The total expenditure for the printing of publicity materials, producing and broadcasting APIs and short films, and employing outsourced contractors and service providers to carry out PEP activities on building safety for 2015-16, 2016-17 and 2017-18 were about $19 million, $12.8 million and $12.4 million (estimated) respectively.

The related work was territory-wide and handled by six staff of the Public Education and Publicity Unit, and three staff of the Information Unit of BD as part of their overall duties. We are unable to provide a breakdown of the manpower and the expenditure involved by geographical district.

2. and 3. The services provided by BD for private buildings include implementing MBIS and MWIS; removing danger and nuisances caused by unauthorised building works (including irregularities associated with sub-divided flats and unauthorised signboards), defective drain pipes and dangerous slopes; processing minor works submissions; responding to emergency and non-emergency reports; implementing fire safety improvement measures; and promoting proper and timely building repair and maintenance. The work related to the provision of the above services is mainly handled by 848 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. The staff cost and departmental expenses involved in 2017-18 and 2018-19 are estimated to be $720 million and $775 million respectively.

The 848 professional and technical staff mentioned above are also responsible for the inspections of existing private buildings, either in response to reports received from members of the public and other government departments or through large scale operations. We are not able to provide a breakdown of the manpower resources involved solely for carrying out the inspections by geographical district.

4. The application period for Operation Building Bright (OBB) ended in 2010. Therefore, no application was received in the past three years. BD, the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) do not compile statistics on the number of complaints received for OBB.

The administrative cost incurred by HKHS and URA in implementing OBB, including the staff cost, is absorbed by the two organisations. For BD, additional temporary contract staff members have been employed to co-ordinate the repair works. The number of such contract staff varies over time. The total staff cost and associated expenses incurred since the inception of OBB up to 31 December 2017 is about $81.5 million.

5. BD has been fully implementing MBIS and MWIS since June 2012. The geographical distribution of statutory notices issued under MBIS and MWIS from 2015 to 2017 is as follows —

Districts	**MBIS**			**MWIS**		
	2015	**2016**	**2017**	**2015**	**2016**	**2017**
Central & Western	662	769	1 012	7 943	5 552	3 302
Eastern	4 040	656	1 824	18 027	18 513	2 875
Southern	398	195	1 552	5 138	4 388	1 784

Districts	MBIS			MWIS		
	2015	**2016**	**2017**	**2015**	**2016**	**2017**
Wan Chai	701	916	770	7 556	4 443	1 444
Kowloon City	2 054	1 424	2 183	8 363	9 572	3 501
Kwun Tong	18	19	44	7 353	1 484	1 180
Sham Shui Po	2 774	325	886	7 180	3 166	1 773
Wong Tai Sin	46	28	25	1 418	763	471
Yau Tsim Mong	510	779	839	8 295	11 523	1 971
Islands	27	7	58	2 272	1 156	91
Kwai Tsing	99	63	21	7 135	3 794	1 872
North	43	54	22	333	1 659	30
Sai Kung	0	10	38	89	200	597
Sha Tin	60	13	1 468	8 013	2 383	2 006
Tai Po	2	163	1 391	2 281	462	1 444
Tsuen Wan	37	116	35	11 376	9 273	1 143
Tuen Mun	22	8	146	17 222	6 277	4 491
Yuen Long	26	26	70	3 265	1 672	248
Total	**11 519**	**5 571**	**12 384**	**123 259**	**86 280**	**30 223**

The professional and technical staff of the Mandatory Building Inspection (MBI) Sections of BD is responsible for implementing MBIS and MWIS. The manpower and expenditure of MBI Sections in 2015-16, 2016-17 and 2017-18 are as follows —

	2015-16	**2016-17**	**2017-18**
Number of professional and technical staff	126	127	105
Expenditure ($ million)	116	124	117 (estimated)

6. Statistics on water seepage reports received, prosecutions instigated, convictions and range of fines in the past three years are tabulated below —

Number of Cases	2015	2016	2017
Reports received	29 617	36 376	36 002
Prosecutions instigated(1)	61	95	114
Convictions(1)	44	68	49
Range of fines(1)	$800-$5,000	$400-$4,000	$500-$5,000

Note (1): The figures do not necessarily correspond to the reports received in the same year.

The related work is handled by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and BD.

The staff establishment and the expenditure of FEHD and BD in connection with the operation of JO in the past three years are as follows —

FEHD	2015-16	2016-17	2017-18
Number of investigation and co-ordinating staff	219	220	224
Staff cost and departmental expenses ($ million)	80.7	86.3	99.7 (estimated)

BD	2015-16	2016-17	2017-18
Number of professional and technical staff	64	64	64
Staff cost and departmental expenses ($ million)	31	32	34 (estimated)
Expenditure for engaging outsourced consultants ($ million)	30	31	34 (estimated)

We are not able to provide a breakdown of the manpower and expenditure involved solely in handling the prosecution cases.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4079)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please list the numbers of removal orders issued against unauthorised building works by the Buildings Department and cases with orders complied with in the past five years by district.

District Council district	2013		2014		2015		2016		2017	
	No. of removal orders issued	No. of removal orders complied with	No. of removal orders issued	No. of cases removal orders complied with	No. of removal orders issued	No. of cases removal orders complied with	No. of removal orders issued	No. of removal orders complied with	No. of removal orders issued	No. of removal orders complied with

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 307)

Reply:

The geographical distribution of removal orders issued and removal orders complied with in the past five years are tabulated below –

District	2013		2014		2015		2016		2017	
	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	765	677	435	1 332	1 136	1 131	707	1 215	867	857
Eastern	1 331	1 178	888	1 298	806	1 542	1 081	1 244	1 871	1 353
Southern	191	282	395	352	634	292	291	528	262	576
Wan Chai	958	605	714	700	681	972	882	723	841	870
Kowloon City	984	856	2 121	1 630	1 615	1 661	1 892	1 321	1 725	2 032
Kwun Tong	1 527	622	1 885	1 236	464	1 740	1 206	1 159	626	1 242
Sham Shui Po	839	462	1 308	773	1 013	1 016	828	1 408	1 307	1 831
Wong Tai Sin	784	81	426	343	301	408	278	282	204	536
Yau Tsim Mong	2 524	1 574	1 259	2 117	2 621	2 140	2 325	2 248	2 050	1 883
Islands	23	21	17	21	23	13	47	22	36	29
Kwai Tsing	769	357	413	451	569	536	474	1 062	661	916
North	107	59	131	112	183	88	324	239	316	259
Sai Kung	81	92	74	135	87	127	112	86	129	69
Sha Tin	119	328	208	519	1 479	403	545	810	192	723
Tai Po	222	63	380	287	176	176	335	233	708	290
Tsuen Wan	258	367	570	375	150	609	420	817	485	753
Tuen Mun	188	140	211	306	665	517	530	496	247	670
Yuen Long	335	225	381	393	315	291	624	545	655	562
Total	**12 005**	**7 989**	**11 816**	**12 380**	**12 918**	**13 662**	**12 901**	**14 438**	**13 182**	**15 451**

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. 6087)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Currently, the Buildings Department (BD) is responsible for the inspection of unauthorised building works (UBWs). Will the authorities inform this Committee in table form:

1. of the expenditure and staff establishment involved in the inspections of UBWs carried out by the BD staff in each of the past five years;

2. of the number of buildings subject to inspections initiated by BD in each of the past five years;

3. of the number of cases of UBWs in buildings identified in inspections initiated by BD in the past five years.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 52)

Reply:

1. The Buildings Department (BD) takes enforcement action against unauthorised building works (UBWs) in response to public reports and through its large scale operations (LSOs). Enforcement action against UBWs has been carried out by the 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. The staff establishment for implementing the aforementioned programmes in the past five years are tabulated below –

	2013-14	**2014-15**	**2015-16**	**2016-17**	**2017-18**
No of professional and technical staff	576	620	630	633	638

We are not able to provide a breakdown of the manpower and expenditure involved solely for the inspections of UBWs carried out by BD staff.

2. & 3. The numbers of buildings subject to inspections through various LSOs and the number removal orders issued in relation to UBWs enforcement actions under these LSOs in the past five years are tabulated below –

	2013	**2014**	**2015**	**2016**	**2017**
Number of buildings	9 827	5 718	5 674	4 617	4 384
Number of removal orders issued(1)	9 185	10 158	10 903	10 528	9 967

Note (1): The figures do not necessarily correspond to the buildings inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6088)

Head: (82) Buildings Department

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

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of non-directorate posts of the Buildings Department (BD) is expected to increase from 1 799 posts of the last financial year by 125 posts to 1 924 posts in this financial year. However, BD is responsible for inspecting a large number of buildings in Hong Kong to ensure their safety, including the inspection of unauthorised building works and sub-divided flats. What are BD's criteria for increasing manpower? Are there any manpower resources to initiate inspection of irregularities in buildings? If so, what are the details? If not, what are the reasons?

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 53)

Reply:

Among the 125 posts to be created in 2018-19 in the Buildings Department (BD), 52 posts will be engaged in enhancing building safety including strengthening enforcement actions and supporting the implementation of Operation Building Bright 2.0; 30 posts will be engaged in coping with the increased workload in processing new building plans; 15 posts will be allocated to the Joint Office set up by the Food and Environmental Hygiene Department and BD to strengthen the manpower to tackle public reports on water seepage; four posts will be engaged in implementing the Electronic Submission Hub project; 18 posts will be engaged in coping with the workload arising from the implementation of the Three-Runway System project; and the remaining six posts will be engaged in coping with the additional workload arising from the regulation of private columbarium.

In 2018-19, enforcement action against dilapidated buildings and unauthorised building works, including building irregularities associated with sub-divided flats, will be carried out by 693 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. We are not able to provide a breakdown of the manpower involved solely for inspection of irregularities in buildings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6089)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Sub-divided flats are very common nowadays. The Estimates mentioned that the number of buildings targeted for inspection of sub-divided flats has been reduced from 308 to 100 from 2014 to 2016. What are the reasons?

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 55)

Reply:

Since 2015, the number of target buildings of the large scale operations (LSOs) on inspection of sub-divided flats (SDFs) and rectification of building irregularities of SDFs has been reduced in order to redeploy resources to complete outstanding LSOs and clear the backlog of outstanding removal orders.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5369)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:
Regarding the operation of the Joint Office set up by the Buildings Department and the Food and Environmental Hygiene Department, please provide the following figures:

1. the numbers of reports received, reports handled, cases screened out, cases with investigations concluded (broken down by "seepage ceased during investigation", "source of water seepage identified" and "source of water seepage could not be identified and investigation terminated"), entry warrants granted by the Court, Nuisance Notices issued, prosecutions instigated, Nuisance Orders granted by the Court and convictions, with the range of fines, in 2017-18; and

2. the expenditure for engaging outsourced consultants in 2016-17 and 2017-18.

Asked by: Hon MA Fung-kwok (Member Question No. (LegCo use): 70)

Reply:

1. Statistics on water seepage reports received, reports handled, results of investigation and enforcement actions taken by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department in 2017 are tabulated below –

Number of Cases	**2017**
Reports received	36 002
Reports handled [(1)]	30 605
• Cases screened out [(2)]	14 732
• Cases with investigations concluded	15 873
- Seepage ceased during investigation	5 448
- Source of water seepage identified	6 253

Number of Cases	2017
- Source of water seepage could not be identified and investigation terminated	4 172
Entry warrants granted by the Court (1)	62
Nuisance Notices issued (1)	5 006
Prosecutions instigated (1)	114
Nuisance Orders granted by the Court (1)	39
Convictions (1)	49
Range of fines	$500 - $5,000

Note (1) : The figures do not necessarily correspond to the number of reports received in the same year.

Note (2) : These include unjustified cases and withdrawn cases, in respect of which no investigation will be made by JO.

2. The expenditures for engaging outsourced consultants in 2016-17 and 2017-18 are tabulated below –

	2016-17	2017-18
Expenditure for engaging outsourced consultants ($ million)	31	34 (estimated)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5370)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Buildings Department engaged the Prudential Surveyors International Limited as consultant to study the latest technological methods in identifying sources of water seepage in buildings, and the study was expected to complete in 2017. In this connection, please inform this Committee:

1. of the actual expenditure for the entire consultancy study;

2. of the findings of the consultancy study;

3. of the changes in expenditure as a result of the technical guideline developed based on the findings of the consultancy study.

Asked by: Hon MA Fung-kwok (Member Question No. (LegCo use): 71)

Reply:

1. With regards to the consultancy study on the latest technological methods for identifying sources of water seepage in buildings, the cumulative expenditure as of March 2018 is about $4 million.

2. & 3. The consultant has identified a number of methods such as microwave tomography and infrared thermography for identifying sources of water seepage and conducted field tests to assess the methods. In the new fiscal year, we will apply these methods in pilot districts with a view to formulating detailed technical guidelines for application of these methods by the Joint Office (JO) set up by the Food and Environmental Hygiene Department and the Buildings Department for handling reports on water seepage. At this stage, we are not able to assess the implications of the proposed technical guidelines on JO's expenditure.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5867)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The Department stated that it would continue the consultancy study on the latest technological methods in identifying the sources of water seepage in buildings. Please provide:

a. the distribution of manpower and expenditure for the consultancy study in the past three years and this year, as well as the details and completion time of the consultancy study; and

b. the numbers of complaints received by the Joint Office, the average handling time for each complaint, and the distribution of manpower and expenditure in the past three years.

Asked by: Hon MO Claudia (Member Question No. (LegCo use): 65)

Reply:

a. The Buildings Department (BD) has engaged a consultant to conduct a study on the latest technological methods for identifying sources of water seepage in buildings. The study researches into technological matters relating to water seepage investigation in buildings both locally and overseas. It will assess and recommend the most suitable testing methods for investigating water seepage in private buildings and help formulate technical guidelines for application of these methods by the Joint Office (JO) set up by the Food and Environmental Hygiene Department (FEHD) and BD. The study is scheduled for completion in 2018.

The expenditures of the consultancy study in the past three years and this year are tabulated below –

2015-16	2016-17	2017-18	2018-19
$457,800	$823,350	$2,371,000 (estimated)	$109,000 (estimated)

The consultancy agreement is administered by BD staff of JO as part of their overall duties. We are not able to provide a breakdown of the manpower solely involved in the administration of the consultancy study.

b. The numbers of water seepage reports received in 2015, 2016 and 2017 were 29 617, 36 376 and 36 002 respectively. 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. JO does not compile statistics on the average handling time of the cases.

The staff establishment and the expenditure of BD and FEHD in connection with the operation of JO in the past three years are tabulated below –

BD	2015-16	2016-17	2017-18
Number of professional and technical staff	64	64	64
Staff cost and departmental expenses ($ million)	31	32	34 (estimated)
Expenditure for engaging outsourced consultants ($ million)	30	31	34 (estimated)

FEHD	2015-16	2016-17	2017-18
Number of investigation and co-ordinating staff	219	220	224
Staff cost and departmental expenses ($ million)	80.7	86.3	99.7 (estimated)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5114)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

It is mentioned in the Estimates that the Department "continued the large scale operation on comprehensive clearance of unauthorised building works (UBWs) on rooftops, flat roofs, yards and lanes in 80 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 (Member Question No. (LegCo use): 54)

Reply:

In 2015, 2016 and 2017, 24 362, 26 430 and 27 683 unauthorised building works (UBWs) were removed respectively. The Buildings Department (BD) does not compile separate statistics on the number of UBWs removed from rooftops, flat roofs, yards and lanes.

In 2017-18, enforcement action against UBWs is carried out by 638 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. We are not able to provide a breakdown of the expenditure involved solely for enforcement action against UBWs on rooftops, flat roofs, yards and lanes.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4909)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with 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.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 2)

Reply:

The Buildings Department does not compile statistics on the number of tenants involved in prosecutions and conviction cases associated with sub-divided flats (SDFs). Information on the geographical distribution of SDFs inspected, prosecutions instigated against non-compliance with removal orders or discontinuation orders, and convictions in the past five years is set out below –

District	**No. of SDFs inspected**	**No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders [(1)]**	**No. of Convictions [(1)]**
Central and Western	833	22	16
Wan Chai	549	12	10
Eastern	470	28	24
Southern	369	3	3
Islands	1	0	0
Wong Tai Sin	220	1	0
Kwun Tong	1 228	9	4

District	No. of SDFs inspected	No. of Prosecutions instigated against Non-compliance with Removal Orders/ Discontinuation Orders [(1)]	No. of Convictions [(1)]
Yau Tsim Mong	2 219	128	92
Sham Shui Po	1 480	261	191
Kowloon City	1 742	164	116
North	74	4	3
Sha Tin	132	6	5
Tai Po	238	1	1
Sai Kung	3	0	0
Tsuen Wan	1 046	22	19
Tuen Mun	322	2	1
Yuen Long	660	0	0
Kwai Tsing	585	1	0
Total	**12 171**	**664**	**485**

Note [(1)]: The figures do not necessarily correspond to the SDFs inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4910)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 3)

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 prosecution and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from January 2013 to December 2017 is as follows –

District	**No. of prosecutions**	**No. of convictions [(1)]**
Central and Western	97	78
Wan Chai	99	49
Eastern	238	186
Southern	19	13
Islands	41	15
Wong Tai Sin	91	82
Kwun Tong	206	174

District	No. of prosecutions	No. of convictions [(1)]
Yau Tsim Mong	384	268
Sham Shui Po	147	112
Kowloon City	266	213
North	129	56
Sha Tin	99	77
Tai Po	121	74
Sai Kung	104	87
Tsuen Wan	192	161
Tuen Mun	102	77
Yuen Long	252	159
Kwai Tsing	128	88
Total	**2 715**	**1 969**

Note [(1)]: The figures do not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4912)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 6)

Reply:

The Buildings Department does not compile statistics on the numbers of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings being used for domestic purpose.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4913)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

1. In connection with industrial buildings used for domestic purpose, please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years, broken down by district.

2. In connection with industrial buildings used for domestic purpose, please specify the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in 2017, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 7)

Reply:

Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against illegal domestic use in industrial buildings (IBs) in an orderly and systematic manner through large scale operations since April 2012. BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. Information on the geographical distribution of IB premises inspected, prosecutions instigated against failure to comply with removal orders or discontinuation orders, and convictions in the past five years and 2017 is set out below –

District	**No. of IB premises inspected**		**No. of prosecutions instigated against non-compliance with removal orders/ discontinuation orders[(1)]**		**No. of convictions[(1)]**	
	2013 –2017	2017	2013 – 2017	2017	2013 –2017	2017
Eastern	27	5	0	0	0	0
Southern	22	3	0	0	0	0
Wong Tai Sin	93	58	0	0	0	0
Kwun Tong	523	136	0	0	0	0
Yau Tsim Mong	124	19	0	0	0	0
Sham Shui Po	133	32	0	0	0	0
Kowloon City	85	24	14	0	14	0
Sai Kung	1	0	0	0	0	0
Sha Tin	54	32	0	0	0	0
Tai Po	1	0	0	0	0	0
Tsuen Wan	449	49	19	1	19	1
Tuen Mun	318	99	0	0	0	0
Yuen Long	12	11	0	0	0	0
Kwai Tsing	364	119	0	0	0	0
Total	**2 206**	**587**	**33**	**1**	**33**	**1**

Note [(1)]: The figures do not necessarily correspond to the IB premises inspected in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4915)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please provide the numbers of units classified by the Buildings Department as unauthorised building works (broken down by district and type) in the past five years and the number of residents involved.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 10)

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. 4949)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with 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.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 129)

Reply:

There is no clear definition of "unlawful residential units". Unauthorised rooftop structures and subdivided flats (SDFs) used for domestic purpose are the most common types of structures dealt with by the Buildings Department (BD) under its enforcement programme against unauthorised building works (UBWs).

As regards rooftop UBWs, BD does not compile statistics on the numbers of inspections made and tenants involved in prosecution/conviction cases. In the past five years, 2 715 prosecutions were instigated against failure to comply with removal orders in relation to rooftop UBWs and the number of convictions was 1 969.

As regards SDFs, BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. In the past five years, 12 171 SDFs were inspected. 664 prosecutions were instigated against non-compliance with removal orders or discontinuation orders and the number of convictions was 485.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4950)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with rooftop structures (or temporary 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.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 130)

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 use of rooftop UBWs and the number of inspections made in connection with rooftop UBWs. The numbers of prosecution and conviction cases in connection with non-compliance with removal orders for rooftop UBWs from January 2013 to December 2017 are 2 715 and 1 969 respectively. The number of convictions does not necessarily correspond to the prosecutions instigated in the same period.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4951)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with 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.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 131)

Reply:

Apart from responding to reports, the Buildings Department (BD) has been taking enforcement actions against illegal domestic use in industrial buildings (IBs) in an orderly and systematic manner through large scale operations since April 2012. BD does not compile statistics on the number of tenants involved in prosecution and conviction cases. In the past five years, 2 206 IB premises were inspected, 33 prosecutions were instigated against non-compliance with removal orders or discontinuation orders, and there were 33 convictions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4952)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with commercial buildings (domestic), please provide the numbers of inspections, prosecutions and tenants involved, as well as court convictions and tenants involved in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 132)

Reply:

The Buildings Department does not compile statistics on the number of inspections, prosecutions, court convictions and tenants involved in relation to commercial buildings being used for domestic purpose.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4953)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In connection with 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.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 133)

Reply:

The Buildings Department does not compile statistics on the number of tenants involved in prosecutions and conviction cases associated with sub-divided flats (SDFs). In the past five years, 12 171 SDFs were inspected, 664 SDF-related prosecutions were instigated against non-compliance with removal orders or discontinuation orders, and there were 485 SDF-related convictions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4986)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of industrial buildings in the territory in the past five years, broken down by district.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 185)

Reply:

According to the records of the Buildings Department, the geographical distribution of industrial buildings (1) in Hong Kong from 2013 to 2017 is as follows —

District	2013	2014	2015	2016	2017
Central and Western	11	11	11	11	10
Eastern	94	94	93	92	91
Kowloon City	71	71	70	69	69
Kwai Tsing	278	279	280	277	279
Kwun Tong	342	328	328	329	329
North	83	83	84	85	86
Islands	19	19	19	17	17
Sai Kung	54	54	55	60	61
Sham Shui Po	127	123	124	123	121
Sha Tin	77	77	77	78	78
Southern	60	59	59	57	56
Tai Po	105	106	105	104	105

District	2013	2014	2015	2016	2017
Tsuen Wan	160	160	157	153	148
Tuen Mun	110	110	110	112	117
Wan Chai	1	1	1	1	1
Wong Tai Sin	60	60	58	59	59
Yau Tsim Mong	76	76	75	72	72
Yuen Long	139	140	135	135	138
Total	**1 867**	**1 851**	**1 841**	**1 834**	**1 837**

Note (1): Industrial buildings refer to those involving industrial use, industrial/commercial use and warehouse use as described in occupation permits. The figures include industrial buildings which have undergone wholesale conversion to other uses but do not involve the issue of new occupation permits.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5002)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

The number of sub-divided flats in industrial buildings in the territory in the past three years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 236)

Reply:

The Buildings Department does not compile statistics on the number of sub-divided flats in industrial buildings in the territory.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5162)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:
Please provide the number of private buildings and their average age and highest age as at 31 December 2017 by the 18 District Council districts.

District	Number of private buildings	Average building age	Highest building age
Central and Western			
Eastern			
Southern			
Wan Chai			
Kowloon City			
Kwun Tong			
Sham Shui Po			
Yau Tsim Mong			
Wong Tai Sin			
Islands			
Kwai Tsing			
North			
Sai Kung			
Sha Tin			

District	Number of private buildings	Average building age	Highest building age
Tai Po			
Tsuen Wan			
Tuen Mun			
Yuen Long			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 556)

Reply:

According to the records of the Buildings Department (BD), the geographical distribution of private buildings and their average age and highest age as of end of 2017 is as follows —

District	**Number of building (number of pre-war building)**	**Average building age (year)** [(1)]	**The highest building age (year)** [(1)]
Central and Western	3 673 (105)	37	70
Eastern	1 788 (29)	37	68
Kowloon City	3 505 (166)	40	69
Kwai Tsing	783 (5)	31	54
Kwun Tong	1 023 (0)	36	69
North	1 932 (63)	21	57
Islands	1 747 (18)	24	56
Sai Kung	2 855 (5)	27	55
Sham Shui Po	2 289 (41)	41	70
Sha Tin	1 934 (0)	25	57
Southern	3 294 (111)	31	69
Tai Po	3 400 (13)	24	56
Tsuen Wan	1 081 (9)	31	58
Tuen Mun	1 655 (1)	22	57

District	Number of building (number of pre-war building)	Average building age (year) [(1)]	The highest building age (year) [(1)]
Wan Chai	2 560 (70)	40	69
Wong Tai Sin	590 (2)	37	68
Yau Tsim Mong	3 338 (71)	41	70
Yuen Long	5 753 (66)	22	56
Total / Overall/ The Highest	**43 200 (775)**	**31**	**70**

Note [(1)]: Pre-war buildings are excluded from the list as BD does not have the information about the age of these buildings due to the records of these buildings were either destroyed or lost during the World War II.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5207)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

Please list the numbers of removal orders issued against unauthorised building works by the Buildings Department and cases with orders complied with in the past five years by district.

District Council district	2013		2014		2015		2016		2017	
	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 TAM Man-ho, Jeremy (Member Question No. (LegCo use): 601)

Reply:

The geographical distribution of removal orders issued and removal orders complied with in the past five years are tabulated below –

District	2013		2014		2015		2016		2017	
	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	765	677	435	1 332	1 136	1 131	707	1 215	867	857
Eastern	1 331	1 178	888	1 298	806	1 542	1 081	1 244	1 871	1 353
Southern	191	282	395	352	634	292	291	528	262	576
Wan Chai	958	605	714	700	681	972	882	723	841	870
Kowloon City	984	856	2 121	1 630	1 615	1 661	1 892	1 321	1 725	2 032
Kwun Tong	1 527	622	1 885	1 236	464	1 740	1 206	1 159	626	1 242
Sham Shui Po	839	462	1 308	773	1 013	1 016	828	1 408	1 307	1 831
Wong Tai Sin	784	81	426	343	301	408	278	282	204	536
Yau Tsim Mong	2 524	1 574	1 259	2 117	2 621	2 140	2 325	2 248	2 050	1 883
Islands	23	21	17	21	23	13	47	22	36	29
Kwai Tsing	769	357	413	451	569	536	474	1 062	661	916
North	107	59	131	112	183	88	324	239	316	259
Sai Kung	81	92	74	135	87	127	112	86	129	69
Sha Tin	119	328	208	519	1 479	403	545	810	192	723
Tai Po	222	63	380	287	176	176	335	233	708	290
Tsuen Wan	258	367	570	375	150	609	420	817	485	753
Tuen Mun	188	140	211	306	665	517	530	496	247	670
Yuen Long	335	225	381	393	315	291	624	545	655	562
Total	**12 005**	**7 989**	**11 816**	**12 380**	**12 918**	**13 662**	**12 901**	**14 438**	**13 182**	**15 451**

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. 3611)

Head: (82) Buildings Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Buildings and Building Works

Controlling Officer: Director of Buildings (CHEUNG Tin-cheung)

Director of Bureau: Secretary for Development

Question:

In respect of regulating domestic units in industrial buildings, please inform this Committee:

1) of the amount of resources allocated/to be allocated for such work in 2017-18 and 2018-19, and the expected completion time;

2) of the work progress of introducing legislation to regulate domestic use in industrial buildings; and

3) whether the Government has grasped the current numbers of industrial buildings (IB) and IB units converted to domestic use in the territory.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 159)

Reply:

1) In both 2017-18 and 2018-19, enforcement action against illegal domestic use in industrial buildings (IBs) is carried out by 434 professional and technical staff of the two Existing Buildings Divisions 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 manpower resources and expenditure involved solely for carrying out enforcement action in relation to illegal domestic use in IBs.

2) To strengthen enforcement action against illegal domestic use in IBs, the Government consulted the Legislative Council Panel on Development on the proposed legislative amendments to the Buildings Ordinance in June and July 2017. While Members generally acknowledged the importance of ensuring safety of the public, Members were also concerned about the proposed legislative amendments prompting the property owners to press ahead with the eviction of their domestic tenants, hence causing massive disruption to livelihood and aggravating the demand for rehousing.

Recognising the concerns of Members and the public in general, the Government considers that it may not be an appropriate time to press ahead with the proposed legislative amendments without a clear consensus in society. That said, to uphold public safety, BD is reviewing ways to improve the effectiveness of enforcement actions against illegal domestic use in IBs within the current legislative framework through improving relevant enforcement guidelines, strengthening staff training as well as the taking of more proactive investigation and prosecution in respect of illegal domestic use in IBs.

3) BD does not compile statistics on the number of IBs and IB units converted to domestic use in the territory.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3624)

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 list in table form the site area and term of respective short term tenancy (STT) let by tender in 2017-18 according to the Indicators under this Programme? And also list in table form the site area and term of respective STT let by direct grant?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 63)

Reply:

The site areas of short term tenancies (STTs) granted by tender and direct grant in 2017 are set out in the following table with a breakdown by district:

District (by District Lands Office unless otherwise specified)	**Open tender**		**Direct grant**	
	No. of STTs	**Area (ha) (about)**	**No. of STTs**	**Area (ha) (about)**
Hong Kong East	5	1.91	2	0.02
Hong Kong West & South	4	5.39	5	4.47
Kowloon East	2	0.86	3	8.05
Kowloon West	3	1.04	2	0.07
Islands	1	0.08	8	0.75
North	4	0.70	5	0.04
Sai Kung	3	1.44	43	0.85
Sha Tin	5	1.72	10	0.07
Tuen Mun	4	2.25	2	6.51

District (by District Lands Office unless otherwise specified)	**Open tender**		**Direct grant**	
	No. of STTs	**Area (ha) (about)**	**No. of STTs**	**Area (ha) (about)**
Tai Po	2	0.89	9	6.16
Tsuen Wan & Kwai Tsing	3	2.49	3	3.20
Yuen Long	7	1.42	93	2.87
Sites for railway development projects	-	-	5	0.04
Total	43	20.19	190	33.10

In general, sites with general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureau(x) has/have given policy support for such direct grants.

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant can generally continue on a monthly or quarterly basis, while those let by tender will generally be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tendering. STTs will be terminated at an appropriate time to make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3625)

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 provision for 2018-19 is $23.4 million (3.9%) higher than the revised estimate for 2017-18 for Programme (2). This is mainly due to a net increase of 91 posts, salary increments for staff, filling of vacancies and other operating expenses. Will the Government inform this Committee of the titles of the 91 posts and the estimated annual salary expenditure in 2018-19? Besides, in Matters Requiring Special Attention under this Programme in 2018-19, the Government plans to enhance the Hong Kong Map Service to a One-Stop Sale and Supply System to support the sale and supply of survey and map products of the Lands Department in a one-stop service portal. Will the Government inform this Committee of whether it will, in enhancing the service, consider improving the resolution of preview images of aerial photographs to enable members of the public to see such images clearly prior to purchase, thereby ensuring that their interests are protected?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 64)

Reply:

In 2018-19, there will be creation of 124 posts under Programme (2), which will be partly offset by deletion of 33 posts having regard to prevailing operational needs. The net increase is therefore 91 posts. The breakdown of the 124 posts to be created is as follows:

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Senior Land Surveyor	4	1,389,540
Land Surveyor	22	727,110
Principal Survey Officer (Land)	1	804,780
Senior Survey Officer (Land)	16	583,560

Rank	Additional Posts	Annual Salary Provision Per Post ($)
Survey Officer/Trainee (Land)	26	268,590
Survey Officer/Trainee (Photogrammetric)	5	268,590
Principal Technical Officer (Cartographic)	2	804,780
Senior Technical Officer (Cartographic)	14	583,560
Technical Officer/Trainee (Cartographic)	26	268,590
Technical Officer/Trainee (Reprographic)	5	268,590
Motor Driver	2	218,460
Chainman	1	218,460
Sub-total	**124**	

The Survey and Mapping Office of the Lands Department will introduce a new One-Stop Sale and Supply System for mapping services and products. The new system will include an enhanced function to enable customers to preview the image of an aerial photograph at about five times the resolution under the old system. This will enable customers to get a clearer preview of the area covered by the aerial photograph before purchase.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3727)

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 list in table form:

(1) the number of new applications for building small houses in the New Territories received and their distribution by district in each of the past five years;

(2) the number of cases approved for building small houses in the New Territories and their distribution by district in each of the past five years; and

(3) the current establishment for handling applications for building small houses in the New Territories and the estimated expenditure on annual salaries in 2018-19.

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 224)

Reply:

(1) The number of small house applications received by the Lands Department (Lands D) in the past five years (2013 to 2017) is set out below:

District	2013	2014	2015	2016	2017
Islands	136	81	127	75	48
North	496	590	532	361	293
Sai Kung	213	119	140	99	73
Sha Tin	82	35	81	55	40
Tai Po	297	335	270	161	151
Tsuen Wan & Kwai Tsing	46	25	23	20	9
Tuen Mun	120	179	218	71	68
Yuen Long	1 176	1 158	1 156	455	447

(2) The number of small house applications approved by Lands D in the past five years (2013 to 2017) is set out below:

District	2013	2014	2015	2016	2017
Islands	40	53	37	50	38
North	121	136	98	146	97
Sai Kung	116	86	63	48	52
Sha Tin	70	53	19	32	22
Tai Po	184	231	194	143	170
Tsuen Wan & Kwai Tsing	4	6	34	1	6
Tuen Mun	45	45	71	54	53
Yuen Long	431	504	473	384	380

Note: Due to the variations in time required for processing individual small house application, the applications approved during the year may not correspond with the applications received during the year as set out in part (1).

(3) Around 100 staff are involved in handling small house applications at present. In the financial year 2018-19, it is estimated that the staff expenditure will be $46.9 million. Some of the staff involved are also responsible for other land administration duties.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3728)

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 notices on squatter clearances to be expired in 2018-19;

2. the number of notices on squatter clearances to be expired in 2018-19 by District Council districts;

3. its estimated manpower for conducting the above-mentioned clearance operations; and

4. the estimated expenditure on annual salaries in 2018-19 regarding the manpower for the above-mentioned clearance operations.

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 226)

Reply:

1. & 2. It is anticipated that there will be about 14 programmed development clearance exercises for public projects in 2018-19. The geographical distribution of these exercises is listed as follows:

District	Number of development clearance exercises
Islands	1
Yuen Long	4
North	7
Tuen Mun	2

3. & 4. The manpower and annual expenditure on salaries of staff involved in undertaking the clearance works in 2018-19 are estimated to be 58 officers and $29.6 million respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5591)

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) What were the time and resources spent by the Department on inspecting unleased government land in 2017? How many complaints about suspected cases of unlawful occupation of government land were received? How many cases of unlawful occupation of unleased government land were identified? What was the area of land involved?

2) How many cases of unlawful occupation led to prosecutions in 2017? How many were convicted? Has all the unlawfully occupied land been reinstated? If no, why not?

3) How many pieces of unlawfully occupied government land finally became lawful upon approval of the application submitted by the unlawful occupier to lease the land in 2017? How many such cases were there? What was the area of land involved?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 121)

Reply:

1) Conducting inspections of government sites is part of the overall government land control work carried out by the Lands Department (Lands D). The total staff cost involved in carrying out the government land control work was $99.5 million in 2017-18. There is no separate breakdown in respect of the expenditure for conducting inspections. In 2017, Lands D received 18 153 complaint cases concerning suspected unlawful occupation of government land. Taking into account also those cases referred by other government departments or identified by Lands D during inspections, 11 295 cases have so far been confirmed to involve unlawful occupation of government land. Lands D has no readily available information on the area of government land involved.

2) In 2017, 27 prosecutions were instituted in relation to unlawful occupation of government land in which, 22 of them were convicted.

3) In 2017, there were 145 cases of regularisation of unlawful occupation of government land through granting of short term tenancies involving an area of about 45 400 square metres.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5594)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

(1) How many complaints about unauthorised extensions in squatter structures and licensed structures or their breach of land uses or referrals from other departments on these complaints in various districts were received by the Lands Department (Lands D) in the previous financial year? How many of these cases were completely processed, how many found to be in breach of regulations and how many issued with removal orders? How many of them involved repeated complaints?

(2) How much was spent on inspections initiated by Lands D in the previous financial year? Among the squatter structures and licensed structures inspected, how many cases of unauthorised extensions were identified and how many were issued with removal orders?

(3) How many removal orders have not been complied with upon expiry? Please provide the numbers of cases in which removal orders have yet to be complied with after they have expired for one to three years, four to six years, seven to nine years and ten years or above. What follow-up actions or land control actions have been taken against non-compliance with removal orders?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 124)

Reply:

(1)&(2) Temporary structures are broadly classified into two types, namely the structures covered in the Squatter Control Survey in 1982 (commonly known as "surveyed squatter structures") and the temporary domestic structures held under Government Land Licences and Short Term Tenancies on government land, Modification of Tenancy Permits and Short Term Waivers on private land (commonly known as "licensed structures").

Information on the follow-up actions taken on cases of unauthorised extensions of surveyed squatter structures and licensed structures in 2017 is as follows:

District	Number of reported cases (including those received from complaints/ referrals or identified through patrol)	Number of cases involving repeated complaints	Number of cases confirmed with unauthorised extensions	Number of cases with warning letters/ demolition orders issued*#	Number of completed cases (i.e. cases rectified, structures demolished or licences terminated)#
Hong Kong	158	1	70	36	35
Kowloon	125	1	89	10	11
New Territories	1 519	121	956	929	828
Total	1 802	123	1 115	975	874

* Some cases were rectified upon verbal warning, hence the issue of demolition orders/warning letters was not necessary.

\# As cases may straddle different years, the cases included in the last two columns may not correspond to those cases included in the first three columns.

As some of the staff conducting site inspections also carried out other land administration and squatter control duties, there is no separate breakdown of the resources involved solely for conducting site inspections.

(3) As at end of December 2017, there were 91 cases (some of which were cases identified before 2017) with on-going enforcement action after expiry of the demolition notices or warning letters. The Lands Department (Lands D) has no readily available information on a breakdown of the 91 cases according to the time since expiry of the demolition notices or warning letters.

In the cases of surveyed squatter structures and licensed structures on government land, demolition action will normally be carried out if the breaches are not rectified. With regard to surveyed squatter structures and licensed structures on private agricultural land, if breaches are not purged, Lands D will normally cancel the relevant survey numbers or licences and take lease enforcement action by various measures, which may include registration of warning letters in the Land Registry and eventually re-entry.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5597)

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) What is the total number of complaints about and reported cases of fly-tipping of soil in 2017-18?

2) Will the Lands Department consider increasing existing manpower in 2018-19? If yes, what are the relevant expenditure and manpower distribution? If no, what are the reasons?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 127)

Reply:

In 2017, a total of 2 463 public complaints and departments' referrals of fly-tipping on Government land were received by the Lands Department (Lands D).

Lands D will increase manpower resources to be deployed for land control especially enforcement against illegal occupation of government land by structures or uses on a long-term or permanent basis, which would also include fly-tipping of soil on government land. The increase in resources for land control involves 25 non-directorate posts and an estimated annual salary provision is $11.7 million. Lands D would deal with complaints of fly-tipping on government land as part of its land control but has not kept separate breakdown in respect of expenditure and manpower distribution for handling such cases.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5631)

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. Over the past five years, how many small house applications has the Lands Department (Lands D) received? What are the numbers of backlog cases and cases being processed? On average, how long does it take for Lands D to process a small house application? What is the total area of land currently zoned "Village Type Development" and "village expansion area", and what is the area that can be used for building small houses? What will be the estimated expenditure and manpower required for handling this task in 2018-2019?

2. What were the expenditure and manpower involved in inspections to identify 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 Lands D in the past five years and what was their percentage share in the total number of cases of unlawful occupation of government land? What will be the estimated expenditure and manpower required for this task in 2018-2019?

3. What were the expenditure and manpower involved in inspections to identify any illegal excavation on private land leading to development in the past five years? How many cases of illegal excavation on private land leading to development were identified during routine inspections by Lands D in the past five years and what was their percentage share in the total number of cases of illegal excavation on private land leading to development? What will be the estimated expenditure and manpower required for this task in 2018-2019?

4. How many cases were in breach of the requirements regarding New Territories exempted houses in the past five years? What will be the estimated expenditure and manpower required for handling such cases in 2018-2019?

5. Over the past five years, how many applications for rebuilding small houses or squatter structures were received by Lands D respectively? What are the numbers of backlog cases and cases being processed? On average, how long does it take for Lands D to process an application for rebuilding small houses or squatter structures? What will be the estimated expenditure and manpower required for handling this task in 2018-2019?

6. How many disputes involving rural land were received by Lands D in the past five years? How long on average does it take for Lands D to resolve a rural land dispute? What will be the estimated expenditure and manpower required for this task in 2018-2019?

7. What were the expenditure and manpower involved in 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 Lands D in the past five years and what was their percentage share in the total number of cases of unauthorised structures? What will be the estimated expenditure and manpower required for this task in 2018-2019?

8. Will the Government provide a list of short term tenancies (STTs) granted in the past five years and planned to be granted in 2018-2019 with details including the specific location, site area, income generated and use of each STT?

9. Does the Government have any plan to review whether sites currently under STTs can be rezoned to allow for long-term uses such as housing or community facilities? If yes, what will be the progress of the review and the expenditure involved?

10. 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.

11. 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 (Member Question No. (LegCo use): 162)

Reply:

1. Over the past five years (2013 to 2017), the Lands Department (Lands D) received a total of 10 061 small house applications. As at end of December 2017, the number of small house applications being processed was 8 548 and the number of applications pending processing was 2 824. For straightforward applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward applications, depending on the nature and complexity of the issues encountered such as those associated with local objections, land title or boundary

problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed this period.

According to the Planning Department (PlanD), 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. Many small houses are built on land under private ownership, and the size of individual pieces of private land varies. 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.

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 2018-19, involving an estimated staff expenditure of $46.9 million. Some of the staff involved are also responsible for other land administration duties.

2. Conducting inspections of government sites is part of the overall government land control work carried out by Lands D. Though majority of the site inspections were mainly acted on complaints, enquiries or referrals from other departments, Lands D also conducted routine site inspection on black spots. During the past five years (2013 to 2017), a total of 2 541 cases of unlawful occupation of government land were identified during routine inspection by Lands D. This represents about 5% of the total number of cases of unlawful occupation of government land handled by Lands D during the period. As conducting inspections of government sites is part of the land control work, there is no separate breakdown in respect of the expenditure for conducting inspections of government sites and taking enforcement actions. In the financial year 2018-19, 252 full-time equivalent staff will be deployed to take up the district land control work at an estimated cost of $113.9 million, including 25 non-directorate posts to be created at an additional cost of $11.7 million.

3. 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 2018-19, 147 full-time

equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $67.8 million, including 32 non-directorate posts to be created at an additional cost of $15.2 million.

4. The number of confirmed cases involving breach of development conditions of New Territories exempted houses (NTEHs) in the past five years (2013 to 2017) is set out below:

Year	**Number of confirmed cases involving breach of development conditions of NTEHs**
2013	415
2014	382
2015	210
2016	87
2017	58

Cases involving breach of development conditions of NTEHs are handled by the existing staff of Lands D and 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 2018-19, 147 full-time equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $67.8 million, including 32 non-directorate posts to be created at an additional cost of $15.2 million.

5. Over the past five years (2013 to 2017), the number of applications received for rebuilding NTEHs including small houses was 3 483. As at end of December 2017, the number of rebuilding applications being processed was 2 044 and no application was pending processing.

For straightforward cases, Lands D takes around eight months to approve an application for rebuilding NTEHs. For complicated cases, the processing time would be longer if there are issues such as local objections, land title or boundary problems or requirements imposed by other regulatory authorities that would need to be resolved.

Rebuilding applications are processed by the existing staff of Lands D and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing rebuilding applications.

As regards squatter structures in the New Territories, for the purpose of this reply, they include those structures covered by the Squatter Control Survey in 1982 and other licences such as Government Land Licences or Modification of Tenancy Permits.

Over the past five years (2013 to 2017), the number of applications received for rebuilding squatter structures for domestic use was 70. As at end of December 2017, the number of rebuilding applications being processed was 38 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.

Applications for rebuilding squatter structures for domestic use are processed by the existing staff of Lands D and as part of their overall duties. We are unable to provide a breakdown of the resources deployed solely for processing these applications.

6. In the absence of a definition for "rural land disputes" which may cover a wide spectrum of scenarios, Lands D has not been keeping statistics on this subject.

7. Cases involving breach of development conditions of NTEHs are handled by the existing staff of Lands D and 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. Lands D will act on complaints, referrals or enquiries and, where necessary, follow up with enforcement actions in respect of NTEHs. The number of confirmed cases involving breach of development conditions of NTEHs in the past five years (2013 to 2017) is set out below:

Year	**Number of confirmed cases involving breach of development conditions of NTEHs**
2013	415
2014	382
2015	210
2016	87
2017	58

In the financial year 2018-19, 147 full-time equivalent staff will be deployed to take up lease enforcement work at an estimated cost of $67.8 million, including 32 non-directorate posts to be created at an additional cost of $15.2 million.

8. The location and area of land granted by short term tenancy (STT) in the past years are set out in the following table:

Location (by District Lands Office unless otherwise stated)	Area of land granted by STTs (ha)				
	2013	2014	2015	2016	2017
Hong Kong East	1.27	0.88	0.28	0.71	1.93
Hong Kong West & South	4.25	4.08	0.59	2.24	9.86
Kowloon East	13.13	7.29	8.85	3.44	8.91
Kowloon West	12.40	7.92	4.51	5.38	1.11
Islands	6.42	5.00	1.14	1 693.76 Note	0.83
North	6.32	3.64	1.99	15.42	0.74
Sai Kung	4.84	3.27	2.24	8.78	2.29
Sha Tin	4.66	17.51	2.14	6.52	1.79
Tuen Mun	6.13	1.07	4.66	1.87	8.76
Tai Po	4.17	0.88	3.00	2.69	7.05
Tsuen Wan & Kwai Tsing	10.19	7.28	4.31	0.54	5.69
Yuen Long	1.12	5.01	4.19	2.90	4.29
Sites for railway development projects	0.04	0.17	0.01	0.10	0.04
Total	74.94	64.00	37.91	1 744.35 Note	53.29

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

The users of the above STTs mainly include fee-paying carparks, open storage, container storage/handling, workshops for recycling/vehicle repairing/boat building/repairing, concrete production, plant nurseries, private gardens, works areas/sites required for public rental housing/Home Ownership Scheme/subsidized flat development/railway development projects/the airport three-runway system, and religious/community/other non-profit-making uses.

The yearly rental revenues of STTs for the past five years are as follows:

Financial Year	Amount of STT rental revenue (in $ million)
2013-14	1,260.3
2014-15	1,415.3
2015-16	1,421.6
2016-17	1,456.0
2017-18 (up to February 2018)	1,215.2

It is estimated that 28.1 ha of land will be granted by STT in 2018. The uses of the sites which may be let on STTs in 2018 include works sites/works areas for public rental housing/airport three-runway system/railway project, community/ non-profit-making uses, temporary fee-paying carpark, driving training centre, plant nursery, recovery and recycling business operation, workshop or storage, container storage/handling, cargo handling, works area for revalidation and repair of liquefied petroleum gas vehicle fuel cylinders, fee-paying public storage for building materials, storage of liquefied petroleum gas cylinders, carving/storage/sale of grave stones, private wine club to be operated by tenant, concrete production and parking of concrete mixer trucks and heavy good vehicles ancillary to concrete production, ship or boat building and/or repairing, garage business, vehicle repairing services, vehicle washing, lubricating and maintenance services of motor vehicles, and leisure farm and ancillary facilities. As the information for 2018 is only an estimate, further details are not available.

9. PlanD reviews the land use zonings of land across the territory, including land held under STTs, as part of its ongoing task in supporting the Government's multi-pronged strategy to increase land supply for residential and other developments. Lands D provides support where required. We are unable to provide a breakdown of the expenditure deployed solely for such work as the said staff also handle other work in Lands D.

10. Lands D received 122 valid applications for land exchange in the past five years from 1 January 2013 up to 31 December 2017, of which 26 cases were approved and executed, 12 cases were withdrawn, one case was rejected and 83 cases were under processing as at the end of February 2018. Details of the 26 executed cases are as follows:

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land exchange [Note]
1.	28 May 2014	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	3 418	Private residential

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land exchange [Note]
2.	20 March 2015	KIL 11252 8 Hung Lok Road, Hung Hom	4 386	The College, the Residential Quarters and the Caretakers' Quarters
3.	5 October 2015	STTL 602 On Muk Lane, Shek Mun, Sha Tin	6 301	The School, the Caretakers' Quarters and the Residential Quarters
4.	11 November 2015	KIL 11253 9 Hoi Ting Road, Yau Ma Tei	3 962	The College, the Residential Quarters and the Caretakers' Quarters
5.	18 November 2015	KIL 11243 Portland Street, Mong Kok	329	Non-industrial (excluding godown, hotel and petrol filling station)
6.	20 November 2015	Lot 604 in DD 21 Pun Shan Chau, Tai Po	753	Private residential
7.	27 November 2015	SIL 853 Sai Wan Ho Street, Shau Kei Wan (Urban Renewal Authority project)	710	Non-industrial (excluding godown, hotel and petrol filling station)
8.	3 August 2016	TMTL 491 Area 40, Tuen Mun	23 800	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices.

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land exchange [Note]
9.	21 September 2016	CLKL 3 Chek Lap Kok	247 497	Hotel, office, retail and other commercial purposes, and other services and facilities related to the Airport and services and facilities for the safe and efficient operation of the Airport
10.	8 December 2016	TWTL 418 Ting Kau, Tsuen Wan	503	Private residential
11.	6 January 2017	Lot 244 in DD 229 Clear Water Bay Road, Sai Kung	1 575	Private residential
12.	25 January 2017	KIL 11247 Shanghai Street, Mong Kok (Urban Renewal Authority project)	916	Non-industrial (excluding residential, godown, hotel, office, and petrol filling station)
13.	27 February 2017	KIL 11264 Ho Man Tin, Kowloon	36 204	Non-industrial (excluding godown, hotel, and petrol filling station) purposes
14.	15 May 2017	TMTL 483 Siu Hong, Area 54, Tuen Mun	42 856	Non-industrial (excluding godown, hotel and petrol filling station)
15.	29 May 2017	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	10 240	Private residential
16.	6 June 2017	IL 9064 Junction of Peel Street and Gage Street, Central (Urban Renewal Authority project)	893	Non-industrial (excluding godown, office, hotel and petrol filling station)
17.	12 June 2017	AIL 467 Heung Yip Road, Wong Chuk Hang	68 581	Non-industrial (excluding godown, hotel and petrol filling station)

Item	Execution date of land document	Lot number & Location	Approx. site area (square metres)	Permitted use after the land exchange [Note]
18.	12 July 2017	TPTL 217 Wan Tau Kok Lane, Tai Po	1 708	Non-industrial (including church excluding residential, godown, hotel and petrol filling station)
19.	12 July 2017	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	11 539	Non-industrial (excluding residential, office, hotel, godown and petrol filling station)
20.	31 August 2017	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	2 251	Non-industrial (excluding godown, hotel and petrol filling station)
21.	4 September 2017	STTL 576 Fo Tan, Sha Tin	20 038	Non-industrial (excluding godown, hotel and petrol filling station)
22.	31 October 2017	Lot 2168 in DD 121 Tong Yan San Tsuen, Yuen Long	1 020	Private residential
23.	19 December 2017	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	5 250	Non-industrial (excluding godown, hotel and petrol filling station)
24.	22 December 2017	Lot 2128 in DD 121 Ping Shan, Yuen Long	3 506	Private residential
25.	27 December 2017	FSSTL 262 Ma Sik Road, Area 18, Fanling	16 187	Private residential
26.	26 January 2018	IL 9065 Graham Street /Gage Street /Cochrane Street, Central (Urban Renewal Authority project)	2 685	Non-industrial (excluding residential, godown and petrol filling station)

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

We are unable to provide the expenditure for processing the land exchange applications as the staff involved also handle other land administration work.

11. To incentivise the revitalization of industrial buildings (IBs) for non-industrial purposes, the Government introduced a time limited scheme between April 2010 and March 2016. The scheme offered concessionary arrangements for waiver fees/premium to facilitate the wholesale conversion or redevelopment of old IBs. A total of 248 applications were received. As at end December 2017, there were 99 approved cases for wholesale conversion and 14 approved cases for redevelopment(Note). Lands D is currently processing 57 remaining applications for wholesale conversion received before the deadline.

The dedicated team set up in Lands D to process the applications received under the revitalisation measures of industrial building was dissolved with effect from 1 April 2017. Since then, the applications have been distributed to the relevant District Lands Offices for further processing. As the staff involved in handling the applications also carries out other land administration duties, there is no separate breakdown on the number of staff solely responsible for handling the applications under the revitalisation measures of industrial building.

Note: Cases which were withdrawn or terminated after approval have been excluded.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5632)

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 (Lands D) 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
2013-2014				
2014-2015				
2015-2016				
2016-2017				
2017-2018				

2. In 2018-2019, aerial photographs taken from an altitude of 4 000 feet are expected to be produced by PASS of Lands D 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 (Member Question No. (LegCo use): 163)

Reply:

Photogrammetric and Aerial Survey Section (PASS) of the Lands Department (Lands D) takes aerial photos annually covering the whole territory at various altitudes. These photos are used by Lands D and other bureau/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, Lands D received from time to time orders placed by the Environmental Protection Department (EPD) for publicly-released digital and paper aerial photographs taken at various altitudes from 1 000 feet to 20 000 feet. We do not have readily available information on the works projects, number of shootings, specific expenditure and number of staff involved in respect of such orders. Other than the receipt of orders for photographs which were readily available, 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, Lands D is not in a position to give any indicative forecast in respect of requests from EPD for 2018-19.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5633)

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:

1. 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 (Lands D) provide any services on land administration and legal advice in relation to the above measure, including drafting a contract to grant the above site, ensuring that the above measure complies with the statutory procedures and offering relevant legal advice? If yes, what were the expenditure and manpower involved?

2. In paragraph 230 of the 2017 Policy Address, the Chief Executive announced that the Government has decided to provide the 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 2017-18, did Lands D provide any services on land administration and legal advice in relation to the above measure, including drafting a contract to grant the above site, ensuring that the above measure complies with the statutory procedures and offering relevant legal advice? If yes, what were the expenditure and manpower involved? In 2018-19, will Lands D provide any services on land administration and legal advice in relation to the above measure, including drafting a contract to grant the above site, ensuring that the above measure complies with the statutory procedures and offering relevant legal advice? If yes, what will be the expenditure and manpower involved?

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 164)

Reply:

It is one of the core functions of the Lands Department (Lands D) 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 being processed by Lands D in accordance with the established procedures. As with other cases, Lands D 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. 4400)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding the increase in gross floor area through rezoning applications of renewal projects by the Urban Renewal Authority (URA), please inform this Committee of the following:

(a) Please provide details of, by project, year, address of the project, lot, project status (completed, underway, being planned), original land use, project with the change of land use applied for, ceiling of developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial area and developable floor area for other uses in the past five years.

Year				
Address of the project				
Lot				
Project status (completed, underway, being planned)				
Original use				
Ceiling of developable plot ratio before rezoning				
Use applied for				
Ceiling of developable plot ratio after rezoning				
Site area				
Ceiling of developable floor area				
Ceiling of developable domestic floor area				
Ceiling of developable commercial floor area				
Ceiling of developable floor area for other uses				

(b) How many applications for land premium were submitted by URA in each of the past five years? How many of them were approved?

(c) For renewal projects of URA, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission as tabulated below:

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

(d) Please provide details of, by project, year, address of the project, lot, project status (completed, underway, being planned), original land use, project with the change of land use applied for, ceiling of developable plot ratio after rezoning, site area, developable floor area, developable domestic floor area, developable commercial floor area and developable floor area for other uses in the past five years.

Year				
Address of the project				
Lot				
Project status (completed, underway, being planned)				
Original use				
Ceiling of developable plot ratio before rezoning				
Use applied for				
Ceiling of developable plot ratio after rezoning				
Site area				
Ceiling of developable floor area				
Ceiling of developable domestic floor area				
Ceiling of developable commercial floor area				
Ceiling of developable floor area for other uses				

(e) How many applications for land premium were submitted by the MTR Corporation Limited (MTRCL) in each of the past five years? How many of them were approved?

(f) For renewal projects of MTRCL, did the Government grant planning permission for relaxation of development intensity for housing sites to increase the maximum domestic plot ratio in each of the past five years? Please list in detail, by each renewal project, the maximum domestic plot ratio before and after the grant of planning permission.

Year	Address of the project	Lot	Maximum domestic plot ratio before the grant of planning permission	Maximum domestic plot ratio after the grant of planning permission

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 36)

Reply:

(a) Under section 25 of the Urban Renewal Authority Ordinance (URAO) (Cap. 563), the Urban Renewal Authority (URA) may submit any development scheme plan (DSP) to the Town Planning Board (TPB) for consideration, and a plan which the TPB deems suitable for publication shall be deemed to be a draft plan prepared by the TPB under the provisions of the Town Planning Ordinance (TPO) (Cap.131).

Over the past five calendar years from 2013 to 2017, two DSPs (namely the Chun Tin Street/Sung Chi Street DSP and the Hung Fook Street/Ngan Hon Street DSP) prepared by the URA involved rezoning of two sites in the Hung Hom area. The Chun Tin Street/Sung Chi Street DSP involved rezoning part of the site which falls within an area shown as 'Road' to "Residential (Group A)7" ("R(A)7") with stipulation of maximum gross floor area restriction. Details are shown in the table below.

Year	**2016**
Location (Lot numbers involved)	Chun Tin Street/Sung Chi Street (KIL 7996, KIL 9635, KIL 9642, KIL 9649, KIL 9650, KIL 9657, KIL 9659, KIL 9603, KIL 9604, KIL 9660, KIL 9667, KIL, 9890, KIL 10091, KIL 10303)
Status	Planned
Original land use	"Residential (Group A)" zone and area shown as "Road"
Plot ratio before rezoning	"Residential (Group A)" zone: Domestic: 7.5 Partly domestic/partly non-domestic: 9.0
Proposed land use	"R(A)7"
Plot ratio after rezoning	--

Year	2016
Area (square meters) (m^2)	2 475 (including area originally falling within an area shown as "Road" which was rezoned to "R(A)7" and included in gross floor area (GFA) calculation.
Maximum developable GFA (m^2)	14 724
Maximum domestic GFA (m^2)	12 270
Maximum non-domestic GFA (m^2)	2 454
Maximum GFA for other uses (m^2)	--

For the Hung Fook Street/Ngan Hon Street DSP, the development restrictions of the site after rezoning are generally the same as those under the original zoning.

(b) In the past five calendar years from 2013 to 2017, the Lands Department (Lands D) received a total of 23 applications from the URA for land grant, land exchange or lease modification. Of these applications, 15 have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2013	2014	2015	2016	2017
No. of applications received	12	2	3	5	1

(c) & (f) Over the past five calendar years from 2013 to 2017, the TPB has not received any planning applications under section 16 of the TPO from the URA or the MTR Corporation Limited (MTRCL) for minor relaxation of plot ratio/GFA restrictions.

(d) Over the past five calendar years from 2013 to 2017, the TPB has not received any applications from the MTRCL under section 12A of the TPO for rezoning to relax the plot ratio/GFA restrictions.

(e) In the past five calendar years from 2013 to 2017, Lands D received a total of 34 applications from the MTRCL for land grant, land exchange or lease modification. Of these applications, 26 have been approved with the relevant documents executed. The breakdown of the applications received in each year is as follows:

Calendar year	2013	2014	2015	2016	2017
No. of applications received	2	10	11	10	1

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4856)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise on the numbers of small houses in the territory and the estimated areas of land occupied in the past five years; the numbers of applications for building small houses pending and under processing in the past five years; and the numbers of indigenous households, members of these households, and persons with small house rights in Hong Kong in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5527)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2013 to 2017) is 4 301. While we have not kept readily available statistics on the number of small houses existing in the territory, the number of small houses granted by Lands D since the introduction of the policy in 1972 is 42 333.

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, Lands D has no readily available information on the total area of land involved for small houses.

As at end of December 2017, the number of small house applications being processed was 8 548 and the number of applications pending processing was 2 824.

Lands D has no information on the household population of the New Territories indigenous community. Nor has Lands D kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. This is because the information is fluid and may not serve as a reliable reference when the number of eligible

indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. In addition, the number of eligible indigenous villagers may not necessarily be a reliable reflection of the demand for building small houses as the intention to apply for and timing of application for building small houses depend on the circumstances of the villagers concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4864)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding tender failures in government land sale over the past five years, please provide the information about each site involved, including the location, site area, the total number of failed tenders, etc.

Please provide the information, including the site area, purchaser, number of housing units to be built, plot ratio, etc., of all residential sites sold by the Government over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5535)

Reply:

In the past five financial years from 1 April 2013 up to end February 2018, there were a total of five unsuccessful government land sales and the requested information is set out below:

Tender withdrawn / cancelled date	Location (Lot No.)	Use [Note 1]	Site area (square metres) (about)	Remarks
27 December 2013 18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6521) 779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	(1) Site re-tendered under a new lot number of NKIL 6543, but was cancelled again on 18 June 2014; and (2) Site was tendered the third time and sold on 18 September 2014.
12 March 2014	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	Residential R2	19 000	Site re-tendered and sold on 5 November 2014.
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	Residential R1	6 200	Site re-tendered and sold on 31 May 2016.
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	Residential R3	28 457	Site re-tendered and sold on 30 August 2016.

Note 1: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

The relevant information on details of the residential sites disposed of in the past five financial years from 1 April 2013 up to 28 February 2018 by the Government (based on tender award date) is as follows:

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	13 922.00	804	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	3 173.00	18	Smart Touch Investments Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	7 771.00	545	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	8 585.00	624	Ace Dragon Development Limited
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	7 714.00	561	Easy Merit Holdings Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	26 302.00	857	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	3 457.00	22	Golden Nice Development Limited
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	27 421.00	926	Precise Treasure Limited
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	1 438.20	2	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	5 950.00	61	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	11 626.00	178	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	32 900.00	104	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	4 303.00	523	Trioland Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	17 476.00	160	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	208.00	22	Joint Rise Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	2 231.00	222	Rainbow Alpha Holdings Limited
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	3 344.00	261	Jarton Limited
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	8 073.00	285	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	14 333.00	590	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	4 868.00	198	Nan Hua International Engineering Company Limited
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	2 050.00	13	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	1 960.00	9	Fortune Loyal Development Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	1 190.00	12	Eltara Limited
12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	3 109.00	370	Enormous Asset Limited
12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	2 440.00	321	Top State Development Limited
25 February 2014	NKIL 6525	Kai Tak Area 1I Site 1, Kai Tak, Kowloon	8 780.00	822	Ultimate Chance Investments Limited
25 February 2014	NKIL 6526	Kai Tak Area 1I Site 2, Kai Tak, Kowloon	9 313.00	900	Royal Mark Investments Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
25 February 2014	NKIL 6527	Kai Tak Area 1I Site 3, Kai Tak, Kowloon	10 149.00	930	Big Nice Development Limited
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	1 242.70	2	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	37 700.00	420	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	1 742.00	18	Sino Kingdom Development Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	75	Oasis Rainbow Limited
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	20	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	356	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	737	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	7 674.00	648	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	27	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	640	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	1 330	Jet Group Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	1 777	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	840	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	364	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	204	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	3	Treasure Mega Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	296	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	659	Top Finder Limited
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	1 017	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	513	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	646	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	6	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	6 550.00	336	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	136	Team Worldwide Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	371	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 444	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	6	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	34	Joy Rise Limited
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	5 830.00	148	Jumbo Vision Holdings Limited
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	4 831.00	693	Kong Smart Investment Limited
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	24 336.00	1 216	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	Subject to actual design by developer	Moonlight Shadow Holdings Limited
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	27 000.00	1 154	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	8 754.00	16	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	17 121.00	1 122	Manful Global Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	41	Able Lucky Development Limited
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	341	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	469	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	3 173.00	463	Allied Glory Development Limited
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	1 704	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	402	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	86	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	66	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 408	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	778	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	484	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	528	Best Wisdom Development Limited
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	Subject to actual design by developer	Obtain Holdings Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	652	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	349	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	1 061	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	319	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	333	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	267	Rich View Investments Limited
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	61	NMC 6 Limited
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kowloon	11 262.00	524	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	Subject to actual design by developer	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00	Subject to actual design by developer	Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	965	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	168	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	Subject to actual design by developer	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	582	Top Genius Holdings Limited

Tender award date	Lot number	Location	Site area (square meters) (about)	Estimated number of flats Note 2	Name of purchaser
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	Subject to actual design by developer	Unicorn Bay (Hong Kong) Investments Limited
15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	9 482.00	592	Milway Development Limited
16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	9 721.00	874	Fancy Excellent Limited
21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	12 205.00	Subject to actual design by developer	Shum King Company Limited
21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	4 620.00	Subject to actual design by developer	Pacific Asia Limited
16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	2 480.00	Subject to actual design by developer	Golden United Development Limited
12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	7 660.00	Subject to actual design by developer	Manifold Limited
15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	19 348.00	Subject to actual design by developer	Sky Asia Properties Limited
28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	200.70	Subject to actual design by developer	Force Castle Limited
16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	11 262.00	Subject to actual design by developer	Alpha Pioneer Limited
24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	5 354.00	Subject to actual design by developer	Clever Like Limited

Note 2: The estimated number of flats, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end January 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4865)

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 information on "small houses in the New Territories" in all 18 districts in the past five years, including their numbers, site areas and floor areas.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5536)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2013 to 2017) is set out below:

District	Number of small houses granted (2013 to 2017)
Islands	213
North	516
Sai Kung	284
Sha Tin	156
Tai Po	783
Tsuen Wan and Kwai Tsing	13
Tuen Mun	248
Yuen Long	2 088

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres and three storeys, 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. In this connection, Lands D has no readily available information on the total area of land and gross floor area.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6158)

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 of the numbers and areas of existing Temporary Government Land Allocations (TGLAs) by district.

	Number of TGLA	Area
Eastern District		
Wan Chai District		
Central and Western District		
Southern District		
Kwun Tong District		
Wong Tai Sin District		
Kowloon City District		
Sham Shui Po District		
Yau Tsim Mong District		
Sai Kung District		
Sha Tin District		
Tai Po District		
North District		
Yuen Long District		
Tuen Mun District		
Tsuen Wan District		
Kwai Tsing District		
Islands District		
Total		

Please provide a breakdown of the numbers and areas of existing TGLAs by use.

Use	Number of TGLA	Area
Works site/works area		
Storage		
Site office		
Carpark		
Open space		
School/training centre		
Service reservoir		
Driving test centre		
Vehicle detention pound		
Plant nursery		
Petrol station		
Stall		
Others (please specify)		
Total		

Please provide a breakdown of the numbers and areas of existing TGLAs by user government department or organisation.

	Number of TGLA	Area
Highways Department		
Development Bureau		
Civil Engineering and Development Department		
Leisure and Cultural Services Department		
Home Affairs Department		
Food and Environmental Hygiene Department		
Water Supplies Department		
Education Bureau		
Agriculture, Fisheries and Conservation Department		
Environmental Protection Department		
Drainage Services Department		
Electrical and Mechanical Services Department		
Planning Department		
Housing Department		

	Number of TGLA	Area
Government Property Agency		
Transport Department		
Marine Department		
Lands Department		
Hong Kong Police Force		
Immigration Department		
Civil Aid Services		
Other departments (please specify)		
Mass Transit Railway Corporation		
Non-governmental organisations (please specify names of organisations/developers)		
Total		

Are there any TGLAs granted to organisations/corporations/companies other than government departments as at today? If yes, what are the justifications for such grants to outside bodies? Has the Government collected any rents from the relevant outside bodies? As mentioned in the previous reply from the Development Bureau (http://www.info.gov.hk/gia/general/201706/07/P2017060700578.htm), there are currently a total of 8 hectares of sites granted to 16 schools/training centres by way of TGLAs. Please list in table form the names and locations of the 16 schools/training centres.

Of the above, what are the reasons for granting the sites to these schools/training centres by way of TGLAs instead of the established practice for land allocation? Regarding these two ways of land grant to schools, what are their criteria, and in what ways are they different?

As mentioned in the previous reply from the Development Bureau (http://www.info.gov.hk/gia/general/201706/07/P2017060700578.htm), there are currently 476 open spaces granted by way of TGLAs. What are the reasons for granting these open spaces by way of TGLAs instead of the established practice for land allocation? Regarding these two ways of land grant of open spaces, what are their criteria, and in what ways are they different?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 17)

Reply:

As at February 2018, there are a total of 3 745 temporary government land allocations (TGLAs) with an area covering approximately 3 223 hectares (ha) allocated to government departments/bureaux on temporary basis to facilitate the implementation of government projects or provision of government services. Breakdowns of TGLAs by district and use are as follows:

TGLAs (tabulated by district)

District (by District Lands Office unless otherwise specified)	Number of TGLAs	Approximate Area (ha)
Hong Kong East	287	187
Hong Kong West and South	449	97
Kowloon East	303	222
Kowloon West	171	56
Islands	360	681
North	364	346
Sai Kung	331	410
Sha Tin	277	39
Tuen Mun	144	264
Tai Po	258	146
Tsuen Wan and Kwai Tsing	258	427
Yuen Long	398	211
Allocations for railway development projects	145	137
Total	3 745	3 223

TGLAs (tabulated by use)

Use [Note (1)]	Number of TGLAs	Approximate Area (ha)
Works site/works area	1 764	2 752
Storage	153	34
Open space	463	99
School/training centre	14	6
Others [Note (2)]	1 351	332
Total	3 745	3 223

Note (1): The use of TGLAs is decided based on the projects/proposals of the bureaux and departments concerned.

Note (2): Government projects involved vary, including chemical waste treatment centres, helicopter landing sites, government facilities, etc.

The Lands Department (Lands D) does not have readily available detailed breakdown of all currently valid TGLAs by the user government departments and uses.

There are no TGLAs granted to organizations/corporations/companies other than government departments/bureaux.

In general, the relevant bureau/department will take into account the concerned project/proposal, as well as the development programme and zoning of the site in determining whether the allocation application made should be on a permanent or temporary basis. Lands D would process the applications in accordance with the established practice upon receipt of the formal allocation application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6159)

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 current total number of lots across the territory by District Council. Of which, what is the number of private lots?

	Number of all lots	Number of private lots
Eastern		
Wan Chai		
Central & Western		
Southern		
Kwun Tong		
Wong Tai Sin		
Kowloon City		
Sham Shui Po		
Yau Tsim Mong		
Sai Kung		
Sha Tin		
Tai Po		
North		
Yuen Long		
Tuen Mun		
Tsuen Wan		
Kwai Ching		
Islands		
Across the territory		

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 18)

Reply:

In general, lot refers to any piece or parcel of ground being the subject of a Government lease, Conditions of Sale, Conditions of Exchange, etc. held by private parties. The breakdown of the number of lots across the territory based on our Land Information System is as follows:

District	**Number of Lots**
Eastern District	2 397
Wan Chai District	5 205
Central & Western District	7 511
Southern District	2 002
Kwun Tong District	1 107
Wong Tai Sin District	813
Kowloon City District	4 277
Sham Shui Po District	3 801
Yau Tsim Mong District	6 253
Sai Kung District	33 146
Sha Tin District	13 671
Tai Po District	60 090
North District	72 479
Yuen Long District	100 922
Tuen Mun District	15 131
Tsuen Wan District	6 438
Kwai Tsing District	1 606
Islands District	33 637
Across the territory :	**370 486**

Note:

(i) The figures are based on the available data in our Land Information System as at 28 February 2018.

(ii) After sub-division, the subdivided sections/subsections are counted as individual lots in the above table.

(iii) The number of lots may be different from other source such as Land Registry due to counting and completeness of records.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6160)

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 reports of/complaints about suspected cases of selling rights to build small houses were received and, among them, how many were prosecuted, under investigation, or yet without sufficient evidence to take actions?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 19)

Reply:

The Lands Department (Lands D) started collating statistics on complaints/referrals about suspected cases of selling small house rights by indigenous villagers since July 2014. From July 2014 to the end of 2017, Lands D received about 1 171 such complaints/referrals. So far, amongst those cases, around 50 suspicious cases have been referred to law enforcement agencies for further investigation, while the rest of the complains/referrals were either not substantiated based on information available or are still being investigated by Lands D.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6161)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the numbers of small houses in the New Territories under the purview of various District Lands Offices outside "Village Type Development" zones and village environs (VE) (including the villages for which VE boundaries have not been drawn up) as at 31 December 2017.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 20)

Reply:

The Lands Department does not have readily available statistics on the number of small houses in the New Territories that are outside "Village Type Development" zones and village environs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6163)

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 planned land use of currently valid short term tenancies (STT) sites in outline zoning plans/development permission area plans, and the total area of land covered.

Original planned use of STT sites	Area of land (hectare)
Residential	
Commercial	
Industrial	
Government, Institution or Community	
Green Belt	
Open Space	
Comprehensive Development Area	
Village Type Development	
Open Storage	
Recreation	
Country Park	
Conservation Area, Coastal Protection Area	
Site of Special Scientific Interest	
Other Specified Uses	
Uses not yet specified	
Uses not yet decided	
Others (please specify)	
Not included in outline zoning plans/ development permission area plans	
Total	

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 44)

Reply:

As at February 2018, there are about 5 400 short term tenancies (STT) with a total area of about 2 460 hectares. In view of the large number of STTs, the Lands Department does not have readily available statistics of the STTs by their land use zonings on outline zoning plans/development permission area plans and the total area of land covered.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6165)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form the current number of short term tenancies (STTs) at nominal rent by district and their site area.

	Number of STTs at nominal rent	Total site area (hectare)
Eastern		
Wan Chai		
Central & Western		
Southern		
Kwun Tong		
Wong Tai Sin		
Kowloon City		
Sham Shui Po		
Yau Tsim Mong		
Sai Kung		
Sha Tin		
Tai Po		
North		
Yuen Long		
Tuen Mun		
Tsuen Wan		
Kwai Ching		
Islands		
Across the territory		

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 46)

Reply:

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants.

The number and area of short term tenancies (STT) granted at nominal rent by district as at February 2018 are given below:

Location (by District Lands Office unless otherwise specified)	Number of STTs granted at nominal rent	Site area (hectares (ha)) (about)
Hong Kong East	39	6
Hong Kong West & South	74	23
Kowloon East	62	36
Kowloon West	28	49
Islands	66	1 697 (Note)
North	59	23
Sai Kung	62	21
Sha Tin	63	29
Tuen Mun	41	12
Tai Po	66	18
Tsuen Wan & Kwai Tsing	55	21
Yuen Long	73	24
Sites for railway development projects	22	29
Total	710	1 988

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6220)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding land administration of the regions: Hong Kong Island/Kowloon/New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long)/New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O)/Lantau Island/other outlying islands:

1. Please provide a breakdown by the above regions of (i) the number of cases involving compensation for land resumption; (ii) the uses of the land resumed; (iii) the area of land involved; and (iv) the amount of compensation involved in each of the past five years respectively. How much is estimated to be spent on compensation for land resumption in the coming year?

2. Please provide a breakdown by the above regions of (i) the number of applications for rezoning land for short term tenancy use; (ii) the original use of the land and the change applied for; (iii) the area of land involved; and (iv) the rentals in each of the past five years respectively.

3. How many applications were made for change in land use that involved payment of premium over the past five years? Please advise in detail on the original land use and the change in use applied for. How many were approved; how many were rejected; and how many are being processed? Please advise in detail on the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2553)

Reply:

1. A total of 44 land acquisition cases were completed in the past five financial years. The cases are mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below-

Financial year	No. of cases (area of private land and government land involved (hectares))			
	Hong Kong Island	Kowloon	New Territories (excluding Outlying Islands)	Outlying Islands
2013-14	-	1 (0.23)	10 (61.79)	2 (2.21)
2014-15	-	-	9 (19.09)	-
2015-16	-	1 (0.10)	7 (24.22)	-
2016-17	-	2 (8.94)	5 (20.91)	-
2017-18	2 (0.27)	1 (0.26)	4 (29.51)	-

The compensation payments in the past five financial years were about $1,657 million in 2013-14, $598 million in 2014-15, $657 million in 2015-16, $563 million in 2016-17 and $446 million (up to end of February 2018) in 2017-18. 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 2018-19 is about $1,616 million.

2. If there is vacant government land which has not been designated for a specific use or is not required for implementation of the designated use in the near future and is suitable for temporary use, the Lands Department (Lands D) may consider making the land available for temporary use through short term tenancies (STTs). Generally such STTs are granted for initial periods of a duration ranging from one to five years for uses which require no rezoning of the land concerned or for temporary uses permissible under the existing zoning.

3. In the past five financial years from 1 April 2013 up to 28 February 2018, Lands D received a total of 136 valid applications for lease modification or land exchange involving change of the use permitted in the lease of the lot concerned and assessment of premium (not counting applications leading to development of small houses under the Small House Policy). Out of these applications, 27 cases had been approved and executed, 20 cases were withdrawn, three cases were rejected and 86 cases were under processing as at the end of February 2018. Details of the 27 approved and executed cases are as follows:

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
1	28 May 2014 [Land exchange]	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [1 367.2]	63.59	3 418
2	18 August 2014 [Lease modification]	Non-industrial purposes only including a China trade centre and related facilities but excluding residential and hotel purposes	IL 8528 26 Harbour Road, Wan Chai	Non-industrial purposes only including a China trade centre and related facilities and a hotel but excluding residential purposes [99 000]	120.00	6 600
3	16 January 2015 [Lease modification]	Industrial and/or godown	Lot 326 in DD 444 54-56 Ta Chuen Ping Street, Kwai Chung	High-tier data centre [9 126]	51.40	961
4	20 November 2015 [Land exchange]	Agricultural	Lot 604 in DD 21 Pun Shan Chau, Tai Po	Private Residential [195.09]	6.83	753
5	27 June 2016 [Lease modification]	Private residential	KIL 9692 78-80 Maidstone Road, To Kwa Wan	Non-industrial (excluding godown, hotel and petrol filling station) purposes [4 310]	178.74	479
6	3 August 2016 [Land exchange]	Industrial or godown purposes or both, including the purposes of concrete and /or asphalt batching	TMTL 491 Area 40, Tuen Mun	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices. [8 000]	198.97	23 800

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
7	25 October 2016 [Lease modification]	Industrial purposes	IL 7106 sB, IL 7106 sC and IL 7106 RP & Ext 14-30 King Wah Road, North Point	Non-industrial (excluding residential, hotel, godown and petrol filling station) purposes [30 635]	2,218.69	4 890
8	25 October 2016 [Lease modification]	Industrial purposes	KTIL 240 98 How Ming Street, Kwun Tong	Non-residential purposes (excluding hotel, petrol filling station and residential care home) purposes [106 835]	4,305.00	8 903
9	21 November 2016 [Lease modification]	A church, a non-profit-making school, ancillary office and quarters and a playground and a multi-purpose sports hall	IL 8280 RP 17A-17B Ventris Road, Happy Valley	Private residential purposes of the Selected Tenants; Residential Care Homes for Elderly; and a church and its ancillary or supporting facilities [13 230]	70.98	2 659
10	8 December 2016 [Land exchange]	Building and agricultural	TWTL 418 Ting Kau, Tsuen Wan	Private residential [377.1]	10.03	503
11	4 January 2017 [Lease modification]	Industrial purposes	NKIL 4178 340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [21 631]	1,122.70	2 403

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
12	27 February 2017 [Land exchange]	Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway	KIL 11264 Ho Man Tin, Kowloon	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [128 400]	6,282.37 in respect of Site A only. Premium for Site B (i.e. the remaining portion of the develop-ment site) to be assessed and paid when the develop-me nt is due to proceed according to the provisions in the lease.	36 204
13	14 March 2017 [Lease modification]	Industrial purposes excluding offensive trade	NKIL 4854 210-212 Choi Hung Road and 15-17 Ng Fong Street, San Po Kong	Hotel [15 797]	212.56	1 316
14	15 May 2017 [Land exchange]	Agricultural	TMTL 483 Siu Hong, Area 54, Tuen Mun	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [Not specified]	6,530.27	42 856
15	29 May 2017 [Land exchange]	Agricultural	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	Private residential [12 902]	432.18	10 240
16	12 June 2017 [Land exchange]	Railway station and depot	AIL 467 Heung Yip Road, Wong Chuk Hang	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [404 500]	4,684.54 (For Site A only)	68 581

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
17	12 July 2017 [Land exchange]	Building and agricultural	TPTL 217 Wan Tau Kok Lane, Tai Po	Non-industrial (including church but excluding residential, godown, hotel and petrol filling station) purposes [2 367]	55.48	1 708
18	12 July 2017 [Land exchange]	Agricultural	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	Non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes [9 231]	204.44	11 539
19	15 August 2017 [Lease modification]	One domestic building	IL 6681 36 Jardine's Bazaar, Causeway Bay	Non-industrial (excluding residential, godown and petrol filling station) purposes [1 580]	131.23	105
20	31 August 2017 [Land exchange]	Agricultural	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	Non-industrial (excluding godown, hotel and petrol filling station) purposes [Not specified]	460.00	2 251
21	4 September 2017 [Land exchange]	Industrial or warehouse or both and workers' quarters	STTL 576 Fo Tan, Sha Tin	Non-industrial (excluding godown, hotel and petrol filling station) purposes [84 306]	3,580.00	20 038

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
22	4 October 2017 [Lease modification]	Industrial purposes	Lot 303 sA in DD 355 Tsuen Wan	Non-residential excluding (i) hotel, petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [14 398]	280.00	1 516
23	31 October 2017 [Land exchange]	Agricultural	Lot 2168 in DD 121 Tong Yan San Tsuen, Yuen Long	Private residential [1 020]	20.30	1 020
24	19 December 2017 [Land exchange]	Chai Tong	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	Non-industrial (excluding godown, hotel and petrol filling station) purposes [31 500]	1,235.38	5 250
25	22 December 2017 [Land exchange]	Agricultural	Lot 2128 in DD 121 Ping Shan, Yuen Long	Private residential [3 506]	110.97	3 506
26	27 December 2017 [Land exchange]	Building and agricultural	FSSTL 262 Ma Sik Road, Area 18, Fanling	Private residential [56 654]	2,531.68	16 187

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease [Note]	Lot number & location	Permitted use after the land transaction [Note] [Permitted total gross floor area (square metres) after the land transaction]	Land premium ($ million)	Approx. site area (square metres)
27	16 January 2018 [Lease modification]	Industrial purposes	KIL 7778 103-105 Tung Chau Street, Tai Kok Tsui	Non-residential excluding (i) petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [4 281]	76.10	386

Note: the uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user permitted in the lease conditions of the lot in question.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6221)

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" under outline zoning plans, how much was left idle and how much was used for non-agricultural purposes (such as levelled for building houses, used for open storage, paved with concrete, used for dumping construction waste and 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
31.3.2011				
31.3.2012				
31.3.2013				
31.3.2014				
31.3.2015				

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2554)

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. 6222)

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 inspections were initiated by the Government in each of the last five years to check whether the successful tenderers of the short term tenancies (STTs) granted had breached any tenancy conditions or not? How many breaches were found each year? Was any STT terminated accordingly; if yes, how many?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2555)

Reply:

In general, the District Lands Offices (DLOs) of the Lands Department conduct inspection of sites held by short term tenancy (STT) every three years. For STTs with higher risk of breach, including those with previous incidences of breach, DLOs proactively inspect the sites periodically to monitor compliance. DLOs will also inspect the STT sites upon receipt of complaints or referrals. For STT sites granted by tender, DLOs conducted a total of about 120, 120, 110, 290 and 340 inspections respectively in 2013, 2014, 2015, 2016 and 2017. In 2016 and 2017, about 30 and 50 occasions of breaches were respectively identified with some involving the same STTs. The statistics on the number of breaches from 2013 to 2015 are not readily available. According to the records available, a total of four STTs granted by tender were terminated during the period 2013 to 2017 due to breach of STT conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6223)

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 that involved payment of premium were received from the Urban Renewal Authority? Please advise in detail on the original use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2556)

Reply:

In the past five calendar years (2013 to 2017), the Lands Department received a total of 23 applications for land grant, land exchange or lease modification from Urban Renewal Authority (URA). Of these applications, seven are under processing, one has been withdrawn, whilst 15 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 the URA, if approved, will generally involve a nominal premium of $1,000. Details of the 15 approved applications are as follows:

	Project/Site	Details*
1	Shun Ning Road, Sham Shui Po (New Kowloon Inland Lot No. 6537)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 824.9 square metres Maximum floor area : 7 424 square metres

	Project/Site	Details*
2	Lee Tung Street/McGregor Street, Wan Chai (Inland Lot No. 9018)	Application for addition of pedestrian subway connection Premium amount : $1,000 Site area : not applicable Floor area : not applicable
3	Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6539)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 431.4 square metres Maximum floor area : 3 882 square metres
4	Chi Kiang Street/Ha Heung Road, Ma Tau Kok (Kowloon Inland Lot No. 11210)	Application for revision of provisions on the loading and unloading spaces Premium amount : $1,000 Site area : not applicable Maximum floor area : not applicable
5	Sai Wan Ho Street, Shau Kei Wan (Shau Kei Wan Inland Lot No. 853)	Original use : industrial Use applied for : non-industrial Premium amount : $1,000 Site area : about 710 square metres Minimum floor area : 3 594 square metres
6	Fuk Wing Street, Sham Shui Po (New Kowloon Inland Lot No. 6538)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 596.2 square metres Maximum floor area : 5 365 square metres
7	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (Kowloon Inland Lot No. 11244)	Original use : non-industrial Use applied for : non-industrial Premium amount : $1,000 Site area : about 2 711 square metres Maximum floor area : 24 399 square metres
8	Pak Tai Street/San Shan Road, Ma Tau Kok (Kowloon Inland Lot No. 11245)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : about 1 087 square metres Maximum floor area : 9 783 square metres

	Project/Site	Details*
9	Sheung Heung Road/Kowloon City Road, Ma Tau Kok (Kowloon Inland Lot No. 11246)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : about 1 384 square metres Maximum floor area : 12 456 square metres
10	Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6545)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 422.7 square metres Maximum floor area : 3 804 square metres
11	Pine Street/Oak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11251)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 767 square metres Maximum floor area : 6 905 square metres
12	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
13	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
14	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

	Project/Site	Details*
15	Peel Street/Graham Street Development Scheme Site A, Sheung Wan (Inland Lot No. 9064)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : $1,000 Site area : 892.5 square metres Maximum floor area : 9 283 square metres

* Plot ratio information is not normally provided in lease conditions.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No.6224)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding "land clearance", "maintenance of man-made slopes on unallocated and unleased government land", please provide by District Council district: 1. the numbers of cases completed and the actual expenditures in the past five years; 2. the numbers of outstanding cases, the estimated expenditures and the average time taken to handle these cases.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2558)

Reply:

A breakdown of the total number of inspections and cases of improvement works carried out by the Lands Department (Lands D) for man-made slopes on unallocated and unleased government land, in the past five financial years (i.e. 2013-14 to 2017-18) and by 18 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	1 480	870	11.0
2	Wan Chai	1 180	700	8.8
3	Eastern	500	300	3.7
4	Southern	1 480	870	11.0
5	Yau Tsim Mong	90	50	0.7
6	Sham Shui Po	320	190	2.4
7	Kowloon City	190	110	1.4
8	Wong Tai Sin	350	210	2.6
9	Kwun Tong	640	380	4.8
10	Tsuen Wan	4 210	2 490	31.4

No.	District	Total no. of slope inspections	Total no. of cases of slope improvement works completed	Total expenditure ($ million)
11	Tuen Mun	4 980	2 940	37.1
12	Yuen Long	4 810	2 840	35.8
13	North	6 680	3 940	49.8
14	Tai Po	6 110	3 610	45.5
15	Sai Kung	9 810	5 790	73.1
16	Sha Tin	7 230	4 270	53.9
17	Kwai Tsing	2 180	1 290	16.2
18	Islands	8 470	5 000	63.1

In 2018-19, we plan to inspect 12 000 man-made slopes on unallocated and unleased government land. A breakdown by the number of inspections Lands D plans to carry out in 2018-19 and by 18 districts is summarised below:

No.	District	No. of planned slope inspections
1	Central & Western	290
2	Wan Chai	230
3	Eastern	100
4	Southern	290
5	Yau Tsim Mong	20
6	Sham Shui Po	60
7	Kowloon City	40
8	Wong Tai Sin	70
9	Kwun Tong	130
10	Tsuen Wan	830
11	Tuen Mun	980
12	Yuen Long	950
13	North	1 320
14	Tai Po	1 210
15	Sai Kung	1 950
16	Sha Tin	1 430
17	Kwai Tsing	430
18	Islands	1 670

Improvement works will be carried out where necessary and will generally be completed within three months after the inspection. Lands D will earmark a provision of about $90 million in 2018-19 for carrying out the inspections and necessary improvement works.

A total of 164 land clearance exercises were completed in the past five years, the breakdown as set out below-

No.	District	Number of completed clearance exercises (including both clearances supporting development projects and emergency clearances)				
		2013-14	2014-15	2015-16	2016-17	2017-18 (up to end of February 2018)
1	Central and Western	0	0	1	0	0
2	Wan Chai	2	2	0	0	1
3	Eastern	0	0	0	1	0
4	Southern	1	0	0	1	0
5	Yau Tsim Mong	1	1	0	1	1
6	Sham Shui Po	0	0	0	0	1
7	Kowloon City	4	4	0	1	3
8	Wong Tai Sin	1	1	0	1	2
9	Kwun Tong	2	2	1	1	3
10	Tsuen Wan	1	0	1	0	1
11	Tuen Mun	7	9	7	5	1
12	Yuen Long	2	2	2	5	0
13	North	4	3	1	3	0
14	Tai Po	3	6	1	3	4
15	Sai Kung	2	2	0	2	2
16	Sha Tin	5	3	8	1	2
17	Kwai Tsing	1	2	4	2	5
18	Islands	5	2	0	4	1

The expenditure on compensation payments in the past five financial years were about $1,657 million in 2013-14, $598 million in 2014-15, $657 million in 2015-16, $563 million in 2016-17 and $446 million (up to end of February 2018) in 2017-18. The figure for each year covers compensation payments in respect of projects launched in or before that year.

Land clearance exercises are carried out for supporting development projects and emergency clearances. The handling time for land clearances depends on a number of factors, including the statutory procedures and requirements, the scale of the projects concerned, the number of occupiers involved, and discussion with the affected land owners and occupiers on compensation and rehousing.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6225)

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 numbers of Certificates of Compliance for small houses issued by the Government and the numbers of cases in which removal of alienation restrictions (ARs) was approved under different types of small house grant (namely building licence, land exchange, village expansion area scheme under private treaty grants and other private treaty grants) in each of the past five years in table form;

(2) the identified breaches of the relevant clauses in small house grants as land leases leading to enforcement actions in the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 2559)

Reply:

(1) The Lands Department (Lands D) has not categorised the Certificates of Compliance (CCs) issued by the Government and the approved cases for removal of restriction on alienation according to the various types of grants for small house developments. The number of CCs and number of approved cases for removal of restriction on alienation in the past five years (2013 to 2017) are set out below:

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation
2013	1 151	485
2014	1 066	577
2015	904	462

Year	Number of CCs issued	Number of approved cases for removal of restriction on alienation
2016	814	409
2017	799	435

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 Lands D in the past five years (2013 to 2017) are set out below:

	2013	2014	2015	2016	2017
Number of cases confirmed during the year to involve breach of lease conditions (Note 1)	415	382	210	87	58
Number of advisory/warning letters issued (Notes 1&2)	0	12 (Note 3)	9 (Note 3)	13 (Note 3)	15 (Note 3)
Number of re-entry cases (Note 4)	1	5	9	0	1

Note:

(1) As case processing work may straddle different years, the number of warning letters issued may not necessarily correspond to the number of 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. Lands D 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. 6295)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

In the past five years, how many applications involving payment of premium were received from the MTR Corporation Limited? Please advise in detail on the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 7035)

Reply:

In the past five financial years from 1 April 2013 up to 28 February 2018, the Lands Department received 35 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification or land exchange. Out of these 35 applications: five applications were withdrawn by MTRCL or rejected by the Government following the change of development schemes; four applications are still being processed; and 26 have been approved with documents executed. The details of the 26 approved and executed cases are as follows:

Item	Location	Details
1	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 O (LOHAS Park Package 4) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site O only) Premium Amount: $2,710 million Site Area : 13 003 m^2 (for Site O only) Gross Floor Area : Not exceeding 122 302 m^2 (for Site O only)
2	No. 33 Wai Yip Street, Kowloon Bay, Kowloon (New Kowloon Inland Lot No. 6201 and New Kowloon Inland Lot No. 5744 (part))	Application to revise the master layout plan not involving change of use of the lot Premium Amount : $298.48 million Site Area : 168 404 m^2 Gross Floor Area : Commercial GFA not exceeding 34 575 m^2; Office GFA not exceeding 49 139 m^2
3	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 G (LOHAS Park Package 5) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation, Public Transport Interchange and Public Toilet (for Site G only) Premium Amount: $2,064.25 million Site Area : 18 599 m^2 (for Site G only) Gross Floor Area : Not exceeding 102 336 m^2 (for Site G only)

Item	Location	Details
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 N (LOHAS Park Package 6) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site N only) Premium Amount: $3,345.44 million Site Area : 13 697 m^2 (for Site N only) Gross Floor Area : Not exceeding 136 970 m^2 (for Site N only)
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 C1 (LOHAS Park Package 7) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation, Commercial Accommodation, Kindergarten or Kindergarten cum Child Care Centre (for Site C1 only) Premium Amount: $3,888.3068 million Site Area : 50 275 m^2 (for Site C1 only) Gross Floor Area : Residential GFA not 70 260 m^2; Commercial GFA not exceeding 44 500 m^2 (for Site C1 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 for development rights for Site H (LOHAS Park Package 8) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site H only) Premium Amount: $2,955.26 million Site Area : 16 638 m^2 (for Site H only) Gross Floor Area : Not exceeding 97 000 m^2 (for Site H only)

Item	Location	Details
7	West Island Line, Hong Kong (Mass Transit Railway Lot No. 4)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance Premium Amount : $1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
8	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public open space and government accommodation not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
9	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
10	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
11	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11263)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway Premium Amount : $1,000 Site Area : 18 571 m^2 Gross Floor Area : Not Applicable

Item	Location	Details
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 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)
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 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)
14	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 and 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

Item	Location	Details
15	South Island Line (East), Hong Kong (Mass Transit Railway Lot No. 6)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance Premium Amount : $1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
16	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 464)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: Wong Chuk Hang Station and Depot for the South Island Line (East) (SIL(E)) Premium Amount : $1,025.021 million Site Area : 49 213 m^2 Gross Floor Area : Not exceeding 40 563 m^2 for the Depot and 10 701 m^2 for the Station
17	Tai Wai Station, Tai Wai (Sha Tin Town Lot No. 520)	Application 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

Item	Location	Details
18	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for land exchange for Residential Development 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)
19	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 the premium due dates, building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange, 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
20	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
21	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
22	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
23	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
24	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public pedestrian stairs not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
25	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 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)
26	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 467)	Application for development rights for Site B 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)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6296)

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" under outline zoning plans, how much was left idle and how much was used for non-agricultural purposes (such as levelled for building houses, used for open storage, paved with concrete, used for dumping construction waste and 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 (Member Question No. (LegCo use): 7037)

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. 4478)

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 duties, please provide the following information:

(1) the establishment, the estimated expenditure on the establishment and other estimated expenditures (if any) in respect of the squatter control duties of the Lands Department (Lands D) in the financial year 2018-19;

(2) the number of surveyed domestic squatter structures by District Council districts in the past five years;

(3) the number of surveyed non-domestic squatter structures by District Council districts in the past five years;

(4) the number of eradicated surveyed domestic squatter structures by District Council districts in the past five years;

(5) the number of eradicated surveyed non-domestic squatter structures by District Council districts in the past five years; and

(6) the respective numbers of surveyed domestic squatter structures, surveyed non-domestic squatter structures, households (if any) and residents (if any) in the following areas:

(i) the Hung Shui Kiu New Development Area;

(ii) the Kwu Tung North and Fanling North New Development Areas;

(iii) the housing sites in Yuen Long South;

(iv) the former Long Bin Interim Housing and the land to the south of the service reservoir at Tan Kwai Tsuen;

(v) phases one, two and three of the public housing development plan at Wang Chau;

(vi) Mui Wo and South Lantau; and

(vii) study areas (namely Ping Che, Ta Kwu Ling, Hung Lung Hang, Man Kam To, San Tin and so on) under the Preliminary Feasibility Study on Developing the New Territories North.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 59)

Reply:

(1) The staff establishment in the Squatter Control Unit (SCU) under the Lands Department (Lands D) in 2018-19 is 426 posts (including 8 posts in Squatter Control/Headquarters, 375 posts in seven regional Squatter Control Offices (SCOs) responsible for squatter control duties and 43 posts providing general administrative and clerical support in SCU). The estimated expenditure on the establishment in the SCU in the financial year 2018-19 is about $131.4 million.

(2) In the past five years (from 2013 to 2017), the respective numbers of surveyed domestic squatter structures are set out in the tables below.

	No. of surveyed domestic squatter structures			
District (Note) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
2013	2 698	1 532	80 724	84 954
2014	2 691	1 530	80 476	84 697
2015	2 688	1 529	80 217	84 434
2016	2 671	1 529	79 913	84 113
2017	2 661	1 528	79 673	83 862

Note: Lands D does not have breakdown by District Council boundary.

(3) In the past five years (from 2013 to 2017), the respective numbers of surveyed non-domestic squatter structures are set out in the tables below.

	No. of surveyed non-domestic squatter structures			
District (Note) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
2013	1 788	721	303 800	306 309
2014	1 780	718	302 829	305 327
2015	1 776	717	301 791	304 284
2016	1 766	713	300 516	302 995
2017	1 759	713	299 411	301 883

Note: Lands D does not have breakdown by District Council boundary.

(4) In the past five years (from 2013 to 2017), the respective numbers of surveyed domestic squatter structures of which the corresponding survey numbers have been deleted are set out in the tables below.

	No. of surveyed domestic squatter structures of which SCS records have been deleted			
District (Note) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
2013	1	4	342	347
2014	7	2	248	257
2015	3	1	259	263
2016	17	0	304	321
2017	10	1	240	251

Note: Lands D does not have breakdown by District Council boundary. The above figures do not include surveyed non-domestic structures of which the corresponding survey numbers had been deleted and other illegal or unauthorised non-surveyed structures cleared or demolished.

(5) In the past five years (from 2013 to 2017), the respective numbers of surveyed non-domestic squatter structures of which the corresponding survey numbers have been deleted are set out in the tables below.

	No. of surveyed non-domestic squatter structures of which SCS records have been deleted			
District (Note) / **Year**	**Hong Kong**	**Kowloon**	**New Territories**	**Total**
2013	3	0	1 014	1 017
2014	8	3	971	982
2015	4	1	1 038	1 043
2016	10	4	1 275	1 289
2017	7	0	1 105	1 112

Note: The Lands D does not have breakdown by District Council boundary. The above figures do not include surveyed domestic structures of which the corresponding survey numbers had been deleted and other illegal or unauthorised non-surveyed structures cleared or demolished.

(6) According to the pre-clearance survey (PCS) (commonly known as “freezing survey”) conducted by Lands D in connection with the Kwu Tung North/Fanling North New Development Areas (NDAs) and Phase 1 of Development at Wang Chau in Yuen Long, the respective numbers of affected domestic squatter structures, non-domestic squatter structures, non-surveyed structures, households and residents located within these three projects are listed in the table below:

NDA/PDA	No. of surveyed domestic squatter structures	No. of surveyed non-domestic squatter structures	No. of non-surveyed structures	No. of affected households	No. of persons registered
Kwu Tung North and Fanling North NDAs	894	1 764	1 537	1 507	4 214
Phase 1 of Development at Wang Chau in Yuen Long	83	39	16	180	400

The PCS in connection with Hung Shui Kiu NDA was conducted in 2017, but the status of the structures registered in the PCS under the 1982 SCS is still under verification, and thus no breakdown of the number of structures by their status could be provided at this juncture. Moreover, since the PCS for the Potential Development Area (PDA) in Yuen Long South has not yet been conducted, Lands D does not have the current numbers of households and residents affected within the PDA. The other development areas, development sites or study areas as named in the question have yet to draw up detailed development plans or boundaries and thus no information could be provided on the number of surveyed and non-surveyed structures.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5086)

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 work of the Lands Department (Lands D), please inform this Committee:

(1) On what criteria does Lands D offer compensation to owners of residential and non-residential properties, and how are such criteria formulated?

(2) Has Lands D reviewed or planned to review the criteria as mentioned above? If no, what are the reasons?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 236)

Reply:

Resumption of private land is instituted under the relevant Ordinances for different purposes. The entitlements to compensation, the procedures, as well as the basis and principles of assessing statutory compensation are set out in the relevant Ordinances. There is no plan to initiate a change to the statutory provisions.

Generally speaking, owners of residential or non-residential properties are compensated for the loss of their properties, and lawful occupiers for other losses as set out in the relevant Ordinances. They may also be offered the applicable ex-gratia allowances as an alternative to the statutory compensation and/or other payments on ex-gratia basis in accordance with the basis approved by the Finance Committee of the Legislative Council. If the amount of the statutory compensation cannot be agreed, either the claimant or the Government may refer the claim to the Lands Tribunal for final determination.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5094)

Head: (91) Lands Department

Subhead (No. & title): (003) Recoverable salaries and allowances (General)

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

On page 700, Volume I of the Estimates, "Gross provision of $40,310,000 under *Subhead 003 Recoverable salaries and allowances (General)* includes salaries and allowances for the urban renewal team which processes land resumption to make land available for the urban renewal projects" was mentioned in paragraph 5 under *Operating Account*. Whilst the cost will be fully recovered from the Urban Renewal Authority, please list the details and related expenditure.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 237)

Reply:

The Urban Renewal Section of the Lands Department is responsible for land administration issues relating to urban renewal. The amount of $40,310,000 is the provision for salaries and acting allowances for the 55 staff of various ranks of the Section.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5104)

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 32 pieces of government land let by the Lands Department for recycling purpose:

1. Will the Government list the terms of tenancies, the sizes, the detailed locations and the relevant recycling and planning purposes (like categorised by the purpose of recycling such materials as waste paper, metal, food waste and electronic waste) of the 32 pieces of government land?

2. Please provide the tender documents (note: excluding the information filled in by the tenderers) regarding the above 32 pieces of government land let for recycling purpose.

3. Please provide the tender assessment criteria (such as the details of technical and rental assessments and their respective scores) regarding the above 32 pieces of government land let for recycling purpose.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 222)

Reply:

1. 32 Short Term Tenancies (STTs) for Waste Recovery/Recycling/Reprocessing Operation (as at March 2017) are shown on the website of Environmental Protection Department (EPD). The respective location, area, term and permitted use of these 32 STTs which are being/were granted on market rent are listed as follows:

Site	STT No.	Location	Area (m^2)	Term of STT	Permitted Use
1	STT2886	Government land at Lam Kam Road, Pat Heung, Yuen Long	4 140	Commencing on 25 April 2017 and expiring on 30 June 2023 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, plastics, tyres, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
2	STT1745	Dai Kwai Street, Tai Po Industrial Estate, Tai Po, New Territories	5 070	60 months term certain from 21 March 2017	Operation of a business in the recovery and recycling or in connection with reprocessing of plastics found in and recovered from municipal solid waste.
3	CX2590	Government land at Pai Chong Road, Cheung Chau, New Territories	337	84 months term certain from 9 September 2015 and thereafter quarterly	Recovery and recycling of household waste and trade waste excluding chemical waste.
4	STT3808	Kwai Tak Street, Kwai Chung	523	60 months term certain from 30 August 2013 and thereafter quarterly	Operation of a business in connection with the recovery and recycling of paper, plastics, glass, electrical and electronic appliances, wood or furniture or any combination of the above found in municipal solid waste.
5	CX2332	Government Land at Peng Lei Road, Peng Chau, New Territories	69	57 months term certain from 3 June 2013 and thereafter quarterly	Recovery and recycling of municipal solid waste excluding animal waste, chemical waste and food waste.
6	CX2329	Government land at Cheung Chau Sai Tai Road, Tai Shek Hau, Cheung Chau, New Territories	1 000	60 months term certain from 2 May 2013 and thereafter quarterly	Recovery and recycling of municipal solid waste excluding animal waste and chemical waste.
7	STT1638	Government land at Chi Wa Lane, Fanling, New Territories	4 730	60 months term certain from 13 December 2012 (Note 1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.

Site	STT No.	Location	Area (m^2)	Term of STT	Permitted Use
8	STT1596	Government land at Chi Wa Lane, Fanling, New Territories	1 990	60 months term certain from 13 September 2012 (Note 1)	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
9	STT3749	Nos. 16-18 Wing Lap Street, Kwai Chung, New Territories.	652	60 months term certain from 8 March 2011 and thereafter quarterly	Recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood, furniture, organic waste (excluding chemical waste and animal waste) or any combination of the above materials found in and recovered from municipal solid waste.
10	STT1542 (Terminated)	Government Land at Ming Yin Road, Area 48C, Wo Hop Shek, Fanling, New Territories	2 160	60 months term certain from 1 December 2010 and thereafter quarterly (Note 2)	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, papers, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste(excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
11	KX2671	Ngong Shung Road, Stonecutters Island	588	36 months term certain from 22 November 2010 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of metals, paper, plastic, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding chemical waste) or any combination of the above materials found in and recovered from municipal solid waste.
12	STT3695 (Terminated)	Junction of Tsing Tim Street and Sai Tso Wan Road, Tsing Yi, New Territories	1 590	60 months term certain from 23 April 2010 and thereafter quarterly (Note 2)	Recovery or recycling or reprocessing or any combination of the aforesaid of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture, organic waste (excluding animal waste and chemical waste) or any combination of these materials found in municipal solid waste generated in Hong Kong.

Site	STT No.	Location	Area (m^2)	Term of STT	Permitted Use
13	KX2675	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months term certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
14	KX2676	Off Sung Wong Toi Road, Kai Tak, Kowloon	1 000	36 months term certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
15	KX2677	Off Sung Wong Toi Road, Kai Tak, Kowloon	2 000	36 months term certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
16	KX2678	Off Sung Wong Toi Road, Kai Tak, Kowloon	2 000	36 months term certain from 10 September 2009 and thereafter quarterly	Operation of a business in the recovery and recycling or in connection with the reprocessing of non-ferrous metals, paper, plastics, tyres, glass, textile, old clothes, wood and furniture.
17	STT1449	Government land adj. Dai Kwai Street, Tai Po	5 300	60 months term certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.
18	STT1450	Government land adj. Dai Kwai Street, Tai Po	4 300	60 months term certain from 5 June 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood or furniture or any combination of the above found in municipal solid waste.
19	STT1475	Government land at Po Wan Road, Sheung Shui, New Territories in D.D. 52	4 400	60 months term certain from 27 May 2009 and thereafter quarterly	Operation of a business in the recovery and recycling of metals, paper, plastics, tyres, electrical and electronic appliances, glass, textile and old clothes, wood and furniture or any combination of the above found in municipal solid waste.
20	EHX263	Chong Fu Road, Chai Wan, Hong Kong	2 530	12 months term certain from 22 May 2000 and thereafter quarterly	Operation of a business in the recovery and/or recycling of paper and plastics waste materials found in municipal solid waste.
21	SX24721	Area 85, Tseung Kwan O	265	6 months term certain from 11 January1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.

Site	STT No.	Location	Area (m^2)	Term of STT	Permitted Use
22	SX24722	Area 85, Tseung Kwan O	255	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
23	SX24723	Area 85, Tseung Kwan O	197	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
24	SX24724	Area 85, Tseung Kwan O	198	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
25	SX24725	Area 85, Tseung Kwan O	199	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
26	SX24726	Area 85, Tseung Kwan O	200	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
27	SX24727	Area 85, Tseung Kwan O	201	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
28	SX24728	Area 85, Tseung Kwan O	202	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
29	SX24729	Area 85, Tseung Kwan O	236	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
30	SX247210	Area 85, Tsueng Kwan O	204	6 months term certain from 11 January 1999 and thereafter monthly	Open storage for reusable scrap metal and reusable scrap timber.
31	KX1573	Cha Kwo Ling Village, Kowloon	731	3 months term certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop
32	KX1574	Cha Kwo Ling Village, Kowloon	242	3 months term certain from 1 January 1989 and thereafter quarterly	Waste Paper Workshop

Note (1) : The STT is under holdover arrangement.
Note (2) : The Site has been returned to the Government.

2. Among the above 32 STTs let by the Lands Department (Lands D), 20 sites i.e. Site 1 to 20 listed at the table above are being/were let by open tender while the remaining 12 sites i.e. Site 21 to 32 are direct grant STTs. The tender documents of the aforementioned 20 STTs were available at the Survey and Mapping Office and the concerned District Lands Offices at the time of invitation of tender. These documents are available in Lands D for inspection upon request, copies of which can be provided subject to payment of applicable fees and charges.

3. A two-tier tender assessment arrangement was adopted in those STTs let by open tender. EPD in the first stage of assessment had assessed the technical aspects of the submitted tenders such as tenderers' experience, source from which the waste was collected, outlets for the recycled waste, etc. without reference to their tendered rental amount and then advised Lands D of all conforming offers for the purposes of the second stage assessment. Lands D was responsible for the second stage of assessment by following the normal practice to award the STT to the highest conforming offer (i.e. the tenderer meeting all the mandatory conditions of the tender and offering the highest rental for the STT).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5729)

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 government accounts, the acquisition/clearance costs of the Lands Department in 2018-19 will increase substantially to $1.6 billion, which is higher than $700 million in 2017 and $480 million in 2016. Will the Government inform this Committee of the detailed breakdown of such costs?

Asked by: Hon HUI Chi-fung (Member Question No. (LegCo use): 61)

Reply:

The details of expenditure of the acquisition/clearance costs in 2018-19 are as follows:

The on-going and new projects requiring resumption and/or clearance of land in 2018-19 (Number of Projects)	Estimates for 2018-19 ($'000)
Road works (31)	275,905
Public housing (8)	115,960
Sewerage works (16)	62,141
Railway works (4)	47,900
Drainage works (1)	1,000
Water works (2)	440
Other public works (12)	1,112,892
Total :	1,616,238 (i.e. $1,616.2 million)

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5730)

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 the acquisition/clearance costs to be spent by the Lands Department in 2018-19, how many cases involve the return of land on short term tenancies and temporary government land allocations? What will be the expenditure involved?

Asked by: Hon HUI Chi-fung (Member Question No. (LegCo use): 62)

Reply:

The estimated acquisition/clearance cost of $1,616 million for the implementation of public projects in financial year 2018-19 involves 74 projects. Among them, 30 projects may involve termination of short term tenancies and temporary government land allocations under the respective tenancy agreements or engineering conditions. No acquisition/ clearance cost is reserved for the return of these land allocations because the land involved should be returned in vacant possession.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4057)

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 each year in 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 (Member Question No. (LegCo use): 108)

Reply:

(1) Based on cases approved and executed, the number of small houses granted by way of free building licence for private land, granting of government land under private treaty and land exchange in the past five years (2013 to 2017) are set out below:

Year	Number of small houses granted by way of free building licence	Number of small houses granted by way of private treaty	Number of small houses granted by way of land exchange
2013	840	100	22
2014	839	128	20
2015	775	146	23
2016	562	78	16
2017	655	73	24

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. The Lands Department (Lands D) 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 recognized village in the New Territories may apply to the authority once during his lifetime for permission to build for himself a small house on suitable Government or private land within his own village. As each individual indigenous villager has to submit his own small house application to Lands D for consideration, there is no case in a single submission involving more than one small house.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4058)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. Please provide the number of cases and areas of land granted as at the end of 2017 by way of the following:

   (i) short term tenancies (STTs)
   (ii) temporary government land allocations (TGLAs)

2. Regarding (i) and (ii) above, how many respective cases of STTs or TGLAs will expire one after another 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) over the past three years? Please provide the figures on applications received as at the end of 2017 by district. How many of these applications were approved, rejected and being processed?

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 109)

Reply:

1. (i) As at February 2018, there are about 5 400 short term tenancies (STTs) with a total area of about 2 460 hectares (ha), which includes about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.

   (ii) As at February 2018, there are about 3 750 temporary government land allocations (TGLAs) with a total area of about 3 230 ha of land, which were allocated to government departments/bureaux on temporary basis to facilitate the implementation of government projects or provision of government services.

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 tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate. The Lands Department (Lands D) does not have readily available statistics on STTs that will expire in the coming two years. Lands D also does not have readily available statistics on temporary government land allocations that will expire in the coming two years.

3. The numbers of small house applications received, approved and rejected by Lands D in the past three years (2015 to 2017) and the numbers of small house applications being processed and pending processing as at end of December 2017 are set out below:

District	Number of small house applications received (2015 to 2017)	Number of small house applications approved (2015 to 2017)	Number of small house applications rejected (2015 to 2017)	Number of small house applications being processed (as at end of December 2017)	Number of small house applications pending processing (as at end of December 2017)
Islands	250	125	86	438	289
North	1 186	341	379	2 939	1 129
Sai Kung	312	163	162	767	158
Sha Tin	176	73	255	177	62
Tai Po	582	507	539	518	435
Tsuen Wan & Kwai Tsing	52	41	45	50	202
Tuen Mun	357	178	176	370	119
Yuen Long	2 058	1 237	1 762	3 289	430
Total	4 973	2 665	3 404	8 548	2 824

Note: Due to the variations in time required for processing individual small house applications, the applications approved and rejected during the three-year period may not correspond with the applications received during the period.

There are no small houses granted under temporary government land allocations.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4059)

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 (Member Question No. (LegCo use): 110)

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 (2015-16 to 2017-18) are set out below:

Financial year	Number of staff (on full-time equivalent basis)	Staff expenditure
2015-16	98	$41.3 million
2016-17	99	$43.4 million
2017-18	100	$45.6 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. 4060)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

1. Of the 642 recognised villages, how many villages are currently with 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? Has a timetable been set for drawing up VE boundaries? Please list the districts and the names of the recognised villages for which VE boundaries have not been drawn up in table form.

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 (Member Question No. (LegCo use): 112)

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 73 out of the 642 Recognised Villages (RVs) have not been drawn up. Depending on relevant considerations such as topography, environment and accessibility, not all land within a VE is considered suitable for development. The Lands Department (Lands D) 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 73 RVs as per the table below. The progress in some of the villages is affected by issues such as topographical constraints, overlapping of village boundaries due to the villages being in close proximity to each other, divergent views of villagers on the village boundaries, or the villages having been deserted. Since the time required for resolving these problems varies according to the complexity of each case, Lands D is not in a position to give a meaningful indication of the time required for completing the exercise.

District	RVs for which VE boundaries have not been drawn up
Islands	Ngong Ping and Tai Po (2 nos.)
Sai Kung	Chuk Yuen, Long Ke, Man Wo, Pak Tam, Tai No, Tai No Sheung Yeung (including Tin Liu), Tai She Wan and Wong Keng Tsai (8 nos.)
Tai Po	San Wai Tsai, Sha Lo Tung Cheung Uk, Sha Lo Tung Lei Uk, Yin Ngam, Kam Shan, Pan Chung San Tsuen and Yue Kok (7 nos.)
Tsuen Wan	Ma Wan Main Street, Tin Liu, Ha Tong Lek, Sheung Fa Shan and Sheung Tong (5 nos.)
Yuen Long	Fung Kong Tsuen, 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, Ping Shan San Tusen, 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 (51 nos.)
Total	73 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, Lands D will consider the small house application.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4096)

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 numbers of complaints received, follow-up actions taken, warnings issued and prosecutions instituted concerning the "provision of public facilities in private developments" in the past five years (in table form).

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 398)

Reply:

In the past five years, the Lands Department (Lands D) received 124 complaints relating to the provision of public facilities in private developments. The nature of issues involved in these complaints mainly relates to blockage of access, misuse of the facilities or open space and other management and maintenance problems, such as defective facilities and overgrown trees. In general, Lands D will follow up on the complaints by conducting site inspections, seeking clarifications from the owners and/or management companies, explaining the requirements to the relevant owners and/or management companies, issuing warning/advisory letters to request rectification of the breach, and monitoring the situation by conducting follow-up inspections or enquiries to secure rectification of the breaches. Lands D does not have the statistics on follow-up actions taken and number of warning letters issued. As a land lease is a private contract between the lessee and Lands D in its capacity as a landlord, lease enforcement actions taken by Lands D in such a capacity do not involve prosecution.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4188)

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 the District Lands Offices (DLOs) in the past five years.

2. Please list in table form the total number of small house applications rejected by DLOs in the past five years.

3. Please list in table form the reasons for rejecting small house applications by DLOs and the number involved in the past five years.

	2013	2014	2015	2016	2017
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 DLOs

DLOs	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 Committees (RCs)

RCs	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			
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 DLOs

DLOs	Latest total demand for small houses in the coming ten years
Tuen Mun District	
Tai Po District	
Sai Kung District	
Sha Tin District	
Tsuen Wan & Kwai Tsing District	
Islands District	

(b) By RCs

RCs	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			
Kam Tin RC			
Tuen Mun RC			
Tai Po RC			
Sai Kung North RC			
Sheung Shui District RC			
Ta Kwu Ling District RC			
Sha Tau Kok District RC			
Fanling District RC			
Sai Kung RC			
Hang Hau RC			
Sha Tin RC			
Tsuen Wan RC			
Ma Wan RC			
Tai O RC			
South Lantao RC			
Peng Chau RC			
Tung Chung RC			
Lamma Island (North) RC			
Lamma Island (South) RC			
Mui Wo RC			

(c) The latest total demand for small houses in the coming ten years submitted by recognised villages:

Recognised villages that have submitted demand for small houses in the coming ten years	Latest total demand for small houses in the coming ten years (please specify the year of submission)

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 22)

Reply:

1.& 2. The numbers of small house applications approved and rejected by New Territories District Lands Offices (DLOs) in the past five years (2013 to 2017) are set out below:

DLO	Number of small house applications approved (2013 to 2017)	Number of small house applications rejected (2013 to 2017)
Islands	218	137
North	598	529
Sai Kung	365	364
Sha Tin	196	444
Tai Po	922	895
Tsuen Wan & Kwai Tsing	51	126
Tuen Mun	268	294
Yuen Long	2 172	2 788
Total	4 790	5 577

3. The Lands Department does not have readily available statistics on the reasons of small house applications rejected.

4. 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. Many small houses are built on land under private ownership, and the size of individual pieces of private land varies. 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.

5. The demand for small houses may change with factors such as birth and growth of indigenous villagers. Whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible indigenous villagers aged 18 years or above will submit an application. The Government is thus not in a position to provide accurate projections of the number of small house applications in the next ten years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4207)

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 (Member Question No. (LegCo use): 111)

Reply:

The number of small houses granted by way of land exchange in the past five years (2013 to 2017) is set out below:

Year	Number of small houses granted by way of land exchange
2013	22
2014	20
2015	23
2016	16
2017	24

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of land granted for individual small houses may be smaller due to site constraints. The Lands Department does not have readily available statistics on the total area of land involved in small houses granted by way of land exchange in the past five years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4227)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the numbers of small houses granted by way of a private treaty by various District Lands Offices and the area of land involved in the past five years.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 145)

Reply:

The number of small houses granted by way of private treaty in the past five years (2013 to 2017) is set out below:

District	2013	2014	2015	2016	2017
Islands	16	16	10	12	24
North	25	7	10	11	11
Sai Kung	15	44	8	2	2
Sha Tin	1	14	58	2	1
Tai Po	22	23	18	34	12
Tsuen Wan & Kwai Tsing	2	0	2	1	0
Tuen Mun	2	4	6	0	1
Yuen Long	17	20	34	16	22
Total	100	128	146	78	73

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints. In this connection, the Lands Department has no readily available information on the total area of land involved for small houses granted by way of private treaty.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6325)

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 of unauthorised building works in village houses and of checking of small houses, 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 (Member Question No. (LegCo use): 285)

Reply:

The Lands Department (Lands D) will act on complaints, referrals or enquiries and, where necessary, follow up with enforcement actions concerning New Territories Exempted Houses (NTEHs) (including small houses). The number of site inspections conducted in respect of complaints or referrals on unauthorised building works in NTEHs (including small houses) in the past five years (2013 to 2017) by the eight District Lands Offices in New Territories is set out below:

District	Number of site inspections				
	2013	2014	2015	2016	2017
Islands	0	0	10	4	10
North	7	15	106	68	308
Sai Kung	298	152	88	113	57
Sha Tin	83	62	67	104	99
Tuen Mun	54	48	44	4	14
Tai Po	54	2	12	0	12
Tsuen Wan & Kwai Tsing	188	311	329	27	28
Yuen Long	47	38	102	30	8
Total	731	628	758	350	536

Cases involving unauthorised building works in NTEHs (including small houses) are handled by existing staff of Lands D as part of their lease enforcement work. We are unable to provide a breakdown of the resources deployed solely for handling unauthorised building works in NTEHs.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6384)

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 scenario of small houses, please list in table form the numbers of applications for the removal of alienation restrictions of New Territories small houses received and rejected by various District Lands Offices in the past five years, and the reasons for rejection.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 19)

Reply:

The numbers of applications for removal of restriction on alienation of small house received and rejected by New Territories District Lands Offices (DLOs) in the past five years (2013 to 2017) are set out below:

DLO	Number of applications received (2013 to 2017)	Number of applications rejected (2013 to 2017)
Islands	53	0
North	298	77
Sai Kung	268	129
Sha Tin	41	11
Tai Po	485	35
Tsuen Wan & Kwai Tsing	59	19
Tuen Mun	190	12
Yuen Long	1 554	28

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.

For handling an application for removal of the alienation restriction clause after the issue of Certificate of Compliance, the Lands Department will examine whether there is any irregularity which would constitute a breach of small house grant conditions. If no irregularity is found, the application will be approved subject to payment of the necessary land premium. However, if irregularity is found, e.g. breach of development conditions, or the land premium is not settled, the application will be rejected.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6093)

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 the 18 districts, the information on vacant government sites among land lots of different land classes (residential, commercial, industrial, government, institution or community (G/IC), and open space) which were idle in 2016-17, in the following table:

Location of the vacant government site	Area of the vacant government site	Land status	Number of years for which the site has been left vacant	Number of staff involved in matters concerning the government site	Expenditure incurred for matters concerning the government site

(b) Please provide, with a breakdown by the 18 districts, the information on government sites let out in 2016-17, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the lease	Expenditure incurred for matters concerning the lease

(c) Please provide, with a breakdown by the 18 districts, the information on government sites let under private recreational leases (PRLs) in 2016-17, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

(d) Please provide, with a breakdown by the 18 districts, the information on government sites let for temporary uses (including open storage, car parks and container yards) in 2016-17, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

Asked by: Hon MO Claudia (Member Question No. (LegCo use): 111)

Reply:

(a) The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings, namely, "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial",

"Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land.

(b) The area of land granted by short term tenancies (STTs) in the calendar years of 2016 and 2017 by district is tabulated below:

District Lands Office (unless otherwise specified)	Area of land granted by STTs (hectare) (ha)	
	2016	2017
Hong Kong East	0.71	1.93
Hong Kong West & South	2.24	9.86
Kowloon East	3.44	8.91
Kowloon West	5.38	1.11
Islands	1 693.76 (Note 1)	0.83
North	15.42	0.74
Sai Kung	8.78	2.29
Sha Tin	6.52	1.79
Tuen Mun	1.87	8.76
Tai Po	2.69	7.05
Tsuen Wan & Kwai Tsing	0.54	5.69
Yuen Long	2.90	4.29
Sites for railway development projects	0.10	0.04
Total	1 744.35 (Note 1)	53.29

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 storage, container storage/handling, workshops for recycling/vehicle repairing/boat building/repairing, concrete production, plant nurseries, private gardens, works areas/sites required for public rental housing/Home Ownership Scheme/subsidized flat developments/railway development projects, the airport three-runway project, and religious/community/other non-profit-making uses.

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant can

generally continue on a monthly or quarterly basis, while those let by tender will generally be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tendering. STTs will be terminated at an appropriate time to make way for implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tendering as appropriate.

(c) As at the end of December 2017, there were a total of 66 (Note 2) private recreational leases (PRLs). Of these, 47 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 13 PRLs have not reached their lease expiry dates. A breakdown of these 66 PRLs and the area of land involved is tabulated below:

District Council	Number of PRLs	Area of land involved (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

Note 2: This figure excludes one PRL (i.e. IL 8597 RP at No. 108 Caroline Hill Road, So Kon Po held by the Post Office and Cable & Wireless Recreation Club Limited) which is being held over on a quarterly basis in anticipation of redevelopment.

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 expiry of a PRL to the completion of renewal procedures.

(d) The area of land granted by STTs for temporary uses as public carparking and open storage/container yard purposes in 2016-17 is tabulated below by district:-

District Lands Office	2016-17	
	Public carparking purpose (Area) (m^2)	Open storage/ container yard purpose (Area) (m^2)
Hong Kong East	4 310	0
Hong Kong West & South	13 010	0
Kowloon East	12 520	0
Kowloon West	26 990	0
Islands	0	0
North	6 140	0
Sai Kung	49 926	0
Sha Tin	42 640	0
Tuen Mun	19 750	5 104
Tai Po	7 650	0
Tsuen Wan & Kwai Tsing	0	0
Yuen Long	6 235	1 996
Total	189 171	7 100

The land administration work for vacant government sites, PRLs and letting of STTs is carried out by staff of Lands D as part of their overall land administration duties, hence we are unable to provide a breakdown of the manpower and expenditure involved solely for handling each of the concerned types of work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6105)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

One of the duties of the Department is to manage government leases to ensure compliance with the lease conditions. Please inform this Committee of the following:

a. What are the locations, site areas and terms of lease of 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 on the land granted under PRLs were carried out by the Department in the past three years? How did the Department ensure that the places were open according to lease conditions? Were there any places prosecuted and convicted for breaching lease conditions? Please provide the relevant details.

Asked by: Hon MO Claudia (Member Question No. (LegCo use): 96)

Reply:

a. As at end-December 2017, there were a total of 66 (Note) Private Recreational Leases (PRLs). Of these, 47 PRLs (which expired in 2011 or 2012) have been renewed, six PRLs (lease terms 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 13 PRLs have not reached their lease expiry dates. Details of these PRLs are listed as follows:

I. PRLs renewed since 2011 or 2012				
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
1	Po Leung Kuk	Lot 2419 DD 118 Tai Tong, Yuen Long	129 573	5.11.2026
2	Hong Kong Softball Association	KIL 11226 Tin Kwong Road	8 360	24.12.2026
3	Kowloon Tong Club	NKIL 6528 No. 113A Waterloo Road, Kowloon Tong	8 886	24.12.2026
4	The Hong Kong Golf Club	RBL 1194 Deep Water Bay	66 500	25.12.2026
5	Hong Kong Football Club	IL 9033 No. 3 Sports Road, Happy Valley	29 537	25.12.2026
6	South China Athletic Association	IL 9041 No. 88 Caroline Hill Road, So Kon Po	32 480	25.12.2026
7	Chinese Recreation Club, Hong Kong	IL 9040 Tung Lo Wan Road	16 490	25.12.2026
8	Craigengower Cricket Club	IL 9031 No. 188 Wong Nai Chung Road	12 203	25.12.2026
9	Hong Kong Girl Guides Association	IL 9034 No. 141 Wong Nai Chung Gap Road	4 418	25.12.2026
10	Indian Recreation Club	IL 9039 No. 63 Caroline Hill Road, So Kon Po	11 855	25.12.2026
11	The Scout Association of Hong Kong	NKIL 6530 No. 11 Rutland Quadrant	420	25.12.2026
12	The Kowloon Tsai Home Owners Association	NKIL 6529 No. 10A Cambridge Road	5 716	25.12.2026
13	Kowloon Bowling Green Club	KIL 11217 Austin Road	7 311	25.12.2026
14	South China Athletic Association	KIL 11218 Wylie Path	5 309	25.12.2026
15	India Club, Kowloon	KIL 11223 Gascoigne Road	3 656	25.12.2026

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
16	The Filipino Club	KIL 11222 Wylie Road	2 819	25.12.2026
17	Municipal Services Staff Recreation Club Limited	KIL 11225 Wylie Path, King's Park	4 402	25.12.2026
18	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11219 Off Gascoigne Road, King's Park	4 843	25.12.2026
19	Hong Kong Chinese Civil Servants' Association	KIL 11224 No. 8 Wylie Road	3 090	25.12.2026
20	Kowloon Cricket Club	KIL 11216 Cox's Road	25 203	25.12.2026
21	The Pakistan Association of Hong Kong, Limited	KIL 11220 Princess Margaret Road	2 236	25.12.2026
22	Yau Yat Chuen Garden City Club Limited	NKIL 6508 No. 7 Cassia Road, Yau Yat Chuen	5 917	25.12.2026
23	The Hong Kong Country Club	RBL 1195 No. 188 Wong Chuk Hang Road	21 090	3.4.2027
24	Council of the Hong Kong Sea Cadet Corps	NKIL 6535 Fung Shing Street, Diamond Hill	2 462	30.6.2027
25	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 511 No. 308 Wo Yi Hop Road, Kwai Chung	690	30.6.2027
26	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 591 Shui Chuen Au Street, Sha Tin	9 549	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
27	The Hong Kong Award for Young People (formerly known as The Duke of Edinburgh's Award)	TPTL 220 Hang Ha Po, Tai Po	7 200	30.6.2027
28	Tai Po Sports Association Limited	TPTL 216 On Cheung Road, Tai Po	3 051	30.6.2027
29	Scout Association of Hong Kong	Lot 1207 in DD 217 Pak Sha Wan, Sai Kung	2 405	30.6.2027
30	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 195 SD5 Mau Wu Tsai, Hang Hau	13 300	30.6.2027
31	The Clearwater Bay Golf and Country Club	Lot 269 in DD 241 Po Toi O, Sai Kung	1 256 765	30.6.2027
32	The Outward Bound Trust of Hong Kong Limited	Lot 718 in DD 256 Tai Mong Tsai, Sai Kung	23 800	30.6.2027
33	The Area Committee of the Hong Kong Sea Cadet Corps	Lot 719 in DD 256 Tsam Chuk Wan, Sai Kung	1 858	30.6.2027
34	Po Leung Kuk	Lot 675 in DD 257 Pak Tam Chung, Sai Kung	48 261	30.6.2027
35	The Boys' and Girls' Clubs Association of Hong Kong	Lot 676 in DD 257 Wong Yi Chau, Sai Kung	9 250	30.6.2027
36	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 76 in DD 254 Wong Yi Chau, Sai Kung	29 400	30.6.2027
37	Hong Kong Girl Guides Association	Lot 1754 in DD 122 Ping Shan, Yuen Long	2 076	30.6.2027

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
38	The Catholic Diocese of Hong Kong (formerly known as The Bishop of the Roman Catholic Church in Hong Kong)	Lot 1870 in DD Cheung Chau	6 744	30.6.2027
39	Hong Kong Playground Association	Lot 739 in DD 2 Mui Wo, Lantau Island	14 983	30.6.2027
40	Hong Kong Young Women's Christian Association	Lot 752 in DD 332 Cheung Sha, Lantau Island	10 780	30.6.2027
41	The Hong Kong Buddhist Association	Lot 175 in DD 4 Cheung Tung Road, Tung Chung, Lantau Island	4 877	30.6.2027
42	Club De Recreio	KIL 11221 Wylie Road	23 095	25.12.2026
43	Hong Kong Gun Club	TWTL 419 Chuen Lung, Tsuen Wan	64 900	30.6.2027
44	Hong Kong, China Rowing Association	STTL 573 Yuen Wo Road, Sha Tin	2 475	30.6.2027
45	Scout Association of Hong Kong	STTL 592 Kowloon Hills, Sha Tin	36 191	30.6.2027
46	Hebe Haven Yacht Club Limited	Lot 1208 DD 217 Pak Sha Wan, Sai Kung	19 796	30.6.2027
47	Hong Kong Youth Hostels Association	Lot 240 in DD Ngong Ping, Ngong Ping, Lantau Island	7 300	30.6.2027
II.	PRLs that have expired and are being held over			
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Holding-over Letter
48	Victoria Recreation Club	Lot 316 in DD 252 Sai Kung	14 100	31.5.2018

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
49	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	1 000	19.6.2018
50	Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	471	25.6.2018
51	Hong Kong Girl Guides Association	Lot 2544 in DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	2 831	30.6.2018
52	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	12 406	25.4.2018
53	Royal Hong Kong Yacht Club	Lot 341 and Extension in DD 212 Che Keng Tuk	11 820	8.12.2018
III.	PRLs that have yet to expire			
No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
54	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	234	9.9.2018
55	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	1 706 106	31.8.2020
56	Royal Hong Kong Yacht Club	RBL 1181 Middle Island	2 940	24.5.2021
57	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	2 277	25.12.2021
58	Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	18 448	30.6.2023
59	Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	65	18.1.2024
60	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	34 955	3.11.2024

No.	Name of PRL Holder	Lot No. and Location	Approximate Site Area (square metres)	Expiry Date of Lease
61	Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	30 200	24.6.2025
62	Yuen Long District Sports Association Limited	YLTL 520 Yuen Long	1 163	18.10.2031
63	Hong Kong Jockey Club	IL 8847 No. 1 Sports Road and Wong Nai Chung Road	92 000	23.6.2034
64	Directors of the Chinese Young Men's Christian Association of Hong Kong	STTL 366 No. 2 On Chun Street, Shatin	111 690	30.6.2047
65	Royal Hong Kong Yacht Club	ML 709 Kellett Island	18 738	19.2.2056
66	Hong Kong Girl Guides Association	KIL 10734 Junction of Gascoigne Road and Wylie Road	2 357	25.12.2056

Note: This figure excludes one PRL (i.e. IL 8597 RP at No. 108 Caroline Hill Road, So Kon Po held by the Post Office and Cable & Wireless Recreation Club Limited) which is being held over on a quarterly basis in anticipation of redevelopment.

b. Apart from renewal cases, no new PRL has been granted by the Government in the past three years.

c. The duties of handling land administration matters concerning PRL are carried out by the staff of the Lands Department (Lands D) as part of their overall land administration duties, hence we are unable to provide a separate breakdown of the administrative expenditure involved solely for handling PRLs.

d. In accordance with the monitoring measures for sites of PRLs recommended by the interdepartmental working group established by the Home Affairs Bureau (HAB) to review the policy on PRLs, HAB conducts annual and ad-hoc (e.g. upon receipt of complaints and referrals) inspections of PRL sites with a view to ensuring that the site is 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. Lands D carries out site inspections upon receipt of complaints, enquiries, referrals or when processing lease renewal applications. In the past three years (from January 2015 to December 2017), Lands D carried out inspections in respect of 15 complaints and referrals related to suspected breaches of lease conditions for PRLs.

Since 2013, upon renewal of the PRLs which expired in 2011 and 2012, PRL lessees are required under renewed lease conditions to make available their sports facilities to outside bodies in accordance with the approved enhanced "opening-up" schemes. HAB monitors the implementation and usage of the approved "opening-up" schemes through scrutinising quarterly reports submitted by lessees and conducting annual site inspections on PRLs held by private sports clubs. According to HAB, it made 24 inspections in 2015-16; 19 inspections in 2016-17; and 10 inspections from 1 April 2017 up to the end of February 2018.

A PRL is a contract between the grantee and Lands D acting as the Government's land agent. A breach of lease conditions, if confirmed, will result in lease enforcement action taken by Lands D in its capacity as the landlord. It does not involve prosecution.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6106)

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 responsibilities of the Lands Department (Lands D) is to manage government leases to ensure compliance with the lease conditions. Please advise on:

a. The locations and numbers of bicycle parking spaces provided on the land managed by Lands D in the past five years;

b. The numbers of bicycles removed by Lands D (and in joint-departmental operations) due to parking problems, the numbers of such enforcement operations and the numbers of "shared bicycles" involved by 18 districts in the territory in the past three years.

Asked by: Hon MO Claudia (Member Question No. (LegCo use): 97)

Reply:

a. The Lands Department (Lands D) is not responsible for provision of bicycle parking spaces and has not kept figures on the location and number of bicycle parking spaces on government land.

b. In the past three years (2015-2017), the number of clearance operations against illegally parked bicycles (including joint clearance operations), the number of illegally parked bicycles confiscated and the total number of automated rental bicycles confiscated by Lands D are provided in the following table:

Years	**2015**		**2016**[Note]		**2017**		
Districts	No. of Operations (No. of Joint Operations (J/O))	No. of total confiscated bicycles (No. of confiscated bicycles in J/O)	No. of Operations (No. of J/O)	No. of total confiscated bicycles (No. of confiscated bicycles in J/O)	No. of Operations (No. of J/O)	No. of total confiscated bicycles (No. of confiscated bicycles in J/O)	Among which, No. of total confiscated Automated Rental Bicycles (No. of confiscated Automated Rental Bicycles in J/O)
Central and West	33 (0)	12 (0)	39 (0)	19 (0)	53 (0)	26 (0)	0 (0)
Eastern	19 (0)	63 (0)	33 (0)	26 (0)	67 (0)	56 (0)	0 (0)
Kowloon City	24 (23)	93 (93)	34 (32)	130 (128)	32 (32)	140 (140)	0 (0)
Kwun Tong	11 (6)	181 (129)	37 (0)	204 (0)	34 (1)	186 (6)	0 (0)
Sham Shui Po	16 (15)	268 (267)	17 (12)	218 (208)	13 (12)	192 (187)	0 (0)
South	1 (0)	1 (0)	3 (0)	5 (0)	9 (0)	10 (0)	0 (0)
Wan Chai	12 (0)	6 (0)	9 (0)	3 (0)	12 (0)	3 (0)	0 (0)
Wong Tai Sin	14 (14)	67 (67)	21 (19)	75 (67)	16 (16)	75 (75)	0 (0)
Yau Tsim Mong	20 (19)	56 (54)	30 (15)	84 (75)	28 (27)	127 (125)	0 (0)
Islands	14 (13)	320 (298)	19 (18)	454 (417)	17 (17)	783 (783)	6 (6)
Kwai Tsing	7 (7)	123 (123)	97 (97)	118 (118)	114 (114)	242 (242)	0 (0)
North	31 (30)	893 (893)	30 (30)	1 812 (1 812)	37 (37)	2 444 (2 444)	66 (66)
Sai Kung	35 (35)	936 (936)	26 (26)	704 (704)	54 (54)	1 629 (1 629)	42 (42)
Sha Tin	46 (41)	1 341 (1 243)	27 (23)	1 751 (1 738)	45 (42)	1 954 (1 950)	28 (28)
Tai Po	12 (12)	436 (436)	18 (18)	883 (883)	20 (20)	1 171 (1 171)	70 (70)
Tsuen Wan	7 (6)	94 (93)	99 (99)	70 (70)	28 (28)	161 (161)	4 (4)
Tuen Mun	14 (6)	946 (929)	21 (19)	1 028 (1 016)	79 (76)	1 116 (1 110)	30 (30)
Yuen Long	52 (52)	1 315 (1 315)	49 (49)	1 118 (1 118)	52 (52)	1 433 (1 433)	61 (61)
Total	**368 (279)**	**7 151 (6 876)**	**609 (457)**	**8 702 (8 354)**	**710 (528)**	**11 748 (11 456)**	**307 (307)**

Note: Automated rental bicycles were not prevalent before 2017 and no separate figures for this type of bicycles were kept.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4962)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee on the numbers of small house applications and approved cases within the "Village Type Development" zone or the environs of a recognised village in each of the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 153)

Reply:

The number of small house applications received and approved by the Lands Department (Lands D) in the past five years (2013 to 2017) is set out below:

Year	Number of small house applications received	Number of small house applications approved
2013	2 566	1 011
2014	2 522	1 114
2015	2 547	989
2016	1 297	858
2017	1 129	818

Note: Due to the variations in time required for processing individual small house applications, the applications approved in a particular year may not correspond with the applications received in that year.

Lands D does not have readily available statistics on the location (in terms of land use zoning and whether within or outside village environs) in respect of small house applications received and approved.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4964)

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 vacant sites in the territory and their total area, in terms of period of vacancy (less than one year, one to 2.9 years, three to 4.9 years, five to 9.9 years and ten years or longer).

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 155)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html). Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4969)

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 information, including the site area, buyer, number of housing units to be built, plot ratio, etc., of all residential sites sold by the Government over the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 161)

Reply:

The relevant information on details of the residential sites disposed of in the past five financial years from 1 April 2013 up to 28 February 2018 by the Government (based on tender award date) is as follows:

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	13 922.00	804	Great Horwood Limited
10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	3 173.00	18	Smart Touch Investments Limited
5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	7 771.00	545	Ace Dragon Development Limited
5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	8 585.00	624	Ace Dragon Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	7 714.00	561	Easy Merit Holdings Limited
25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	26 302.00	857	Cloud Fair Limited
25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	3 457.00	22	Golden Nice Development Limited
10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	27 421.00	926	Precise Treasure Limited
10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	1 438.20	2	Dawn Rider Limited
1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	5 950.00	61	Everbeam Investments Limited
1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	11 626.00	178	Green Lotus Limited
4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	32 900.00	104	Golden Concept Development Limited
4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	4 303.00	523	Trioland Limited
18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	17 476.00	160	Eminent Gold Investments Limited
18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	208.00	22	Joint Rise Development Limited
17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	2 231.00	222	Rainbow Alpha Holdings Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	3 344.00	261	Jarton Limited
6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	8 073.00	285	World Talent (Hong Kong) Limited
13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	14 333.00	590	Winjoy Development Limited
13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	4 868.00	198	Nan Hua International Engineering Company Limited
11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	2 050.00	13	Sure Strong Corporation Limited
11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	1 960.00	9	Fortune Loyal Development Limited
15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	1 190.00	12	Eltara Limited
12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	3 109.00	370	Enormous Asset Limited
12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	2 440.00	321	Top State Development Limited
25 February 2014	NKIL 6525	Kai Tak Area 1I Site 1, Kai Tak, Kowloon	8 780.00	822	Ultimate Chance Investments Limited
25 February 2014	NKIL 6526	Kai Tak Area 1I Site 2, Kai Tak, Kowloon	9 313.00	900	Royal Mark Investments Limited
25 February 2014	NKIL 6527	Kai Tak Area 1I Site 3, Kai Tak, Kowloon	10 149.00	930	Big Nice Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	1 242.70	2	Ever Shine Development Limited
25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	37 700.00	420	Good Assets Limited
25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	1 742.00	18	Sino Kingdom Development Limited
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	75	Oasis Rainbow Limited
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	20	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	356	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	737	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	7 674.00	648	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	27	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	640	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	1 330	Jet Group Limited
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	1 777	Pacific Gold Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	840	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	364	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	204	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	3	Treasure Mega Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	296	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	659	Top Finder Limited
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	1 017	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	513	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	646	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	6	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	6 550.00	336	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	136	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	371	China Cyberworld Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited
4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 444	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	6	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	34	Joy Rise Limited
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	5 830.00	148	Jumbo Vision Holdings Limited
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	4 831.00	693	Kong Smart Investment Limited
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	24 336.00	1 216	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	Subject to actual design by developer	Moonlight Shadow Holdings Limited
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	27 000.00	1 154	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	8 754.00	16	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	17 121.00	1 122	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	41	Able Lucky Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	341	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	469	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	3 173.00	463	Allied Glory Development Limited
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	1 704	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	402	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	86	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	66	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 408	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	778	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	484	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	528	Best Wisdom Development Limited
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	Subject to actual design by developer	Obtain Holdings Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	652	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	349	Mainco Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	1 061	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	319	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	333	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	267	Rich View Investments Limited
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	61	NMC 6 Limited
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kowloon	11 262.00	524	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	Subject to actual design by developer	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00	Subject to actual design by developer	Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	965	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	168	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	Subject to actual design by developer	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	582	Top Genius Holdings Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	Subject to actual design by developer	Unicorn Bay (Hong Kong) Investments Limited
15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	9 482.00	592	Milway Development Limited
16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	9 721.00	874	Fancy Excellent Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	12 205.00	Subject to actual design by developer	Shum King Company Limited
21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	4 620.00	Subject to actual design by developer	Pacific Asia Limited
16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	2 480.00	Subject to actual design by developer	Golden United Development Limited
12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	7 660.00	Subject to actual design by developer	Manifold Limited
15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	19 348.00	Subject to actual design by developer	Sky Asia Properties Limited
28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	200.70	Subject to actual design by developer	Force Castle Limited
16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	11 262.00	Subject to actual design by developer	Alpha Pioneer Limited
24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	5 354.00	Subject to actual design by developer	Clever Like Limited

Note 1: Plot ratio is usually not specified in lease conditions

Note 2: The estimated number of flats, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end January 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4970)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding tender failures in government land sale over the past five years, please provide the information about each site involved, including the location, site area, the total number of failed tenders, etc.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 162)

Reply:

In the past five financial years from 1 April 2013 up to end February 2018, there were a total of five unsuccessful government land sales. The requested information is set out below:

Tender withdrawn/ cancelled date	Location (Lot No.)	Use [Note]	Site area (square metres) (about)	Remarks
27 December 2013 18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6521) 779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	(1) Site re-tendered under a new lot number of NKIL 6543, but was cancelled again on 18 June 2014; and (2) Site was tendered the third time and sold on 18 September 2014.

Tender withdrawn/ cancelled date	Location (Lot No.)	Use [Note]	Site area (square metres) (about)	Remarks
12 March 2014	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories (TPTL 213)	Residential R2	19 000	Site re-tendered and sold on 5 November 2014.
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	Residential R1	6 200	Site re-tendered and sold on 31 May 2016.
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	Residential R3	28 457	Site re-tendered and sold on 30 August 2016.

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4981)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise on the numbers of small houses in the territory and the estimated areas of land occupied in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 180)

Reply:

The number of small houses granted by the Lands Department (Lands D) in the past five years (2013 to 2017) is 4 301. While we have not kept readily available statistics on the number of small houses existing in the territory, the number of small houses granted by Lands D since the introduction of the policy in 1972 is 42 333.

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, Lands D has no readily available information on the total area of land involved for small houses.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4982)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise on the number of indigenous households, the number of members of these households and the number of persons with small house rights in Hong Kong in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 181)

Reply:

The Lands Department (Lands D) has no information on the household population of the New Territories indigenous community. Nor has Lands D kept information on the number of indigenous villagers eligible for making small house applications in Hong Kong. This is because the information is fluid and may not serve as a reliable reference when the number of eligible indigenous villagers who are 18 years old or above in a recognised village would change with the birth, growth and passing away of indigenous villagers. In addition, the number of eligible indigenous villagers may not necessarily be a reliable reflection of the demand for building small houses as the intention to apply for and timing of application for building small houses depend on the circumstances of the villagers concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4983)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise on the numbers of applications for building small houses pending and under processing in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 182)

Reply:

As at end of December 2017, the number of small house applications being processed was 8 548 and the number of applications pending processing was 2 824.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5056)

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 information, by rezoned use, about the buildings, operators, terms of tenancies and rentals of idle sites and short term tenancy (STT) sites involving change of uses in the past five years.

2. Please provide information, by rezoned use, about the respective numbers of idle sites and STT sites with uses not successfully rezoned in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 356)

Reply:

If there is vacant government land which has not been designated for a specific use or is not required for implementation of the designated use in the near future and is suitable for temporary use, the Lands Department may consider making the land available for temporary use through short term tenancies (STTs). Generally such STTs are granted for initial periods of a duration ranging from one to five years for uses which require no rezoning of the land concerned or for temporary uses permissible under the existing zoning.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6301)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise on the total areas of vacant land and vacant government land across the territory by type of land uses (such as residential and agricultural uses and others) in the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 157)

Reply:

The Government has, in response to questions raised by the Legislative Council in July and October 2012, compiled on a one-off basis statistics on unleased and unallocated government land in certain land use zonings: "Residential", "Commercial/Residential", "Village Type Development", "Commercial", "Industrial", "Government, Institution or Community" and "Open Space". The statistics including the geographical distribution of the unleased and unallocated government land are published on the Development Bureau's website (http://www.devb.gov.hk/en/issues_in_focus/the_land_area_analysis/index.html).

Significant resources are required for such work and hence no update is made to this one-off stock-taking of government land in various land use zonings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5154)

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 the usage of government land, please inform this Committee of the following:

(a) Please provide, by district, the numbers and areas of permanent government land allocations (PGLAs) valid as at 31 December 2017.

District Council district	Number	Total area
Central and Western District		
Eastern District		
Southern District		
Wan Chai District		
Kowloon City District		
Kwun Tong District		
Sham Shui Po District		
Yau Tsim Mong District		
Wong Tai Sin District		
Islands District		
Kwai Tsing District		
North District		
Sai Kung District		
Sha Tin District		
Tai Po District		
Tsuen Wan District		
Tuen Mun District		
Yuen Long District		

(b) Please list in table form government departments responsible for the management of PGLAs, the uses of PGLAs and the site area involved as at 31 December 2017.

Use	Government departments responsible for the management	Number of PGLAs	Related site area
(Example: school)			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 548)

Reply:

As at February 2018, there are about 4 000 permanent government land allocations (PGLAs) granted to various government departments/bureaux to facilitate the implementation of government projects or provision of government services. These PGLAs are mainly granted to the Leisure and Cultural Services Department, the Food and Environmental Hygiene Department, the Water Supplies Department, the Drainage Services Department, the Education Bureau, the Government Property Agency, etc. for purposes such as parks/sitting out areas, sport stadiums, public toilets, pumping stations, schools and government offices. As some 4 000 PGLAs are involved, the Lands Department does not have readily available statistics in accordance with the classification requested.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5156)

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 relating to direct grant, will the Government inform this Committee of the following:

(a) Please provide in the table below the number of currently valid short term tenancies (STTs) granted to non-profit-making organisations, railway companies and other parties by way of "direct grant" and the site area covered.

2016-2017	"Direct grant" of sites to non-profit-making organisations	"Direct grant" of sites to railway companies	"Direct grant" of sites to other parties
Number of STTs			
Site area covered			

(b) Please provide in table form the number of currently valid STTs granted to non-profit-making organisations by way of "direct grant" and the site area covered. How many of these STTs are charging only a "nominal rent"?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 550)

Reply:

Information as at February 2018 on short term tenancies (STTs) granted by way of direct grant is set out below:

	Sites granted to the MTR Corporation Limited	Sites granted by direct grant to other parties including non-profit-making organisations
Number of STTs (about)	40	4 960
Area of land covered (about)	40 hectares	2 210 hectares

The Lands Department (Lands D) does not have readily available breakdown on the number of STTs granted to non-profit-making organisations, the area of land involved and the number of these STTs granted on nominal rent. As a ballpark estimate, there are about 560 STTs granted on nominal rent for various non-profit-making uses (excluding those granted to the MTR Corporation Limited, the Urban Renewal Authority, the Hong Kong Housing Authority and various utility companies mainly as works sites).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5157)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding short term tenancies (STTs), please inform this Committee of:

(a) The numbers of valid STTs used as private gardens which have been renewed once, twice, thrice, four times or more respectively in table form;

(b) How many inspections were initiated by the Government in each of the past five years to check whether the successful tenderers of STTs granted had breached any lease conditions or not? How many breaches were found each year? Was any STT terminated accordingly; if yes, how many?

(c) Information about the top ten tenants of currently valid STTs (by the numbers of STTs held and area of land involved respectively) used as carparks.

	Number of STTs held by the same tenant for carpark purpose
First	
Second	
Third	
Fourth	
Fifth	
Sixth	
Seventh	
Eighth	
Ninth	
Tenth	

	Total area of land (in square metres) of STTs held by the same tenant for carpark purpose
First	
Second	
Third	
Fourth	
Fifth	
Sixth	
Seventh	
Eighth	
Ninth	
Tenth	

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 551)

Reply:

(a) As at February 2018, there are about 1 900 short term tenancies (STTs) permitting private garden use. 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 STTs will be terminated at an appropriate time to tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances. The Lands Department (Lands D) does not have readily available statistics on STTs permitting private garden use based on the number of times of renewal.

(b) In general, the District Lands Offices (DLOs) of Lands D conduct inspection of sites held by STT every three years. For STTs with higher risk of breach, including those with previous incidences of breach, DLOs proactively inspect the sites periodically to monitor compliance. DLOs will also inspect the STT sites upon receipt of complaints or referrals. For STT sites granted by tender, DLOs conducted a total of about 120, 120, 110, 290 and 340 inspections respectively in 2013, 2014, 2015, 2016 and 2017. In 2016 and 2017, about 30 and 50 occasions of breaches were respectively identified with some involving the same STTs. The statistics on the number of breaches from 2013 to 2015 are not readily available. According to the records available, a total of four STTs granted by tender were terminated during the period from 2013 to 2017 due to breach of STT conditions.

(c) Lands D does not have readily available breakdown of the statistics of STTs granted for use as carparks based on the identity of the tenant.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5159)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Regarding short term tenancy (STT) sites and their uses, will the Government inform this Committee of the following:

(a) Please provide in the table below the total number of valid STTs as at 31 December 2017 and the respective numbers of STTs renewed once, twice, thrice or more.

Use	Total number of valid STTs and their areas involved (in hectares) as at 31 December 2017	Number of STTs renewed once or more and their areas involved (in hectares)		
		Renewed once	Renewed twice	Renewed thrice
Temporary fee-paying carparks				
Driving training centres				
Plant nurseries				
Recovery and recycling business operations				
Storage and cargo handling				
Container vehicle parking				
Parking of motor vehicles belonging to tenants				
Recreational events and facilities				
Cooked food centres and/or convenience stores				

Use	Total number of valid STTs and their areas involved (in hectares) as at 31 December 2017	Number of STTs renewed once or more and their areas involved (in hectares)		
		Renewed once	Renewed twice	Renewed thrice
Placement of skips				
Private gardens				
Community use				
Others (please specify)				

(b) Please provide the uses and the number of currently valid STTs renewed once or more.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 553)

Reply:

There are currently about 5 400 short term tenancies (STTs). The 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 tie in with the long-term use identified for the site or another temporary use which should be given priority in the light of changing circumstances, or to facilitate re-tender if appropriate. The Lands Department does not have readily available statistics or breakdown of STTs based on the number of times of renewal.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5161)

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 total site area covered by short term tenancies valid in various districts over the past five financial years.

	31 March 2014	31 March 2015	31 March 2016	31 March 2017	31 March 2018
Eastern District					
Wan Chai District					
Central and Western District					
Southern District					
Kwun Tong District					
Wong Tai Sin District					
Kowloon City District					
Sham Shui Po District					
Yau Tsim Mong District					
Sai Kung District					
Sha Tin District					
Tai Po District					
North District					
Yuen Long District					
Tuen Mun District					
Tsuen Wan District					
Kwai Tsing District					
Islands District					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 555)

Reply:

The area of land covered by short term tenancies (STTs) in the past three financial years with breakdown by district is tabulated below:

District (Note 1)	Area of land covered by STTs (hectare (ha)) (about)		
	2015-16 (as at March 2016)	2016-17 (as at February 2017)	2017-18 (as at February 2018)
Hong Kong East	15	17	18
Hong Kong West & South	45	54	50
Kowloon East	85	52	51
Kowloon West	55	61	63
Islands	55	1 720 (Note 2)	1 721 (Note 3)
North	40	53	55
Sai Kung	50	53	50
Sha Tin	70	55	57
Tuen Mun	45	50	49
Tai Po	35	38	43
Tsuen Wan & Kwai Tsing	140	144	143
Yuen Long	105	120	123
Sites for railway development projects	60	53	35
Total	800	2 470	2 458

Note 1 : According to the boundaries of District Lands Offices of the Lands Department unless otherwise specified.

Note 2 : Includes 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.

Note 3 : Includes about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.

The Lands Department does not have readily available statistics and breakdown of the area of land covered by STTs before 2016.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5172)

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, in general, land suitable for building small houses is confined to areas within Village Environs (VE). (1) If the proposed small house site lies outside a VE but is located 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. (2) As regards sites within a VE but outside a "V" zone, it depends on the requirements of the land use zone on which the proposed small house site lies. In this connection, will the Government inform this Committee:

(a) When the Government started to implement this policy?

(b) How many small house applications falling under category (1) were received by the Government over the past three years (2015, 2016 and 2017)? 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?

(Year)

District	Number of applications received	Number of applications approved	Number of applications rejected	Number of applications being processed

(c) How many small house applications falling under category (2) were received by the Government over the past three years (2015, 2016 and 2017)? 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?

District	Number of applications received	Number of applications approved as at the end of 2017	Number of applications rejected as at the end of 2017	Number of applications being processed as at the end of 2017

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 566)

Reply:

(a) With the implementation of the amendments to the Town Planning Ordinance in 1993, consideration may be given to a small house application if the proposed small house site lies outside the relevant village environ (VE) but is located within a "Village Type Development" zone ("V" zone) on the relevant statutory plan, provided that the "V" zone encircles or overlaps with the VE. As regards the site within a VE but outside a "V" zone, depending on the requirements of the land use zone 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, the Lands Department (Lands D) will consider the small house application.

(b) & (c) Lands D does not have readily available statistics on the location (whether within or outside the VE/"V" zone) in respect of small house applications received, approved, rejected or under processing.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5174)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

There are currently 642 recognised villages. On what criteria does the Government base any addition or deletion of recognised villages? Will the Government inform this Committee of the names of the five villages added or deleted recently and the reasons?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 568)

Reply:

Currently, the Lands Department (Lands D) considers and examines applications for inclusion in the List of Recognised Villages based on the following five criteria:

(i) the village was in existence in 1898;

(ii) 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) there are private lots within the village area on which erection of houses is allowed under the land lease;

(iv) village houses had been granted on concessionary terms in the village before the implementation of the Small House Policy; and

(v) there must be signs of continuous habitation by indigenous villagers within the village since 1945.

During the past five years (2013 to 2017), Lands D has not made any additions or deletions to the List of Recognised Villages.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5175)

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, will the Government inform this Committee of the following:

(a) It is learnt that under the internal guidelines on small houses of the Lands Department (Lands D), an applicant for construction of a small house is allowed to change the land on which his small house will be built to another piece of land during the application process. Is this mechanism only applicable to small house applications by way of a building licence, i.e. only limited to conversion among private lands? Alternatively, can the applicant change the way of applications during the application process (e.g. changing the applications for a building licence to land exchange or private treaty grant, and vice versa)?

(b) Continued from the above question, how many applications for construction of small houses involved a change in land under application through this mechanism in the past three years? How many applications were approved by Lands D?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 569)

Reply:

(a) Under the Small House Policy, in general, a male indigenous villager aged 18 years old or above who is descended through the male line from a resident in 1898 of a recognised village in the New Territories may apply to the authority once during his lifetime for permission to build for himself a small house on suitable government or private land within his own village. In general, where an indigenous villager owns suitable private land within the village environs, he should be required to develop that land if he applies for a small house grant and should not be granted government land. He is allowed to change his application site to another private lot owned by him during

the application processing stage. If private land within the village environs is not readily available, the Lands Department (Lands D) may consider an application for building a small house on government land by way of Private Treaty Grant. A small house applicant could change his type of application during the application processing stage, e.g. from a Building Licence to a Land Exchange, and vice versa, or from a Private Treaty Grant to a Building Licence. However, if the change is from a Building Licence to a Private Treaty Grant, Lands D will not allow the change unless the private land in the original application is found not suitable for small house development and private land within the village environs is not readily available.

(b) Lands D has no readily available information on the number of applications for change of site during the application stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5176)

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 TAM Man-ho, Jeremy (Member Question No. (LegCo use): 570)

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 (2015-16 to 2017-18) are set out below:

Financial year	Number of staff (on full-time equivalent basis)	Staff expenditure
2015-16	98	$41.3 million
2016-17	99	$43.4 million
2017-18	100	$45.6 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. 5177)

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 year, of the approved small house applications, how long does it take on average to process an application? Please provide a breakdown by the time taken: within a year, two years, three years, four years, five years, and six years or longer.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 571)

Reply:

For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the applicant. For non-straightforward small house applications, depending on the nature and complexity of the issues encountered, such as those associated with local objections, land title or boundary problems or requirements imposed by relevant regulatory authorities which will need to be satisfied first, the processing time may exceed that period. The Lands Department has not kept statistics based on the time taken to process small house applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5178)

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 three 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 TAM Man-ho, Jeremy (Member Question No. (LegCo use): 572)

Reply:

The number of small houses granted by way of land exchange in the past three years (2015 to 2017) is set out below:

Year	Number of small houses granted by way of land exchange
2015	23
2016	16
2017	24

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of land granted for individual small houses may be smaller due to site constraints. The Lands Department does not have readily available statistics on the total area of land involved in small houses granted by way of land exchange in the past three years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5179)

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, responsible for handling small house applications and applications for the removal of alienation restrictions (ARs), possesses information on the background of applicants for removal of ARs. In view of the case of selling rights to build small houses a year ago, the public is very concerned that the removal of ARs may be misused. In each of the past five financial years, how many applications for removal of ARs were made within one year of issuance of Certificates of Compliance (CCs) in respect of small houses in the New Territories? In addition, of these cases, how many applications made within one year of issuance of CCs were approved? If there is no information on the time elapsed between the issuance of CCs and the receipt/approval of applications for removal of ARs, does the Department plan to collect such information in order to address public concerns?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 573)

Reply:

The Lands Department has not categorised applications for removal of restriction on alienation in respect of small houses according to the time since issue of Certificates of Compliance (CCs). The numbers of small house cases for which approval has been given to remove restrictions on alienation in each of the past five years (2013 to 2017) are set out below:

Year	Number of approved cases for removal of restriction on alienation in respect of small houses
2013	485
2014	577
2015	462
2016	409
2017	435

Given that owners of small houses may apply for the removal of restriction on alienation at any time after the issue of CCs, we do not have plan to keep statistics on when the applications are made, as it does not serve as a meaningful indicator of any possible abuse.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5180)

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, will the Government inform this Committee of the following:

(a) How many applications for small houses were approved in the past five years? Among these applications, how many involved government land? What were the respective areas of private land and government land involved?

(b) 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 TAM Man-ho, Jeremy (Member Question No. (LegCo use): 574)

Reply:

(a) Based on cases approved and executed, the number of small houses granted by way of free building licence for private land, granting of government land under private treaty and land exchange in the past five years (2013 to 2017) are set out below:

Year	Number of small houses granted by way of free building licence	Number of small houses granted by way of private treaty	Number of small houses granted by way of land exchange
2013	840	100	22
2014	839	128	20
2015	775	146	23
2016	562	78	16
2017	655	73	24

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints, while that of private land on which approved small houses are built varies from case to case. In this connection, the Lands Department (Lands D) has no readily available information on the area of private or government land involved.

(b) Under the Small House Policy, in general, a male indigenous villager aged 18 years old or above who is descended through the male line from a resident in 1898 of a recognised village in the New Territories may apply to the authority once during his lifetime for permission to build for himself a small house on suitable Government or private land within his own village. As each individual indigenous villager has to submit his own small house application to Lands D for consideration, there is no case in a single submission involving more than one small house.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5181)

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 the manpower deployed by the Lands Department to directly or indirectly engage in processing small house applications in the past three years. How many small house applications were received, approved or rejected in each district during this period?

District Council district	2015(Note)				2016(Note)				2017(Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Sai Kung district												
Kwai Tsing district												
Tsuen Wan district												
Islands district												
Sha Tin district												
Tai Po district												
Tuen Mun district												
Yuen Long district												
North district												

Note: (i) Manpower (direct and indirect); (ii) Number of applications received; (iii) Number of applications approved; (iv) Number of applications rejected

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 575)

Reply:

A breakdown of the number of staff involved in New Territories District Lands Offices (DLO) for handling small house (SH) applications, the number of SH applications received, the number of SH applications approved, and the number of SH applications rejected in the past three years (2015 to 2017) is set out below:

DLO	2015 (Note)				2016 (Note)				2017 (Note)			
	i	ii	iii	iv	i	ii	iii	iv	i	ii	iii	iv
Islands	8	127	37	39	8	75	50	12	8	48	38	35
North	10	532	98	71	10	361	146	135	10	293	97	173
Sai Kung	10	140	63	95	10	99	48	48	10	73	52	19
Sha Tin	7	81	19	109	7	55	32	84	7	40	22	62
Tai Po	19	270	194	172	19	161	143	260	19	151	170	107
Tsuen Wan & Kwai Tsing	1	23	34	11	1	20	1	22	1	9	6	12
Tuen Mun	6	218	71	53	6	71	54	62	6	68	53	61
Yuen Long	38	1 156	473	713	38	455	384	457	39	447	380	592

Note: (i) Number of Staff Involved; (ii) Number of SH Applications received; (iii) Number of SH Applications approved; (iv) Number of SH Applications rejected.

(1) In view of the time required for processing the small house applications, the cases approved/rejected in a particular year do not necessarily correspond to the applications received in that year.

(2) 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. 5182)

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 (2013 to 2017), for small houses with removal of alienation restrictions ("ARs") approved, what was the average time elapsed between the dates of issuance of Certificates of Compliance and removal of ARs approved?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 576)

Reply:

The Lands Department has not categorised applications for removal of restriction on alienation in respect of small houses according to the time lapsed since the issue of Certificates of Compliance. The number of approvals for removal of alienation restrictions in small house cases in each of the past five years (2013 to 2017) are set out below:

Year	Number of approved cases for removal of restriction on alienation
2013	485
2014	577
2015	462
2016	409
2017	435

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5183)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please list in table form the numbers of staff members in various District Lands Offices directly or indirectly processing small house applications and the relevant staff expenditure in 2018-19 (Estimate), 2017-18 (Revised) and 2016-17 (Actual).

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 577)

Reply:

The number of staff, on full-time equivalent basis, involved in handling small house applications and the relevant staff expenditure in the past three financial years (2016-17 to 2018-19) are set out below:

Financial Year	Number of staff (on full-time equivalent basis)	Staff expenditure
2016-17	99	$43.4 million
2017-18	100	$45.6 million
2018-19 (estimate)	100	$46.9 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. 5184)

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 area of land involved in the Rural Planning and Improvement Strategy/Village Improvement projects carried out by the Lands Department and the details of these projects in the past five years (2013 to 2017).

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 578)

Reply:

The Lands Department (Lands D) is responsible for land resumption and clearance to make way for the implementation of projects under the Rural Planning and Improvement Strategy/Village Improvement schemes, but is not responsible for the actual implementation of works under the Rural Planning and Improvement Strategy/Village Improvement schemes. The projects involving land resumption under the Rural Planning and Improvement Strategy/Village Improvement schemes handled by Lands D in the past five years were as follows -

Year	Details of the works involved	Approximate Area of land involved (figures in brackets indicate the area of private land resumed) (hectares)
2013	Widening of a section of existing access road of 180 m long and construction of a new access road of 120 m long at Mok Tse Che, Sai Kung.	0.30 (0.13)
2014	Construction of a new access ramp at She Shan Road and construction of a new access road of 320 m long at Ha Tin Liu Ha and Sheung Tin Liu Ha.	0.86 (0.71)

Year	Details of the works involved	Approximate Area of land involved (figures in brackets indicate the area of private land resumed) (hectares)
2015	-	-
2016	-	-
2017	-	-

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5190)

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 pieces of government land zoned Open Space and Government, Institution or Community had restricted public access (i.e. the government sites were enclosed by wire mesh or other means, or managed in various ways to restrict access)? What was the total area involved?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 584)

Reply:

The Lands Department (Lands D) fences off and manages those areas of unallocated government land which (i) have some potential for development but where the long-term use is yet to be determined or not yet due for implementation or (ii) have little potential for development but may be put to gainful use such as community and greening purposes not involving substantial building. The fencing off is necessary to ensure public safety and avoid unlawful occupation. Lands D does not have readily available information indicating the total area of fenced up sites broken down by different statutory land use zonings.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5199)

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 details of the vacant school premises which have currently been returned to the Government, including their addresses, floor areas, the type of institutions (including but not limited to educational institutions) to which the last users belonged, the number of classrooms and facilities available therein, the duration for which they have been left vacant, their current situations, as well as the finalised uses of the school premises or the sites on which such school premises are located.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 593)

Reply:

In order to further enhance transparency, the Lands Department (Lands D) has, since March 2017, published information of vacant school premises (VSPs) under its management and available for application for short-term use onto its website. The information on these VSPs (amongst other vacant government sites available for application for short-term use) has also been uploaded onto Lands D's "GeoInfo Map" website since November 2017. As of January 2018, there were 28 VSPs available for application for short-term use. Details of these sites, including their location, site area, site conditions, long-term use (where available), can be found at Lands D's "GeoInfo Map" website (http://www.map.gov.hk/gih3/index.jsp?tab=320&lg=en).

Lands D does not have information on the year of vacancy/closure for each of those premises, and the number of classrooms/facilities and the nature of the user organisations before the premises were returned to the Government.

Lands D does not have readily available information on the VSPs which are under the management of other bureaux/departments or private entities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5203)

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) What were the establishment of various offices under the Squatter Control Unit responsible for inspecting squatter structures, the numbers of inspections, total time spent on inspections and the numbers of enforcement actions in the past three years?

Year		District Lands Offices								
2015	Establishment									
	Number of inspections									
	Total time spent on inspections									
	Number of enforcement actions									
2016	Establishment									
	Number of inspections									
	Total time spent on inspections									
	Number of enforcement actions									
2017	Establishment									
	Number of inspections									
	Total time spent on inspections									
	Number of enforcement actions									

(b) What were the types and numbers of control actions (e.g. the issuance of warnings, removal of unauthorised structures, cancellation of squatter survey numbers, etc.) taken by various offices under the Squatter Control Unit in the past three years?

Type of control actions	2015	2016	2017
Issuance of warnings			
Removal of unauthorised structures			
Cancellation of squatter survey numbers			
Others (please specify)			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 597)

Reply:

(a) Squatter control work is carried out by staff in seven regional Squatter Control Offices (SCOs) of the Lands Department (Lands D), 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.

As, conducting inspections of squatter structures is part of the overall squatter control work of staff in SCOs, there is no separate breakdown in the number of staff in SCOs deployed solely for inspecting squatter structures. In the past three 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	Total inspection time (hours)	Number of enforcement actions
2016	HK&LYM	57	2 291	2 791	102
	K, TW&KT	70	3 024	3 957	184
	Is	40	1 350	4 725	65
	NTE1	62	3 025	3 783	405
	NTE2	52	3 064	4 596	486
	NTW1	40	2 948	4 422	638
	NTW2	53	3 230	6 056	1 326
Total		374	18 932	30 330	3 206

Year	SCO	Establishment of SCO(Note)	Number of inspections	Total inspection time (hours)	Number of enforcement actions
2017	HK& LYM	57	2 169	3 003	16
	K, TW&KT	70	2 987	3 909	240
	Is	40	1 205	4 216	37
	NTE1	62	3 099	3 911	435
	NTE2	52	3 085	4 628	452
	NTW1	40	2 648	3 972	365
	NTW2	53	3 106	6 212	1 379
Total		374	18 299	29 851	2 924

Note: The figures on establishment of SCO include posts performing squatter control duties, but exclude posts performing general administrative and clerical support duties. The establishment of the SCO, if general administrative and clerical support staff are included, is 415 in 2017-18.

(b) In the past three years, the respective total numbers of different types of control actions taken by the SCOs are tabulated below:

Year	Number of warning letters issued	Number of unauthorized 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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5204)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

It is learnt that some villages in the New Territories have "fung shui" plans on which their traditional "fung shui" lanes are specified. Will the Government provide the following information:

(a) the existing policy objectives and details, and the process of producing "fung shui" plans;

(b) the villages eligible for producing "fung shui" plans;

(c) the development constraints of the areas of land covered by "fung shui" plans; and

(d) the villages in the New Territories with "fung shui" plans already produced. Please list in table form.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 598)

Reply:

(a), (b) & (c) "Fung shui" is one of the traditional village customs in the New Territories. To respect such traditional custom, the Government considers and takes into account villagers' views on the "fung shui" aspect in the course of implementing public works or processing small house applications.

According to the prevailing procedures, if a Recognised Village (RV) considers it necessary to identify areas of "fung shui" significance (e.g. Tsz Tong, Pak Kung, Tai Wong Ye, temple and "fung shui" woodland) ("fung

shui" areas) in its village, it will, through the village committee or village meeting, propose a minimum distance from these "fung shui" areas within which erection of houses is not allowed. The proposal will then be submitted to relevant District Lands Office (DLO) for consideration. After consulting the relevant District Office or other concerned departments, DLO will consider designating a "fung shui" area for the village and the minimum distance from which building of houses would not normally be allowed. A standard plan will then be prepared for that village.

(d) Information on RVs for which "fung shui" areas have been drawn up is set out below:

DLO	**RVs for which "fung shui" areas have been drawn up**
Tai Po	A Shan, Cheung Shue Tan, Chung Uk Tsuen, Kau Lung Hang, Ping Long, San Uk Tsai, She Shan, San Tsuen (Lam Tsuen), Tong Sheung Tsuen and Wai Tau Tsuen
Yuen Long	Shui Tsiu San Tsuen, Lam Hau Tsuen, Kiu Tau Wai, Hung Uk Tsuen, Tung Tau Tsuen, Shui Lau Tin, and Fan Tin and San Loong Tsuen
Shatin	Siu Lek Yuen, Kak Tin and Ma Niu
Tuen Mun	Lung Kwu Tan
Sai Kung	Sai Kung Tai Po Tsai
North	Lung Yeuk Tau
Islands	Shek Lau Po

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5208)

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 a private treaty grant by the District Lands Offices and the area of land involved in the past five years.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 602)

Reply:

The number of small houses granted by way of private treaty in the past five years (2013 to 2017) is set out below:

District	2013	2014	2015	2016	2017
Islands	16	16	10	12	24
North	25	7	10	11	11
Sai Kung	15	44	8	2	2
Sha Tin	1	14	58	2	1
Tai Po	22	23	18	34	12
Tsuen Wan & Kwai Tsing	2	0	2	1	0
Tuen Mun	2	4	6	0	1
Yuen Long	17	20	34	16	22
Total	100	128	146	78	73

Whilst each small house should have a roofed-over area of not exceeding 65.03 square metres, the area of government land granted for individual small houses may be smaller due to site constraints. In this connection, Lands D has no readily available information on the total area of land involved for small houses granted by way of private treaty.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5238)

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 relevant information on the disposal of land as follows:

(a) Please provide in table form, by district, the total numbers of rolled-over sites in the annual Land Sale Programme, the address of each rolled-over site, its plot ratio, expected permissible gross floor area, expected numbers of completed residential units and the rollover time of each site over the past ten years.

(b) Please provide in table form, by category of reasons for the rollover of sites, the numbers of sites that were rolled over in the Land Sale Programme over the past ten years.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 632)

Reply:

(a) Information of government sites in the annual Land Sale Programme ("LSP") in the past five financial years (i.e. 2013-14 to 2017-18) which have been rolled over from previous annual LSP(s) as categorised by region is set out in the table below:

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
Hong Kong Island (Total number of sites: 6)						
1	IL 9048 - Schooner Street, Wan Chai, Hong Kong	Prior to 2013-14	4 June 2014	0.027	1 350	27

Item	Lot Number [Note (i)] - Location	Date of site included in the LSP for the first time	Disposal Date [Note (ii)]	Site Area (hectares) (about) [Note (iii)]	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale [Note (iv)]	Estimated number of residential units [Note (v)]
2	IL 9049 - Sik On Street, Wan Chai, Hong Kong	Prior to 2013-14	18 September 2013	0.0208	1 040	22
3	IL 9036 - Cotton Tree Drive, Hong Kong	Prior to 2013-14	6 November 2013	0.633	30 200	N/A [Note (vi)]
4	IL 8947 - 123 Gloucester Road and 219-227 Lockhart Road, Hong Kong	Prior to 2013-14	N/A [Note (vii)]	0.3971	N/A [Note (vii)]	N/A [Note (vi)]
5	AIL 462 - Yip Kan Street and Wong Chuk Hang Road, Hong Kong	2013-14	12 October 2016	0.17648	26 472	N/A [Note (vi)]
6	RBL 1201 - Wong Ma Kok Road, Stanley, Hong Kong	2014-15	15 March 2016	2.53	21 000	86
Kowloon (Total number of sites: 17)						
1	KIL 11228 - Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Prior to 2013-14	14 June 2013	0.7714	36 022	561
2	KIL 11235 - Junction of Argyle Street and Canton Road, Kowloon	Prior to 2013-14	N/A [Note (vii)]	0.121	N/A [Note (vii)]	N/A [Note (vi)]
3	YTIL 42 - Lei Yue Mun Path, Lei Yue Mun, Kowloon	2013-14	17 December 2014	0.324	29 160	646
4	KIL 11237 - 15 Middle Road, Kowloon	2013-14	3 September 2014	0.263	31 560	N/A [Note (vi)]

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
5	NKIL 6534 - Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Cheung Sha Wan, Kowloon	2013-14	3 February 2016	0.3173	28 557	463
6	KIL 11238 - Reclamation Street and Shanghai Street, Mong Kok, Kowloon	2013-14	N/A Note (vii)	0.0252	N/A Note (vii)	N/A Note (vii)
7	KIL 11240 - Junction of Soy Street and Shanghai Street, Mong Kok, Kowloon	2013-14	N/A Note (vii)	0.0625	N/A Note (vii)	N/A Note (vii)
8	NKIL 6512 - Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	2013-14	27 January 2015	0.6843	82 116	N/A Note (vi)
9	NKIL 6542 - Yin Ping Road, Tai Wo Ping, Kowloon	2014-15	29 September 2015	2.0401	58 750	341
10	NKIL 6533 - Lung Cheung Road, Beacon Hill, Kowloon	2015-16	5 October 2016	2.1849	31 844	61
11	YTIL 44 - Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	2015-16	3 August 2016	1.053	52 650	652
12	NKIL 6547 - Kai Tak Area 4C Site 5, Kowloon	2015-16	N/A Note (vii)	0.9482	N/A Note (vii)	N/A Note (vi)

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
13	NKIL 6505 - King Lam Street, Cheung Sha Wan, Kowloon	2015-16	15 February 2017	0.7728	92 736	N/A Note (vi)
14	NKIL 6567 - Kai Tak Area 1K Site 1, Kowloon	2016-17	16 May 2017	0.9721	53 465	874
15	NKIL 6568 - Kai Tak Area 1F Site 1, Kowloon	2016-17	Tender invitation commenced on 29 March 2018 and would be closed on 11 May 2018.	1.6556	131 495	Subject to actual design by developer (if the tender is successfully awarded)
16	NKIL 6572 - Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon	2016-17	16 August 2017	0.2873	34 476	N/A Note (vi)
17	NKIL 6546 - Kai Tak Area 4C Site 4, Kowloon	2016-17	N/A Note (vii)	1.0694	N/A Note (vii)	N/A Note (vi)
New Territories (Total number of sites: 42)						
1	Lot 750 in DD 332 - South Lantau Road, Cheung Sha, Lantau Island	Prior to 2013-14	10 July 2013	0.14382	575.2	2
2	TMTL 434 - Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun	Prior to 2013-14	25 June 2013	0.3457	4 494.1	22
3	TMTL 435 - Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun	Prior to 2013-14	1 August 2013	1.1626	14 806	178

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
4	TMTL 490 - Castle Peak Road, Tai Lam, Tuen Mun	Prior to 2013-14	11 December 2013	0.205	2 665	13
5	TMTL 495 - Kwun Fung Street, Siu Lam, Tuen Mun	Prior to 2013-14	11 December 2013	0.196	784	9
6	YLTL 528 - Tak Yip Street, Tung Tau, Yuen Long	Prior to 2013-14	4 September 2013	0.4303	21 515	523
7	TKOTL 93 - Area 68B1, Tseung Kwan O	Prior to 2013-14	25 June 2013	2.6302	76 276	857
8	TKOTL 126 - Area 68B2, Tseung Kwan O	Prior to 2013-14	10 July 2013	2.7421	79 521	926
9	Lot 1003 in DD 40 - Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok	Prior to 2013-14	17 October 2013	0.3344	12 038	261
10	STTL 563 - Area 56A, Kau To, Sha Tin	Prior to 2013-14	1 August 2013	0.595	12 495	61
11	STTL 578 - Area 56A, Kau To, Sha Tin	Prior to 2013-14	18 September 2013	1.7476	32 474	160
12	STTL 579 - Area 56A, Kau To, Sha Tin	Prior to 2013-14	4 September 2013	3.29	30 036	104
13	TMTL 497 - So Kwun Wat Road, Area 56, Tuen Mun	Prior to 2013-14	23 December 2015	0.68	24 480	469

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
14	TMTL 498 - Wu On Street, Area 44, Tuen Mun	Prior to 2013-14	17 October 2013	0.2231	No maximum GFA is stipulated in the Conditions of Sale. Maximum residential GFA is 11 155 m^2 for a pure domestic building if no non-residential GFA is proposed.	222
15	STTL 581 - Whitehead, Ma On Shan, Sha Tin	Prior to 2013-14	25 March 2014	3.77	40 000	420
16	STTL 482 - Po Tai Street, Ma On Shan, Sha Tin	Prior to 2013-14	14 June 2013	0.509	15 270	N/A Note (vi)
17	STTL 587 - Tai Po Road - Tai Wai, Sha Tin	2013-14	7 January 2015	0.655	13 755	336
18	TMTL 541 - So Kwun Wat Road, Area 56, Tuen Mun	2013-14	8 July 2015	2.7	78 200	1 154
19	TMTL 500 - Kwun Chui Road, Area 56, Tuen Mun	2013-14	17 June 2015	2.4336	72 960	1 216
20	Lot 1181 in DD 215 - Hong Kin Road, Tui Min Hoi, Sai Kung	2013-14	29 April 2015	0.3424	4 793	34
21	TPTL 213 - Fo Chun Road, Pak Shek Kok, Tai Po	2013-14	5 November 2014	1.9	66 500	659
22	TPTL 226 - Chong San Road, Pak Shek Kok, Tai Po	2014-15	2 September 2015	1.7121	61 635	1 122

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
23	TMTL 539 - Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun	2014-15	10 June 2015	0.4831	No maximum GFA is stipulated in the Conditions of Sale. Maximum residential GFA is 26 552 m^2 for a building if minimum non-residential GFA of 2 000 m^2 is proposed.	693
24	TPTL 227 - Chong San Road, Pak Shek Kok, Tai Po	2014-15	17 May 2016	2.8685	103 266	1 408
25	TPTL 228 - Fo Yin Road, Pak Shek Kok, Tai Po	2014-15	13 July 2016	1.0646	38 325	528
26	TPTL 223 - Lo Fai Road, Tai Po	2014-15	9 November 2016	2.1448	31 223	Subject to actual design by developer
27	TPTL 229 - Lo Fai Road, Tai Po	2014-15	9 November 2016	1.0288	14 977	Subject to actual design by developer
28	TMTL 523 - Castle Peak Road - Tai Lam, Tuen Mun	2014-15	28 June 2016	0.7578	27 280	484
29	TYTL 190 - Sai Shan Road, Tsing Yi	2015-16	31 May 2016	0.62	No maximum GFA is stipulated in the Conditions of Sale. Maximum residential GFA is 37 200 m^2 for a pure domestic building if no non-residential GFA is proposed.	778
30	Lot 1066 in DD 103 - Au Tau, Yuen Long	2015-16	30 August 2016	2.8457	34 148	333
31	TPTL 230 - Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po	2015-16	26 July 2016	2.7735	24 128	Subject to actual design by developer

Item	Lot Number Note (i) - Location	Date of site included in the LSP for the first time	Disposal Date Note (ii)	Site Area (hectares) (about) Note (iii)	Maximum Gross Floor Area (m^2) stipulated in the Conditions of Sale Note (iv)	Estimated number of residential units Note (v)
32	STTL 611 - Whitehead, Ma On Shan, Sha Tin	2015-16	21 July 2017	0.462	11 088	Subject to actual design by developer
33	STTL 609 - To Shek, Sha Tin	2015-16	8 August 2016	1.35	40 320	349
34	STTL 614 - Lai Ping Road, Kau To, Sha Tin	2015-16	14 September 2016	0.6299	22 676	267
35	TMTL 547 - Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun	2015-16	8 August 2016	1.54	61 600	1 061
36	KCTL 517 - Tai Lin Pai Road, Kwai Chung	2015-16	13 July 2016	0.12078	11 474	N/A Note (vi)
37	TMTL 546 - Castle Peak Road - So Kwun Wat, Area 48, Tuen Mun	2015-16	N/A Note (vii)	2.72	N/A Note (vii)	N/A Note (vii)
38	TMTL 516 - Tsing Ha Lane, Area 20, Tuen Mun	2015-16	24 August 2016	0.5317	19 141	319
39	TMTL 520 - Kwun Chui Road, Area 56, Tuen Mun	2016-17	21 June 2017	1.2205	43 938	Subject to actual design by developer
40	Lot 763 in DD 332 Lantau - Cheung Sha, Lantau Island	2016-17	16 August 2017	0.248	992	Subject to actual design by developer
41	TPTL 231 - Yat Yiu Avenue, Tai Po Kau, Tai Po	2016-17	12 September 2017	0.766	5 450	Subject to actual design by developer
42	TPTL 234 - Tai Po Road - Tai Po Kau, Kon Hang, Tai Po	2016-17	N/A Note (vii)	0.622	N/A Note (vii)	N/A Note (vii)

Note (i): Some of the government sites have been rolled over from the former "Application List" under the Application Mechanism which the Government decided to abolish from the financial year 2013-14 onwards. Sites that the Government decided not to pursue further for land sale are not included.

Note (ii): Based on the date of tender award for those government sites which have been disposed of.

Note (iii): For those government sites which have been disposed of, the site areas are based on the respective Conditions of Sale. For the remaining sites, their site areas are based on the latest details as contained in the LSP.

Note (iv): Plot ratio information is normally not provided in the Conditions of Sale.

Note (v): The estimated numbers of residential units, if provided, are based on information from the Buildings Department or the production forecast by the Rating and Valuation Department.

Note (vi): Not applicable because the lease of the site concerned does not permit residential use.

Note (vii): Not applicable because the site concerned has not yet been disposed of and the development parameters are subject to change.

Information on sites included and rolled over under the LSP before 2013-14 is not readily available.

(b) Following established practice, government sites expected to be put up for sale in the relevant year will be ascertained and announced in advance in the annual land sale programme, taking into account prevailing circumstances, such as the readiness of individual sites, the supply situation from other sources and market conditions. Government sites not yet disposed of would be rolled over to the LSP of the next financial year if appropriate.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5260)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please provide in table form the details of sites granted by the Government by way of short term tenancy (STT) to franchised bus companies as at today.

Bus company	Location	Use (e.g. depot, bus stop)	Area (square metres)	Year of the grant	Term of the tenancy

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 718)

Reply:

As at February 2018, the location and area of the short term tenancies (STTs) granted to franchised bus companies by district are given below:

District	**Number of STTs**	**Total area (hectares)(about)**
Hong Kong East	12	2.4
Hong Kong West & South	22	1.6
Kowloon East	2	0.5
Kowloon West	9	4.7
Islands	8	3.0
North	3	1.4

District	Number of STTs	Total area (hectares)(about)
Sai Kung	4	1.0
Sha Tin	2	0.9
Tuen Mun	3	3.1
Tai Po	4	2.4
Tsuen Wan & Kwai Tsing	2	2.4
Yuen Long	3	1.7
Total	74	25.1

The Lands Department does not have readily available information on other details of each of the tenancies.

In general, sites of general commercial interest and available for temporary use are let at full market rent by way of open tender. Sites which may be temporarily used to support specific policy objectives may be directly granted to a particular organisation with or without a concession in rent where the relevant policy bureaux have given policy support for such direct grants. STTs by direct grant at market rent are granted to franchised bus companies for uses of bus depots, bus regulator kiosks, bus drivers' rest rooms or staff canteen.

STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, STTs let by direct grant can generally continue on a monthly or quarterly basis. STTs will be terminated at an appropriate time to tie in with the implementation of the long-term planned use or another temporary use which should be given priority in the light of changing circumstances.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6383)

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 supply of residential units and sites for residential development in Hong Kong, will the Government inform this Committee of the following:

(a) Please list in the table below the area, the development plot ratio and the expected number of residential units to be provided of each of the government sites disposed of through the Land Sale Programme by the Government for private housing and other development purposes, and the total area of sites disposed of in each of the past five years.

Year		2013	2014	2015	2016	2017
Lot						
Site disposed of for private housing development	Number					
	Area (in hectares)					
	Development plot ratio					
	Expected number of residential units to be provided					
	Total number of sites disposed of during the relevant financial year					
	Total area of sites disposed of during the relevant financial year (in hectares)					

Year		2013	2014	2015	2016	2017
Lot						
Site disposed of for other developments (namely including commercial/ business/ hotel/ industrial development) other than private housing development	Number					
	Area (in hectares)					
	Total number of sites disposed of during the relevant financial year					
	Total area of sites disposed of during the relevant financial year (in hectares)					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 505)

Reply:

(a) In the past five financial years (i.e. from 1 April 2013 up to 28 February 2018), the Government disposed of 129 sites in total under the Land Sale Programme. Details are set out in the table below:

2013-14				
Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
1	10 April 2013	TKOTL 112 – Area 65C1, Tseung Kwan O, New Territories	1.3922	804
2	10 April 2013	TMTL 430 – Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	0.3173	18
3	5 June 2013	NKIL 6516 – Site 1H1, Kai Tak, Kowloon	0.7771	545
4	5 June 2013	NKIL 6517 – Site 1H2, Kai Tak, Kowloon	0.8585	624
5	14 June 2013	KIL 11228 – Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	0.7714	561
6	25 June 2013	TKOTL 93 – Area 68B1, Tseung Kwan O, New Territories	2.6302	857
7	25 June 2013	TMTL 434 – Junction of Ka Wo Li Hill Road and Castle Peak Road-So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	0.3457	22
8	10 July 2013	TKOTL 126 – Area 68B2, Tseung Kwan O, New Territories	2.7421	926
9	10 July 2013	Lot 750 in DD 332 – South Lantau Road, Cheung Sha, Lantau Island, New Territories	0.1438	2

Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
10	1 August 2013	STTL 563 – Area 56A, Kau To, Sha Tin, New Territories	0.5950	61
11	1 August 2013	TMTL 435 – Castle Peak Road – Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	1.1626	178
12	4 September 2013	STTL 579 – Area 56A, Kau To, Sha Tin, New Territories	3.2900	104
13	4 September 2013	YLTL 528 – Tak Yip Street, Tung Tau, Yuen Long, New Territories	0.4303	523
14	18 September 2013	STTL 578 – Area 56A, Kau To, Sha Tin, New Territories	1.7476	160
15	18 September 2013	IL 9049 – Sik On Street, Wan Chai, Hong Kong	0.0208	22
16	17 October 2013	TMTL 498 – Wu On Street, Area 44, Tuen Mun, New Territories	0.2231	222
17	17 October 2013	Lot 1003 in DD 40 – Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	0.3344	261
18	6 November 2013	Lot 1180 in DD 215 – Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	0.8073	285
19	13 November 2013	Lot 2640 in DD 92 – Castle Peak Road - Kwu Tung, Sheung Shui, New Territories	1.4333	590
20	13 November 2013	TLTL 70 – Tsing Lung Tau, Tsuen Wan, New Territories	0.4868	198
21	11 December 2013	TMTL 490 – Castle Peak Road, Tai Lam, Tuen Mun, New Territories	0.2050	13
22	11 December 2013	TMTL 495 – Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	0.1960	9
23	15 January 2014	STTL 603 – Lok Lam Road, Fo Tan, Sha Tin, New Territories	0.1190	12
24	12 February 2014	TMTL 508 – Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	0.3109	370
25	12 February 2014	TMTL 509 – Leung Tak Street, Area 2, Tuen Mun, New Territories	0.2440	321
26	25 February 2014	NKIL 6525 – Kai Tak Area 1I Site 1, Kai Tak, Kowloon	0.8780	822
27	25 February 2014	NKIL 6526 – Kai Tak Area 1I Site 2, Kai Tak, Kowloon	0.9313	900
28	25 February 2014	NKIL 6527 – Kai Tak Area 1I Site 3, Kai Tak, Kowloon	1.0149	930
29	12 March 2014	Lot 1681 in DD 243 – Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	0.1243	2
30	25 March 2014	STTL 581 – Whitehead, Ma On Shan, Sha Tin, New Territories	3.7700	420
31	25 March 2014	Lot 682 in DD Peng Chau – Kau Yuk Road, Peng Chau, New Territories	0.1742	18
No. of sites : 31		Total Area :	28.48 ha (about)	

Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	Use	Area (hectares)
1	14 June 2013	STTL 482 – Po Tai Street, Ma On Shan, Sha Tin, New Territories	Commercial	0.5090
2	6 November 2013	IL 9036 – Cotton Tree Drive, Hong Kong	Hotel	0.6330
3	6 November 2013	NKIL 6312 –Junction of Wang Chiu Road and Lam Lee Street, Kowloon Bay, Kowloon	Commercial	0.4297
4	15 January 2014	KTIL 761 –Junction of Hang Yip Street, Wai Yip Street, Yan Yip Street and Kwun Tong Road, Kwun Tong, Kowloon	Commercial	0.5112
No. of sites : 4			Total Area :	2.08 ha (about)

2014-15

Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
1	9 April 2014	SIL 854 – Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	0.0476	75
2	9 April 2014	STTL 604 – Mei Tin Road, Tai Wai, Sha Tin, New Territories	0.06870	118
3	14 May 2014	RBL 1198 – Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	1.0860	20
4	14 May 2014	TMTL 499 – Tseng Choi Street, Area 4, Tuen Mun, New Territories	0.2202	356
5	28 May 2014	TPTL 214 – Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.9400	737
6	28 May 2014	NKIL 6541 – Kai Tak Area 1H Site 3, Kowloon	0.7674	648
7	4 June 2014	IL 9048 – Schooner Street, Wan Chai, Hong Kong	0.0270	27
8	25 June 2014	STTL 599 – Ma Kam Street, Ma On Shan, Sha Tin, New Territories	0.3091	640
9	9 July 2014	TSWTL 33 – Area 112, Tin Shui Wai, Yuen Long, New Territories	7.5500	1 330
10	9 July 2014	TSWTL 34 – Area 115, Tin Shui Wai, Yuen Long, New Territories	6.4400	1 777
11	13 August 2014	TWTL 393 – Yeung Uk Road, Tsuen Wan, New Territories [Note 2]	1.4160	840
12	13 August 2014	STTL 598 – Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	0.3100	364
13	20 August 2014	TMTL 513 – Yan Ching Street, Area 10, Tuen Mun, New Territories	0.1174	204
14	20 August 2014	TMTL 512 – Lok Chui Street, Area 59, Tuen Mun, New Territories	0.1045	3
15	29 September 2014	FSSTL 255 – Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	0.2828	296
16	5 November 2014	TPTL 213 – Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	1.9000	659

Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
17	12 November 2014	TMTL 515 – King Sau Lane, Area 4, Tuen Mun, New Territories	1.1048	1 017
18	10 December 2014	STTL 601 – Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	2.3500	513
19	17 December 2014	YTIL 42 – Lei Yue Mun Path, Lei Yue Mun, Kowloon	0.3240	646
20	24 December 2014	Lot 758 in DD 332 – Cheung Sha, Lantau Island, New Territories	0.4212	6
21	7 January 2015	STTL 587 – Tai Po Road - Tai Wai, Sha Tin, New Territories	0.6550	336
22	27 January 2015	KCTL 518 – Hing Fong Road, Kwai Chung, New Territories	0.0810	136
23	4 February 2015	TMTL 514 –Yip Wong Road, Area 18, Tuen Mun, New Territories	0.2428	371
24	11 February 2015	NKIL 6532 –Lung Cheung Road, Beacon Hill, Kowloon	1.0642	45
25	4 March 2015	TPTL 225 – At the junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	2.3239	1 444
No. of sites : 25		Total Area :	31.15 ha (about)	

Sites disposed of for commercial / business / hotel / industrial developments

Item	Tender award date	Lot number – Location	Use	Area (hectares)
1	9 April 2014	NKIL 6410 – 650 Cheung Sha Wan Road, Kowloon	Commercial / Office	0.1498
2	3 September 2014	KIL 11237 – 15 Middle Road, Tsim Sha Tsui, Kowloon	Commercial / Office / Hotel	0.2630
3	22 October 2014	TCTL 38 – Area 53A, Tung Chung, Lantau Island, New Territories	Hotel	1.2902
4	14 January 2015	KCTL 495 – Kin Chuen Street, Kwai Chung, New Territories	Business	0.2781
5	27 January 2015	NKIL 6512 –Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Commercial / Office	0.6843
6	11 February 2015	KCTL 487 – Junction of Shing Yiu Street, Wing Kei Road and Kwai Fuk Road, Kwai Chung, New Territories	Industrial	0.1265
No. of sites : 6			Total Area :	2.79 ha (about)

2015-16

Sites disposed of for private housing development

Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
1	15 April 2015	Lot 1909 in DD 100 – Fan Kam Road, Sheung Shui, New Territories	0.6409	6
2	29 April 2015	Lot 1181 in DD 215 – Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	0.3424	34

Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
3	13 May 2015	STTL 605 – Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	0.5830	148
4	10 June 2015	TMTL 539 – Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	0.4831	693
5	17 June 2015	TMTL 500 – Kwun Chui Road, Area 56, Tuen Mun, New Territories	2.4336	1 216
6	24 June 2015	Lot 1872 in DD Cheung Chau – Fa Peng Road, Cheung Chau, New Territories	0.3410	Subject to actual design by developer
7	8 July 2015	TMTL 541 – So Kwun Wat Road, Area 56, Tuen Mun, New Territories	2.7000	1 154
8	12 August 2015	Lot 2115 in DD 105 – Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	0.8754	16
9	2 September 2015	TPTL 226 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	1.7121	1 122
10	16 September 2015	TMTL 542 – Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	0.8190	41
11	29 September 2015	NKIL 6542 – Yin Ping Road, Tai Wo Ping, Kowloon	2.0401	341
12	23 December 2015	TMTL 497 – So Kwun Wat Road, Area 56, Tuen Mun, New Territories	0.6800	469
13	3 February 2016	NKIL 6534 – Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	0.3173	463
14	12 February 2016	TPTL 221 – Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	3.7696	1 704
15	2 March 2016	KIL 11257 – Sheung Shing Street, Ho Man Tin, Kowloon	0.9074	402
16	15 March 2016	RBL 1201 – Wong Ma Kok Road, Stanley, Hong Kong	2.5300	86
17	23 March 2016	STTL 610 – Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	0.3300	66
No. of sites : 17		Total Area :	21.50 ha (about)	

Sites disposed of for commercial / business / hotel / industrial developments

Item	Tender award date	Lot number – Location	Use	Area (hectares) (about)
1	13 May 2015	NKIL 6313 – Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon	Commercial / Office	0.3795
2	20 October 2015	STTL 617 – On Yiu Street, Shek Mun, Sha Tin, New Territories	Business	0.1700
3	23 December 2015	YLTL 532 – Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories	Business	0.9246
No. of sites : 3			Total Area :	1.47 ha (about)

2016-17

Sites disposed of for private housing development

Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
1	17 May 2016	TPTL 227 – Chong San Road, Pak Shek Kok, Tai Po, New Territories	2.8685	1 408
2	31 May 2016	TYTL 190 – Sai Shan Road, Tsing Yi, New Territories	0.6200	778
3	28 June 2016	TMTL 523 – Castle Peak Road - Tai Lam, Tuen Mun, New Territories	0.7578	484
4	13 July 2016	TPTL 228 – Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	1.0646	528
5	26 July 2016	TPTL 230 – Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	2.7735	Subject to actual design by developer
6	3 August 2016	YTIL 44 – Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	1.0530	652
7	8 August 2016	STTL 609 – To Shek, Sha Tin, New Territories	1.3500	349
8	8 August 2016	TMTL 547 – Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	1.5400	1 061
9	24 August 2016	TMTL 516 – Tsing Ha Lane, Area 20, Tuen Mun, New Territories	0.5317	319
10	30 August 2016	Lot 1066 in DD 103 – Au Tau, Yuen Long, New Territories	2.8457	333
11	14 September 2016	STTL 614 – Lai Ping Road, Kau To, Sha Tin, New Territories	0.6299	267
12	5 October 2016	NKIL 6533 – Lung Cheung Road, Beacon Hill, Kowloon	2.1849	61
13	2 November 2016	NKIL 6565 – Kai Tak Area 1K Site 3, Kowloon	1.1262	524
14	9 November 2016	TPTL 223 – Lo Fai Road, Tai Po, New Territories	2.1448	Subject to actual design by developer
15	9 November 2016	TPTL 229 – Lo Fai Road, Tai Po, New Territories	1.0288	Subject to actual design by developer
16	16 November 2016	NKIL 6584 – Off Sin Fat Road, Kwun Tong, Kowloon	1.8261	965
17	19 December 2016	NKIL 6562 – Kai Tak Area 1L Site 3, Kowloon	0.8803	168
18	29 December 2016	NKIL 6566 – Kai Tak Area 1K Site 2, Kowloon	0.9700	Subject to actual design by developer
19	25 January 2017	NKIL 6564 – Kai Tak Area 1L Site 1, Kowloon	0.7318	582
20	24 February 2017	APIL 136 – Lee Nam Road, Ap Lei Chau, Hong Kong	1.1761	Subject to actual design by developer
21	15 March 2017	NKIL 6563 – Kai Tak Area 1L Site 2, Kowloon	0.9482	592
No. of sites : 21		Total Area :	29.05 ha (about)	

Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	Use	Area (hectares)
1	5 May 2016	KCTL 522 –Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories	Business	0.0567
2	13 July 2016	KCTL 517 – Tai Lin Pai Road, Kwai Chung, New Territories	Commercial	0.1208
3	17 August 2016	KCTL 478 –Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories	Industrial	0.3707
4	12 October 2016	AIL 462 – Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong	Business	0.1765
5	23 November 2016	NKIL 6557 – Kai Tak Area 1E Site 2, Kowloon	Commercial	1.4159
6	15 February 2017	NKIL 6505 – King Lam Street, Cheung Sha Wan, Kowloon	Business	0.7728
No. of sites : 6			Total Area :	2.91 ha (about)

2017-18 (up to end February 2018)

Sites disposed of for private housing development				
Item	Tender award date	Lot number - Location	Area (hectares) (about)	Estimated number of residential units [Note 1]
1	16 May 2017	NKIL 6567 – Kai Tak Area 1K Site 1, Kowloon	0.9721	874
2	21 June 2017	TMTL 520 – Kwun Chui Road, Area 56, Tuen Mun, New Territories	1.2205	Subject to actual design by developer
3	21 July 2017	STTL 611 – Whitehead, Ma On Shan, Sha Tin, New Territories	0.4620	Subject to actual design by developer
4	16 August 2017	Lot 763 in DD 332 Lantau – Cheung Sha, Lantau Island, New Territories	0.2480	Subject to actual design by developer
5	12 September 2017	TPTL 231 – Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	0.7660	Subject to actual design by developer
6	15 November 2017	NKIL 6549 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	1.9348	Subject to actual design by developer
7	28 December 2017	FSSTL 270 – San Lok Street, Sheung Shui, New Territories	0.0201	Subject to actual design by developer
8	16 January 2018	NKIL 6579 – Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	1.1262	Subject to actual design by developer
9	24 January 2018	Lot 1068 in SD 3 – Off Anderson Road, Kwun Tong, Kowloon	0.5354	Subject to actual design by developer
No. of sites : 9		Total Area :	7.29 ha (about)	

Sites disposed of for commercial / business / hotel / industrial developments				
Item	Tender award date	Lot number – Location	Use	Area (hectares) (about)
1	5 May 2017	KCTL 524 – Wing Kei Road, Kwai Chung, New Territories	Industrial	0.1730
2	10 May 2017	NKIL 6582 – Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon	Commercial	0.4171

Item	Tender award date	Lot number – Location	Use	Area (hectares) (about)
3	16 May 2017	IL 9051 – Murray Road, Central, Hong Kong	Commercial	0.2880
4	31 May 2017	NKIL 6556 – Kai Tak Area 1F Site 2, Kowloon	Commercial / Hotel	1.9044
5	16 August 2017	NKIL 6572 – Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon	Business	0.2873
6	30 October 2017	NKIL 6550 – Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Hotel	0.4880
7	3 January 2018	TWTL 428 – Ma Kok Street, Tsuen Wan, New Territories	Industrial	0.1973
No. of sites :		7	Total Area :	3.76 ha (about)

Note 1: The estimated number of residential units, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end February 2018.

Note 2: TWTL 393 is divided into two areas on its lease plan. "AREA A" is restricted for non-industrial (excluding private residential, godown and petrol filling station) purposes while "AREA B" is restricted for private residential purposes.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6364)

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 are the number of government land disposed of through the Land Sale Programme by the Government to increase land supply for private housing and other development needs, the area of each piece of the land and the total area of the land disposed of in each of the past five years?

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. (LegCo use): 58)

Reply:

In the past five financial years (i.e. from 1 April 2013 up to 28 February 2018), the Government disposed of 129 sites in total under the Land Sale Programme. Details are set out in the table below:

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
2013-14					
1	10 April 2013	TKOTL 112	Area 65C1, Tseung Kwan O, New Territories	Residential	13 922.00
2	10 April 2013	TMTL 430	Fu Shing Street, Area 52, Fu Tei, Tuen Mun, New Territories	Residential	3 173.00
3	5 June 2013	NKIL 6516	Site 1H1, Kai Tak, Kowloon	Residential	7 771.00
4	5 June 2013	NKIL 6517	Site 1H2, Kai Tak, Kowloon	Residential	8 585.00
5	14 June 2013	KIL 11228	Junction of Fat Kwong Street and Sheung Foo Street, Ho Man Tin, Kowloon	Residential	7 714.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
6	14 June 2013	STTL 482	Po Tai Street, Ma On Shan, Sha Tin, New Territories	Commercial	5 090.00
7	25 June 2013	TKOTL 93	Area 68B1, Tseung Kwan O, New Territories	Residential	26 302.00
8	25 June 2013	TMTL 434	Junction of Ka Wo Li Hill Road and Castle Peak Road - So Kwun Wat, Area 55, So Kwun Wat, Tuen Mun, New Territories	Residential	3 457.00
9	10 July 2013	TKOTL 126	Area 68B2, Tseung Kwan O, New Territories	Residential	27 421.00
10	10 July 2013	Lot 750 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	Residential	1 438.20
11	1 August 2013	STTL 563	Area 56A, Kau To, Sha Tin, New Territories	Residential	5 950.00
12	1 August 2013	TMTL 435	Castle Peak Road - Tai Lam, Area 55, Siu Sau, Tuen Mun, New Territories	Residential	11 626.00
13	4 September 2013	STTL 579	Area 56A, Kau To, Sha Tin, New Territories	Residential	32 900.00
14	4 September 2013	YLTL 528	Tak Yip Street, Tung Tau, Yuen Long, New Territories	Residential	4 303.00
15	18 September 2013	STTL 578	Area 56A, Kau To, Sha Tin, New Territories	Residential	17 476.00
16	18 September 2013	IL 9049	Sik On Street, Wan Chai, Hong Kong	Residential	208.00
17	17 October 2013	TMTL 498	Wu On Street, Area 44, Tuen Mun, New Territories	Residential	2 231.00
18	17 October 2013	Lot 1003 in DD 40	Junction of Shun Lung Street and Shun Cheong Street, Sha Tau Kok, New Territories	Residential	3 344.00
19	6 November 2013	IL 9036	Cotton Tree Drive, Hong Kong	Hotel	6 330.00
20	6 November 2013	NKIL 6312	Junction of Wang Chiu Road and Lam Lee Street, Kowloon Bay, Kowloon	Commercial	4 297.00
21	6 November 2013	Lot 1180 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung, New Territories	Residential	8 073.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
22	13 November 2013	Lot 2640 in DD 92	Castle Peak Road – Kwu Tung, Sheung Shui, New Territories	Residential	14 333.00
23	13 November 2013	TLTL 70	Tsing Lung Tau, Tsuen Wan, New Territories	Residential	4 868.00
24	11 December 2013	TMTL 490	Castle Peak Road, Tai Lam, Tuen Mun, New Territories	Residential	2 050.00
25	11 December 2013	TMTL 495	Kwun Fung Street, Siu Lam, Tuen Mun, New Territories	Residential	1 960.00
26	15 January 2014	KTIL 761	Junction of Hang Yip Street, Wai Yip Street, Yan Yip Street and Kwun Tong Road, Kwun Tong, Kowloon	Commercial	5 112.00
27	15 January 2014	STTL 603	Lok Lam Road, Fo Tan, Sha Tin, New Territories	Residential	1 190.00
28	12 February 2014	TMTL 508	Junction of Tsun Wen Road and Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	3 109.00
29	12 February 2014	TMTL 509	Leung Tak Street, Area 2, Tuen Mun, New Territories	Residential	2 440.00
30	25 February 2014	NKIL 6525	Kai Tak Area 1I Site 1, Kai Tak, Kowloon	Residential	8 780.00
31	25 February 2014	NKIL 6526	Kai Tak Area 1I Site 2, Kai Tak, Kowloon	Residential	9 313.00
32	25 February 2014	NKIL 6527	Kai Tak Area 1I Site 3, Kai Tak, Kowloon	Residential	10 149.00
33	12 March 2014	Lot 1681 in DD 243	Junction of Pik Sha Road and Clear Water Bay Road, Sai Kung, New Territories	Residential	1 242.70
34	25 March 2014	STTL 581	Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	37 700.00
35	25 March 2014	Lot 682 in DD Peng Chau	Kau Yuk Road, Peng Chau, New Territories	Residential	1 742.00
No. of Sites		35		Total Area :	305 599.90

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
2014-15					
1	9 April 2014	NKIL 6410	650 Cheung Sha Wan Road, Kowloon	Commercial/ Office	1 498.40
2	9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	Residential	476.40
3	9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	Residential	687.00
4	14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	Residential	10 860.00
5	14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	Residential	2 202.00
6	28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	19 400.00
7	28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	Residential	7 674.00
8	4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	Residential	270.00
9	25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	Residential	3 091.00
10	9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	Residential	75 500.00
11	9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	Residential	64 400.00
12	13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	Residential and Commercial/ Hotel	14 160.00
13	13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	Residential	3 100.00
14	20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	Residential	1 174.00
15	20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	Residential	1 044.60
16	3 September 2014	KIL 11237	15 Middle Road, Tsim Sha Tsui, Kowloon	Commercial/ Office/Hotel	2 630.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
17	29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	Residential	2 828.00
18	22 October 2014	TCTL 38	Area 53A, Tung Chung, Lantau Island, New Territories	Hotel	12 902.00
19	5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	Residential	19 000.00
20	12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	Residential	11 048.00
21	10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	23 500.00
22	17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	Residential	3 240.00
23	24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	Residential	4 212.00
24	7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	Residential	6 550.00
25	14 January 2015	KCTL 495	Kin Chuen Street, Kwai Chung, New Territories	Business	2 781.00
26	27 January 2015	NKIL 6512	Junction of Hung Yip Street, Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong, Kowloon	Commercial/ Office	6 843.00
27	27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	Residential	810.00
28	4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	Residential	2 428.00
29	11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	Residential	10 642.00
30	11 February 2015	KCTL 487	Junction of Shing Yiu Street, Wing Kei Road and Kwai Fuk Road, Kwai Chung, New Territories	Industrial	1 264.60
31	4 March 2015	TPTL 225	At the Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	23 239.00
No. of Sites 31				Total Area :	339 455.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
2015-16					
1	15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	Residential	6 409.00
2	29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	Residential	3 424.00
3	13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	Residential	5 830.00
4	13 May 2015	NKIL 6313	Junction of Cheung Yip Street, Sheung Yee Road and Wai Yip Street, Kowloon Bay, Kowloon	Commercial / Office	3 795.00
5	10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	Residential	4 831.00
6	17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	24 336.00
7	24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	Residential	3 410.00
8	8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	27 000.00
9	12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	Residential	8 754.00
10	2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	17 121.00
11	16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	8 190.00
12	29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	Residential	20 401.00
13	20 October 2015	STTL 617	On Yiu Street, Shek Mun, Sha Tin, New Territories	Business	1 700.00
14	23 December 2015	YLTL 532	Junction of Wang Yip Street West and Hong Yip Street, Tung Tau Industrial Area, Yuen Long, New Territories	Business	9 246.00
15	23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	Residential	6 800.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
16	3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	Residential	3 173.00
17	12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	Residential	37 696.00
18	2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	Residential	9 074.00
19	15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	Residential	25 300.00
20	23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	Residential	3 300.00
		No. of Sites	20	Total Area :	229 790.00
2016-17					
1	5 May 2016	KCTL 522	Junction of Kwai Chung Road and Kwai On Road, Kwai Chung, New Territories	Business	567.00
2	17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	Residential	28 685.00
3	31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	Residential	6 200.00
4	28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Residential	7 578.00
5	13 July 2016	KCTL 517	Tai Lin Pai Road, Kwai Chung, New Territories	Commercial	1 207.80
6	13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	Residential	10 646.00
7	26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	Residential	27 735.00
8	3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential	10 530.00
9	8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	Residential	13 500.00
10	8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	Residential	15 400.00
11	17 August 2016	KCTL 478	Junction of Wing Kei Road and Wing Kin Road, Kwai Chung, New Territories	Industrial	3 707.00

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
12	24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	Residential	5 317.00
13	30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	Residential	28 457.00
14	14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	Residential	6 299.00
15	5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	Residential	21 849.00
16	12 October 2016	AIL 462	Yip Kan Street and Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong	Business	1 764.80
17	2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kowloon	Residential	11 262.00
18	9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	Residential	21 448.00
19	9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	Residential	10 288.00
20	16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	Residential	18 261.00
21	23 November 2016	NKIL 6557	Kai Tak Area 1E Site 2, Kowloon	Commercial	14 159.00
22	19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	Residential	8 803.00
23	29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	Residential	9 700.00
24	25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	Residential	7 318.00
25	15 February 2017	NKIL 6505	King Lam Street, Cheung Sha Wan, Kowloon	Business	7 728.00
26	24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	Residential	11 761.00
27	15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	Residential	9 482.00
No. of Sites 27				Total Area :	319 652.60
2017-18 (up to end February 2018)					
1	5 May 2017	KCTL 524	Wing Kei Road, Kwai Chung, New Territories	Industrial	1 730.10

Item	Tender award date (up to end February 2018)	Lot number	Location	Use [Note]	Area (square metres) (about)
2	10 May 2017	NKIL 6582	Lai Chi Kok Road near Cheung Shun Street, Cheung Sha Wan, Kowloon	Commercial	4 171.00
3	16 May 2017	IL 9051	Murray Road, Central, Hong Kong	Commercial	2 880.00
4	16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	Residential	9 721.00
5	31 May 2017	NKIL 6556	Kai Tak Area 1F Site 2, Kowloon	Commercial/ Hotel	19 044.00
6	21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	Residential	12 205.00
7	21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	Residential	4 620.00
8	16 August 2017	NKIL 6572	Junction of Wing Hong Street, Yu Chau West Street and Wing Ming Street, Cheung Sha Wan, Kowloon	Business	2 873.00
9	16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	Residential	2 480.00
10	12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	Residential	7 660.00
11	30 October 2017	NKIL 6550	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Hotel	4 880.00
12	15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	Residential	19 348.00
13	28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	Residential	200.70
14	3 January 2018	TWTL 428	Ma Kok Street, Tsuen Wan, New Territories	Industrial	1 972.90
15	16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	Residential	11 262.00
16	24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	Residential	5 354.00
No. of Sites			16	Total Area :	110 401.70

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3616)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration, (2) Survey and Mapping

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

Please advise this Committee of the following:

1) The area of land held under Block Government Leases and, among them, (I) the area of land used for residential purpose; (II) the area of land used for agricultural purpose; and (III) the area of land not covered by any statutory plans. Please provide a breakdown by 18 District Council districts as at 31 December 2017, and set out such information in the table below.

I	II	III

2) In respect of the land held under Block Government Leases but not covered by any statutory plans, whether the construction of buildings on such land is currently subject to any planning restrictions (e.g. building height restrictions); whether the lessees may apply to the Government for redeveloping the buildings on such land; if yes, the respective number of applications received and approved by the Government in each of the past three years.

3) The date and scope of the latest survey conducted by the Government on the land held under Block Government Leases; whether there is any plan to carry out a large-scale survey on such land in the coming two years.

4) In reply to a question raised by a Member of the Legislative Council in November 2013, the Government indicated that the Lands Department was planning to set up an online platform to provide online version of survey and mapping information in phases, facilitating the public to purchase various kinds of digitally imaged survey and mapping products (e.g. demarcation district sheets, lot index plans and land record sheets). What is the latest progress of the work and when will the services be available to the public?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 164)

Reply:

1) There are about 200 000 parent lots under Block Government Leases (BGLs), covering a total land area of about 8 600 hectares. The land use descriptions recorded in the relevant BGLs for each lot are simple and snap shot descriptions of the myriad of land uses as observed on site in the old days. The uses as recorded are illustrative rather than binding lease restrictions on land uses, as BGLs themselves as a kind of lease do not include land use restrictions. The only restriction under BGLs is the requirement to seek the Lands Department (Lands D)'s approval for erection of structures. As such, it may not be feasible and meaningful to stocktake and summarise the snap shot descriptions of land uses, particularly when BGLs cover a large number of parent lots and subdivided lots and Lands D has to set aside substantial manpower resources to examine all BGLs in order to provide the information. Lands D is therefore unable to provide the relevant breakdown.

2) The Town Planning Ordinance (Cap. 131) is not applicable to the land not covered by any statutory plan. However, buildings erected on such land are still subject to any relevant Ordinance, land lease conditions and other applicable government requirements. When considering any development proposal, relevant departments may also make reference to the planning restrictions shown on the adopted departmental administrative plan (such as Outline Development Plan or Layout Plan), if such land is so covered by that plan.

   In general, the owner of private land held under the BGL has to, in accordance with the conditions of the concerned BGL, apply to Lands D if he wishes to erect structures on the lot (including applications for rebuilding houses). Moreover, temporary structures or squatters covered by relevant licences or the squatter structure survey conducted in 1982 may be found on some of the lots governed by BGLs. If the licensees of temporary structures or occupiers of squatter structures would like to alter the construction of their structures, they will have to apply to Lands D.

   For the construction or redevelopment of a New Territories Exempted House (NTEH) on land governed by a BGL, Lands D will normally make reference to the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121) which stipulates that an NTEH cannot exceed 65.03 square metres (700 square feet) in roofed-over area, three storeys and 8.23 metres (27 feet) in height. On the other hand, if the alteration of a building on land governed by a BGL involves building works not exempted under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121), such works have to comply with the requirements under the Buildings Ordinance (Cap. 123), that is approval of plans and consent to commence works must be obtained from the Building Department before such works begin.

Lands D does not have readily available statistics on the number of applications or approved cases of construction or redevelopment of buildings on BGL lots not covered by statutory plans.

3) Lands D has not conducted a new survey of the boundaries of all lots covered by BGLs. Lands D conducts surveys of land boundaries as and when this is required to support the processing of lease modifications and land exchanges and to resolve individual land boundary issues which may arise in the course of government projects, such as land resumption for infrastructure and public housing developments. Lands D currently has no plan to carry out a new survey of the boundaries of all lots covered by BGLs due to other priorities.

4) Lands D will introduce a new One-Stop Sale and Supply System for mapping services and products, which sells a range of products including digital and paper map, aerial photograph, Demarcation District Sheet, Lot Index Plan and land record sheet. It is anticipated that the new service will be launched in the second half of 2018.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5270)

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 2017, the Lands Department resumed 3.78 hectares of land required for public works projects. Regarding the sites of short term tenancies (STTs), please inform this Committee of the following:

1. For the original use of the land taken back and its area, in the case of a temporary carpark, please specify the type and number of vehicles permitted to be parked, term of lease and the use of the land taken back.

2. What are the details of land for STTs to be let by tender for temporary fee-paying carparks in 2018? Please include the locations of land, their areas, the type and number of vehicles permitted to be parked, the dates on which the land will be put up for lease in the market.

3. What are the number of sites granted by way of STTs for use as temporary fee-paying carparks to be taken back in 2018 for other development uses, the location of the sites to be taken back, term of lease and the number of various types of vehicles to be affected?

4. At present, there are sites granted by way of STTs for use as temporary fee-paying carparks for a term of one year only, after which the sites will be put up for tender again and awarded to the highest bidders, causing a substantial increase in rent as well as parking costs for the transport trade business. Will the Government consider extending the term of STTs in order to stabilise the rent? If yes, what are the details? If no, what measures does the Government have to reduce parking costs for the transport trade business?

5. For taking back STT sites, what are the staff establishment and estimated expenditure to be involved in 2018-19?

Asked by: Hon YICK Chi-ming, Frankie (Member Question No. (LegCo use): 58)

Reply:

1. The 3.78 hectares of private land resumed for public works programme projects in 2017 do not involve the termination of short term tenancies (STTs).

2. Based on current estimate, the total area of STTs to be let by open tender in 2018 is 17 hectares. Out of the estimated total area of STT sites to be tendered in the year, the area proposed for use as temporary fee-paying carpark is estimated to account for around 60%. As the information on STTs in 2018 is only an estimate, detailed information on the sites is not available.

3. In general, if there is a need for permanent development or another temporary use which should be given priority in light of changing circumstances in respect of a particular site, the short-term use would be terminated at an appropriate time in accordance with the conditions of the STTs to make way for implementation of the long-term planned use or another temporary use.

   We do not have an estimate on the number of STTs granted for use as temporary fee-paying carparks to be terminated in 2018 for other development uses, which may cover a wide range of circumstances for which the Lands Department (Lands D) will be informed by the relevant project bureaux/departments at relevant appropriate junctures prior to implementation of the development use for carrying out the necessary land administration work to terminate the STTs.

4. Normally, STTs for temporary fee-paying carpark are granted for a fixed term of one year and thereafter quarterly. Upon expiry of the fixed terms, if a site is not immediately required for permanent or other temporary uses, the site will generally be re-tendered for another fixed term unless, inter alia, the remaining duration for which the site will be available is too short and it does not justify re-tendering.

   In view of the current policy of according priority to considering and meeting the parking demand of commercial vehicles in the provision of parking spaces, the Transport Department (TD) has commenced a study on the parking for commercial vehicles in December 2017 which is anticipated to be completed in 2019. The study will assess the parking demand of commercial vehicles in individual districts and formulate short to long-term measures for meeting the demand. Depending on the outcome of TD's study and the implementation details of the measures, Lands D will consider the need of providing support on the appropriate land administration work subject to any necessary resource arrangements.

5. As the staff involved in handling the termination of STTs also carry out other land administration duties, there is no separate breakdown on the number of staff solely responsible for handling the termination of STTs and the relevant expenditure.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3635)

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:

(1) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Branch (T-Branch) in 2018-19?

(2) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Mainland Planning Unit under T-Branch in 2018-19?

(3) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Lantau Unit under T-Branch in 2018-19?

(4) What are the operating expenses, staff establishment and estimated annual salary expenditure for the Territorial Planning Unit under T-Branch in 2018-19?

(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 2018-19?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 74)

Reply:

(1) In 2018-19, the Territorial Planning Branch (T-Branch) of the Planning Department (PlanD) comprising five sections will have an establishment of a total of 236 staff members of various grades and ranks. The estimated salary expenditure of these 236 staff members is about $151.6 million in terms of notional annual mid-point salary value. There is no breakdown on the estimated operating expenses solely for the T-Branch.

(2) to (4)

The Mainland Planning Unit, Lantau Unit and Territorial Planning Unit of the Strategic Planning Section of T-Branch will have an establishment of three, five and nine professional staff respectively in 2018-19. The estimated salary expenditures of these professional staff are about $2.9 million, $4.4 million and $8.7 million respectively in terms of notional annual mid-point salary value. There are also 31 technical and clerical staff providing support to these three Units and their estimated salary expenditure is about $10.4 million in terms of notional annual mid-point salary value. There is no breakdown on the estimated operating expenses solely for these three Units.

(5) The Cross-boundary Infrastructure and Development (CID) Section of PlanD will have an establishment of 31 staff members of various grades and ranks in 2018-19. The estimated salary expenditure of these 31 staff members is about $20.1 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. 3733)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please list in a table the location, land area, original land use and rezoned land use of the sites proposed by the Government for rezoning in 2017-18 and planned for rezoning in 2018-19.

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 231)

Reply:

The location, land area (in hectare), original land use and rezoned land use of the sites where rezoning is initiated by the Government and gazetted in the financial year of 2017-18 are detailed, by outline zoning plans (OZPs), below:

OZPs	**Original Land Use** / **Rezoned Land Use**	**CDA**	**R(B)**	**V**	**AGR**	**G/IC**	**O**	**GB**	**OU**	**Others***
Pok Fu Lam	R(A)	-	-	-	-	0.5	2.4	4.7	-	0.2
Aberdeen and Ap Lei Chau	G/IC	-	-	-	-	-	0.03	-	-	0.1
	GB	-	-	-	-	-	-	-	-	0.1
Ngau Tau Kok and Kowloon Bay	R(A)	-	-	-	-	-	2.7	-	-	-
	G/IC	-	-	-	-	-	0.8	-	-	-
	Road	-	-	-	-	0.1	0.5	-	-	-
Kwun Tong (South)	R(A)	-	-	-	-	0.2	-	-	-	-
Ma Tau Kok	R(A)	-	-	-	-	0.3	-	-	-	0.03
	Road	-	-	-	-	0.06	-	-	-	-
Kwai Chung	R(A)	-	-	0.2	-	0.3	-	-	-	-

OZPs	Original Land Use / Rezoned Land Use	CDA	R(B)	V	AGR	G/IC	O	GB	OU	Others*
South Lantau Coast	OU	-	-	-	-	-	-	-	-	0.5
Tseung Kwan O	R(A)	-	-	-	-	0.2	-	11	-	-
	V	-	-	-	-	0.02	-	-	-	-
Fu Tei Au and Sha Ling	G/IC	-	-	-	0.72	-	-	15.1	-	3.2
Tai Po	R(B)	-	-	-	-	3.8	-	2.3	-	-
Kam Tin South	R(A)	-	-	-	9.0	-	-	-	7.1	0.01
	G/IC	-	-	-	2.4	-	-	-	-	0.02
	Road	-	-	-	0.7	-	-	-	-	0.004
Tuen Mun	R(A)	-	0.6	-	-	1.5	1.6	5.9	0.2	-
	R(B)	-	-	-	-	-	-	2.4	-	0.2
	G/IC	-	-	-	-	-	0.1	0.6	-	-
	O	-	-	-	-	-	-	2.8	-	-
	GB	-	-	-	-	0.02	-	-	-	-
	OU	-	-	-	-	-	-	0.006	-	-
	Road	-	0.3	-	-	-	-	-	-	-
Ha Tsuen Fringe	R(D)	0.6	-	-	-	-	-	-	-	-
Tong Yan San Tsuen	R(A)	-	-	-	-	1.0	6.9	9.6	-	0.2
	R(B)	-	3.0	-	-	-	0.03	-	-	-

* Others include “Coastal Protection Area”, “Conservation Area”, “Undetermined”, Area shown as ‘Road’ and ‘Drainage Channel’

Notes:

(1) CDA: Comprehensive Development Area
R(A): Residential (Group A)
R(B): Residential (Group B)
R(D): Residential (Group D)
V: Village Type Development
AGR: Agriculture
G/IC: Government, Institution or Community
O: Open Space
GB: Green Belt
OU: Other Specified Uses
Road: Area shown as ‘Road’

(2) Addition of a sub-zone or revision of the development restrictions, with no change to the original zoning, is not included in the above table.

(3) The Hung Shui Kiu and Ha Tsuen OZP (which has incorporated parts of the former Lau Fau Shan and Tsim Bei Tsui OZP, Ping Shan OZP, Lam Tei and Yick Yuen OZP, Tin Shui Wai OZP and Ha Tsuen OZP) is considered as a new plan for the Hung Shui Kiu New Development Area and thus not included in the above table.

For sites planned for rezoning in 2018-19, no details can be provided at this stage as they are subject to completion of the relevant technical studies.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3734)

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:

Under the Indicators of this Programme, the Government states that the number of development proposals, non-statutory plans, planning briefs and district planning studies produced or revised in 2017 is 5 604 and estimated number for 2018 is 5 600. Will the Government tabulate titles, locations and brief descriptions of the (1) development proposals, (2) non-statutory plans, (3) planning briefs, and (4) district planning studies produced or revised by the Planning Department in 2017 and 2018 respectively?

Asked by: Hon CHAN Chi-chuen (Member Question No. (LegCo use): 232)

Reply:

The relevant Indicators quoted in the question collate the number of submissions processed by the Planning Department (PlanD) in 2017 and forecast in 2018 under this Programme. For the development proposals processed in 2017 or forecast in 2018, over 4 500 relate to building plan submissions and licensing applications, with the rest covering pre-submissions of development/redevelopment proposals from private sector or quasi-government organisations and inputs to technical studies conducted by other government bureau/departments in various districts throughout the Territory. We are unable to provide detailed breakdown of these submissions due to the large quantity involved. As regards details of other submissions arising from the major non-statutory plans, planning briefs (PBs) and district planning studies, their titles, locations and brief descriptions are set out below. Each subject usually involves a number of submissions and resubmissions, depending on the complexity of the subject.

(1) <u>Non-statutory Plans Produced/Revised or to be Produced/Revised</u>

Title	Location	Brief Description
2017		
Amendments to Part of the Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Development Plan (ODP) No. D/K15C/1B	Kowloon Planning Area No. 15 (Yau Tong)	Proposed amendments to the draft ODP mainly to reflect the agreed rezoning proposals incorporated into the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
Amendments to Kowloon Bay ODP No. D/K17/2	Kowloon Planning Area No. 17	Proposed amendments to the ODP mainly to incorporate a comprehensive walkway network to enhance pedestrian connectivity in the Kowloon Bay Business Area
Amendments to Ham Tin Village Layout Plan (LP) No. L/I-HT/2B	Ham Tin Tsuen, South Lantau	Proposed amendments to the LP to reflect the existing Village Office in Ham Tin and to facilitate Small House development
Amendments to Luk Tei Tong, Mui Wo Kau Tsuen, Pak Ngan Heung and Tai Tei Tong LP No. L/I-MWV/1A	Pak Ngan Heung Village, Mui Wo	Proposed amendments to the LP to facilitate Small House development
Amendments to Pui O Village LP No. L/I-PO/1B	Pui O Tsuen, South Lantau	Proposed amendments to the LP to facilitate Small House development in Pui O Lo Uk Tsuen and Pui O San Wai Tsuen
Amendments to Tai Po Tsai LP No. L/SK-TPT6/1	Tai Po Tsai, Sai Kung	Proposed amendments to the LP to facilitate Small House development in Tai Po Tsai
On-going in 2017-18		
Amendments to Kwun Tong (Western Part) ODP No. D/K14A/1E	Kowloon Planning Area No. 14 (Part)	Proposed amendments to the ODP mainly to incorporate the pedestrian links in the Kwun Tong Business Area

(2) <u>PBs Produced/Revised or to be Produced/Revised</u>

Title	Location	Brief Description
2017		
PB for Public Housing Development in Chai Wan	Junction of Chai Wan Road, Wing Ping Street, and San Ha Street, Chai Wan	Processing and submission of the draft PB to the Metro District Planning Conference (DipCon) for approval to provide guidance for the public housing development
PB for Public Housing Development in Kowloon Bay	Wang Chiu Road, Kowloon Bay	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for two "Comprehensive Development Area" ("CDA") zones in Sham Shui Po	"CDA" sites off Hing Wah Street West, Sham Shui Po	Preparation and submission of the draft PB to the Town Planning Board for approval to provide comprehensive guidance to the future development
Revised PB for Public Housing Development in Kwai Chung	Tai Wo Hau Road, Kwai Chung	Processing and submission of the draft revised PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tung Chung	Tung Chung Area 54, Tung Chung Extension	Processing and submission of the draft PB to the New Territories (NT) DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Fanling	Area 36, Fanling (Ching Ho Estate Extension)	Processing and submission of the draft PB to the NT DipCon for approval to provide guidance for the public housing development
On-going in 2017-18		
PB for Public Housing Development in Kwun Tong	Anderson Road Quarry, Kwun Tong	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Sham Shui Po	North West Kowloon Reclamation Site 1 (East), Sham Shui Po	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development

Title	Location	Brief Description
PB for Public Housing Development in Tsing Yi	Ching Hong Road North, Tsing Yi	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Kwai Chung	San Kwai Street, Kwai Chung	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development
2018		
Revised PB for Public Housing Development in Chai Wan	Junction of Chai Wan Road, Wing Ping Street, and San Ha Street, Chai Wan	Processing and submission of the draft revised PB to the Metro DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tuen Mun	Area 54 Sites 1 and 1A, Tuen Mun	Processing and submission of the addendum to the approved PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Tuen Mun	Area 54 Sites 3 and 4 East, Tuen Mun	Processing and submission of the addendum to the approved PB to the NT DipCon for approval to provide guidance for the public housing development
PB for Public Housing Development in Lei Yue Mun	Yan Wing Street (Lei Yue Mun Estate Phase 4), Lei Yue Mun	Processing and submission of the draft PB to the Metro DipCon for approval to provide guidance for the public housing development

(3) <u>District Planning Studies and Reports Produced/Revised or to be Produced/Revised</u>

Title	Location	Brief Description
2017		
Air Ventilation Assessment (AVA) for Kai Tak Mansion Site – Expert Evaluation (EE) Report	Kwun Tong Road, Ngau Tau Kok	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the OZP in response to the court's rulings on the judicial reviews
AVA for a Site at Castle Peak Road, Castle Peak Bay – EE Report	Castle Peak Bay, Tuen Mun	Undertaking of the AVA Study to assess the potential air ventilation impact of the proposed housing development on the surrounding areas

Title	Location	Brief Description
AVA for Sites in Shek Mun – EE Report	Tai Chung Kiu Road and On Sum Street, Shek Mun, Sha Tin	Undertaking of the AVA Study to assess the potential air ventilation impacts of the proposed housing development on the surrounding areas
Planning Report on Tai Ho	Tai Ho	Undertaking of the Planning Study to facilitate the formulation of draft Tai Ho OZP
Planning Report on Siu Ho Wan	Siu Ho Wan	Undertaking of the Planning Study to facilitate the formulation of draft Siu Ho Wan OZP
On-going in 2017-18		
AVA for Causeway Bay Area – EE Report	The Planning Scheme Area of the Causeway Bay OZP	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the OZP in response to the court's rulings on the judicial reviews
AVA for Caroline Hill Road Site – Computational Fluid Dynamics Report	Caroline Hill Road, Causeway Bay	Undertaking of the AVA Study to assess the potential air ventilation impacts of the redevelopment proposal of the Site and to recommend design improvements and/or mitigation measures if necessary
AVA for Wan Chai – EE Report	The Planning Scheme Area under the Wan Chai OZP	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the OZP in response to the court's rulings on the judicial reviews
AVA for Mong Kok and Yau Ma Tei Areas – EE Report	The Planning Scheme Areas under the Mong Kok and Yau Ma Tei OZPs	Undertaking of the AVA Study to facilitate review of the building height and other development restrictions on the OZPs in response to the court's rulings on the judicial reviews
Planning and Design (P&D) Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study	Queensway Plaza, Admiralty	Undertaking of the P&D Study to examine the development potential of the site for commercial uses, make recommendations to upgrade the existing public realm, examine the feasibility of a new footbridge link to Tamar Footbridge and provide technical support for road gazettal

Title	Location	Brief Description
P&D Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	Mong Kok, Kowloon	Undertaking of the P&D Study to examine the development potential of government sites at the junction of Sai Yee Street and Argyle Street and the adjoining area for comprehensive development and to make recommendations to enhance public realm and public transport facilities in the area
Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	Lam Tei	Jointly undertaking of the land use study with the Civil Engineering and Development Department (CEDD) to examine the development potential of the Lam Tei Quarry site and its adjoining areas and identify suitable land uses
Planning and Engineering (P&E) Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas – Feasibility Study	Areas 40 and 46 and the Adjoining Areas, Tuen Mun	Jointly undertaking the P&E Study with CEDD to formulate appropriate land uses and development parameters for the Potential Development Areas, and to produce a Recommended ODP as a basis to guide the future development
P&E Study for Re-planning of Tseung Kwan O Area 137	Tseung Kwan O Area 137	Jointly undertaking the P&E Study with CEDD for the re-planning of Tseung Kwan O Area 137 with a view to examining the feasibility of using the site for residential, commercial and other development purposes
AVA for Two Government, Institution or Community Sites in Tai Po - EE Report	Areas 4 and 39, Tai Po	Undertaking of the AVA Study to assess the potential air ventilation impact of the proposed community health centre and the proposed housing development

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5593)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Regarding the applications for rezoning/amendments to statutory plans submitted to the Town Planning Board over the past three financial years, please advise on the following:

1. the number of applications related to agricultural land each year and the respective site areas (in hectares);

2. the District Council administrative districts involved in the above rezoning/amendment applications and the respective site areas (in hectares); and

3. the rezoned/revised land use of the above rezoning/amendment applications, the number of applications and the respective site areas (in hectares).

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 123)

Reply:

Details on the rezoning applications solely involving "Agriculture" ("AGR") zones under section 12A of the Town Planning Ordinance (Cap. 131) received by the Town Planning Board (TPB) in the past three financial years are set out in the table below. Two of the rezoning applications were withdrawn by the applicants, two were not agreed by TPB, and the remaining one is currently under processing.

Financial Year	**District Council District**	**Proposed Zoning**	**Number of Applications [Site area (in hectares) (about)]**	
			By District	**Total**
2015-16	North	Residential	2 [4.3]	3 [5.6]
	Yuen Long	Government, Institution or Community	1* [1.3]	

Financial Year	District Council District	Proposed Zoning	Number of Applications [Site area (in hectares) (about)]	
			By District	Total
2016-17	North	Village Type Development	1* [0.6]	1 [0.6]
2017-18 (up to mid-March 2018)	Yuen Long	Residential	1 [0.5]	1 [0.5]

Note: There was no section 12A application involving "AGR" zones in the remaining District Council districts not listed in the table.

* The application was subsequently withdrawn by the applicant(s).

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5596)

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 open spaces throughout the territory, please advise on the following:

(1) the open space per capita in the 18 districts in the past three years;

(2) whether there will be any changes in the open space per capita in the 18 districts in the coming year; and the reasons for that.

Asked by: Hon CHAN Tanya (Member Question No. (LegCo use): 126)

Reply:

(1) Based on the open space provision in 2016 and the 2016 Population By-census announced by the Census and Statistics Department in February 2017, the existing open space per capita by District Council districts is set out in the table below. We do not have readily available information on the existing open space per capita by districts in 2015 and 2017.

District Council District	**Existing Open Space Provision (hectares) (about)**	**Existing Open Space per capita (square metres) (about)**
Central and Western	56.6	2.33
Wan Chai	50.9	2.82
Eastern	116.7	2.10
Southern	83.6	3.04
Yau Tsim Mong	74.2	2.16

District Council District	Existing Open Space Provision (hectares) (about)	Existing Open Space per capita (square metres) (about)
Kowloon City	93.9	2.24
Kwun Tong	174.4	2.69
Wong Tai Sin	129.5	3.04
Sham Shui Po	103.5	2.55
Kwai Tsing	140.5	2.70
Tsuen Wan	77.4	2.43
Sha Tin	205.5	3.11
Tai Po	180.0	3.55
North	83.9	2.66
Tuen Mun	179.1	3.66
Yuen Long	132.0	2.15
Sai Kung	108.9	2.36
Islands	84.0	5.36

Remarks

Open space in private developments are counted as existing open space provision in the above table, but sports grounds, water sports centres, camp sites and holiday villages, etc. managed by the Leisure and Cultural Services Department, as well as slopes, are excluded. It should also be noted that existing open space provision is not equivalent to the area of "Open Space" zones on the statutory plans.

(2) As the open space per capita is subject to changes in district population, priority of individual open space projects in Government's public works programme and implementation progress of individual projects, we are unable to estimate the changes in open space per capita in future.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4395)

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:

1) 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, (vi) whether the study result was published.

(Relevant year)

Name of the study	Name of the consultant	Commencement date	Completion date/Estimated completion date	Contract sum	Whether the study result was published

2) Please explain the reasons why the following studies were not published. What were the expenditures involved and the names of consultants of the relevant studies?

Name of the study	Status	Reasons for not publishing relevant contents online	Contract sum	Name of the consultant
Preliminary Feasibility Study on Developing the New Territories North	No full report			

Planning and Engineering Study for Kwu Tung South – Feasibility Study	No executive summary and full report			
Study on Planning for Pedestrians	No full report			
Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area - Feasibility Study	No full report			
Area Improvement Plan for the Shopping Areas of Mong Kok	No full report			
Thematic Household Survey 2005 - Hong Kong Residents' Experience of and Aspirations for Taking up Residence in the Mainland of China	No full report			

3) Regarding Programme (1) Territorial Planning and Programme (2) District Planning, please tabulate the details of public consultations conducted by the Planning Department in the past five years with respect to planning, land use and urban design, and the number of participants, expenditure and manpower involved in each consultation.

(Relevant year)

Name of the study	Public engagement activities	Number of participants	Expenditure involved	Manpower involved

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 27)

Reply:

(1)

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas – Feasibility Study	AECOM Asia Company Limited	May 2013	Targeted for completion in 2019	$17,500,000	The study is in progress, not applicable
Preliminary Feasibility Study on Developing the New Territories North	Ove Arup & Partners Hong Kong Limited	January 2014	December 2017	$18,870,000	The Final Report and Executive Summary of the study was released in February 2018

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty – Feasibility Study	Ove Arup & Partners Hong Kong Limited	January 2014	Targeted for completion in 2018[1]	$4,050,000	The Final Report and Executive Summary of the study were released in February 2018
Review of Land Requirements for Grade A Offices, Business and Industrial Uses	ICF Consulting Services Hong Kong Limited	April 2014	February 2017	$4,070,000	The Final Report of the study were released in February 2017
Transport and Land Use Assessment	Ove Arup & Partners Hong Kong Limited	May 2015	Targeted for completion in 2018	$5,683,680	The assessment is in progress, not applicable
Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	AECOM Asia Company Limited	January 2015	Targeted for completion in 2018	$6,230,235	The study is in progress, not applicable

[1] The main study was completed in 2017. Additional services to examine the feasibility of a new pedestrian link to Tamar Footbridge and provide technical support for road gazettal are in progress.

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge	Ove Arup & Partners Hong Kong Limited	January 2015	Targeted for completion in 2019	$27,996,074	The study is in progress, not applicable
Consolidated Economic Development Strategy for Lantau and Preliminary Market Positioning Study for Commercial Land Uses in Major Developments of Lantau	ICF Consulting Services Hong Kong Limited	February 2015	January 2017	$2,500,000	The report of the study was released in January 2017
Strategic Environmental Assessment for Hong Kong 2030+	Ove Arup & Partners Hong Kong Limited	March 2015	Targeted for completion in 2019	$4,850,000	The study is in progress, not applicable

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station – Feasibility Study	Ove Arup & Partners Hong Kong Limited	March 2015	March 2018	$6,899,000	The Final Report and Executive Summary of the study would be released in April 2018
Review of the Notional Architectural Scheme of Site 3 at the New Central Harbourfront	Aedas Limited	April 2015	June 2016	$1,100,000	The Planning Brief was released in January 2017
Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	AECOM Asia Company Limited	June 2016	Targeted for completion in 2019	$10,200,000	The study is in progress, not applicable
Study on Existing Profile and Operations of Brownfield Sites in the New Territories	Ove Arup & Partners Hong Kong Limited	April 2017	Targeted for completion in 2018	$11,530,880	The study is in progress, not applicable
Sustainability Assessment for Hong Kong 2030+	RHL Surveyors Limited	September 2017	Targeted for completion in 2019	$4,990,000	The study is in progress, not applicable
Survey on Business Establishments in Kowloon East 2018	MOV Data Collection Center Limited	February 2018	Targeted for completion in 2018	$2,270,000	The study is in progress, not applicable

Name of the study	Name of the consultant	Commencement date	Completion date/ Estimated completion date	Contract sum	Whether the study result was published
Development of a Common Spatial Data Infrastructure – Built Environment Application Platform – Feasibility Study	Ove Arup & Partners Hong Kong Limited	March 2018	Targeted for completion in 2019	$7,112,200	The study is in progress, not applicable

(2)

Name of the study	Status	Reasons for not publishing relevant contents online	Contract sum	Name of the consultant
Preliminary Feasibility Study on Developing the New Territories North	The Final Report and Executive Summary of the study were released in February 2018	Not applicable	$18,870,000	Ove Arup & Partners Hong Kong Limited
Planning and Engineering Study for Kwu Tung South	No executive summary and full report	Due to work priority and resource allocation, the Government has yet to arrive at a conclusion concerning the study	$17,000,000	Mott MacDonald Hong Kong Limited

Name of the study	Status	Reasons for not publishing relevant contents online	Contract sum	Name of the consultant
Study on Planning for Pedestrians	The Final Report is available for public viewing at Planning Department (PlanD)'s planning enquiry counters	The Executive Summary is available at PlanD homepage	$3,458,000	Townland Consultants Limited
Planning and Engineering Review of Potential Housing Sites in Tuen Mun East Area - Feasibility Study	The Final Report is available for public viewing at PlanD's planning enquiry counters	The Executive Summary is available at PlanD homepage	$5,000,000	Scott Wilson Limited
Area Improvement Plan for the Shopping Areas of Mong Kok	The Final Report is available for public viewing at PlanD's planning enquiry counters	The Executive Summary is available at PlanD homepage	$5,130,000	Maunsell - EDAW Joint Venture
Thematic Household Survey 2005 - Hong Kong Residents' Experience of and Aspirations for Taking up Residence in the Mainland of China	There was no separate Final Report	The Executive Summary is available at PlanD homepage	$420,000	ACNielsen (China) Limited

(3)

Relevant Year	Name of the study	Public engagement activities	Number of participants	Expenditure involved	Manpower involved
2015 and 2018	Planning and Design Study on the Redevelopment of Queensway Plaza, Admiralty - Feasibility Study	Consultation with Central and Western District Council and Town Planning Board in 2015 and 2018 and focus group meeting with relevant stakeholders in 2015	A total of about 100 participants joined the consultation activities	The expenditure incurred in conducting the consultation activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the consultation activities.	The manpower incurred in conducting and overseeing the consultation activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the consultation activities.
2016 to 2018	Planning and Design Study on the Redevelopment of Government Sites at Sai Yee Street and Mong Kok East Station - Feasibility Study	Local consultation from March to June 2016, and consultation with Yau Tsim Mong District Council in November 2017 and Town Planning Board in February 2018	A total of about 350 participants joined the consultation activities	The expenditure incurred in conducting consultation activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the consultation activities.	The manpower incurred in conducting and overseeing the consultation activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the consultation activities.

Relevant Year	Name of the study	Public engagement activities	Number of participants	Expenditure involved	Manpower involved
Stage 1 - 2010 to 2011 Stage 2 - 2013 Stage 3 - 2015	Hung Shui Kiu New Development Area Planning & Engineering Study	The study has gone through 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	The expenditure incurred in conducting the CE activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the CE activities.	The manpower incurred in conducting and overseeing the CE activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the CE activities.
Stage 1 - 2015 Stage 2 - 2016	Urban Design Study for the Wan Chai North and North Point Harbourfront Areas	The study has gone through 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	The expenditure incurred in conducting the PE activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the PE activities.	The manpower incurred in conducting and overseeing the PE activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the PE activities.

Relevant Year	Name of the study	Public engagement activities	Number of participants	Expenditure involved	Manpower involved
Stage 1 - 2013 Stage 2 - 2014 Stage 3 - 2016	Planning and Engineering Study for Housing Sites in Yuen Long South	The study has gone through 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	The expenditure incurred in conducting the CE activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the CE activities.	The manpower incurred in conducting and overseeing the CE activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the CE activities.
2015	Planning, Engineering and Architectural Study for Topside Development at Hong Kong Boundary Crossing Facilities Island of Hong Kong-Zhuhai-Macao Bridge - Feasibility Study	Stage 1 CE including briefing sessions, focus group meetings and a community forum between July and September 2015	A total of about 50 participants attended the community forum. Hundreds of participants attended the briefing sessions and the focus group meetings.	The expenditure incurred in conducting the CE activities is absorbed in the overall lump sum fee of the consultancy for the study. There is no separate breakdown of the expenditure used solely for the CE activities.	The manpower incurred in conducting and overseeing the CE activities is absorbed by in-house staff of PlanD as part of their overall duties and by the consultants for the study. There is no separate breakdown of the manpower used solely for the CE activities.

Relevant Year	Name of the study	Public engagement activities	Number of participants	Expenditure involved	Manpower involved
2016 to 2017	Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030	During the six-month PE from end-October 2016 to end-April 2017, the Development Bureau and PlanD organised/ attended more than 200 PE events including public forums, topical discussions, workshops, knowledge sharing seminars, briefings for various stakeholder groups and committees, school outreach events and guided visits	Directly reached out to over 18 000 participants	The PE is mainly conducted by staff of PlanD as part of their overall duties, with the support of external services. The total expenditure for the external service is estimated to be about $6.54 million. We are unable to provide further breakdown of the resources incurred solely for this work.	The manpower incurred in conducting and overseeing the PE activities is absorbed by in-house staff of PlanD as part of their overall duties, and by the consultants for the study. There is no separate breakdown of the manpower used solely for the PE activities.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4868)

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 area of industrial land in Hong Kong, with a breakdown by district, over the past five years.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 5539)

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) prepared under the Town Planning Ordinance (Cap. 131). The zonings on OZPs are broad-brush and the land area of these zones may include public roads, ancillary facilities and utility installations. Besides, some of the industrial land within "Other Specified Uses" annotated "Business" zone is undergoing transformation to cover general business and commercial uses.

The area within industrial and industrial-related zonings in the past five years (i.e. 2014 to 2018) by District Council (DC) districts is as follows:

DC District	**Area within industrial and industrial-related zones (hectares) (about)[1&2]**				
	2014	**2015**	**2016**	**2017**	**2018**
Central and Western	5	5	4	4	4
Wan Chai	0	0	0	0	0
Eastern	17	17	17	17	17
Southern	22	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

DC District	**Area within industrial and industrial-related zones (hectares) (about)[1&2]**				
	2014	**2015**	**2016**	**2017**	**2018**
Kwai Tsing	649	649	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	276	276	280	280
Yuen Long	524	524	524	503	503
North	229	229	224	224	224
Tai Po	90	90	90	90	90
Sha Tin	76	76	76	73	73
Sai Kung	176	176	165	165	165
Island	436	436	436	436	436
Total[3]	**2 667**	**2 665**	**2 649**	**2 630**	**2 630**

Notes:

1. The various industrial and industrial-related zones include mainly "Industrial", "Other Specified Uses" annotated "Business", "Godown", "Industrial Estate", "Science Park", "Special Industries Area", "Resource Recovery Park", "Container Terminal", "Container Related Uses", "River Trade Terminal", "Cargo Working Area", "Power Station", "Deep Waterfront Industry", "Boatyard and Marine-oriented Industrial Uses", "Oil Depot" and other similar land use zonings, as well as "Open Storage" and "Industrial (Group D)". There are industrial-related uses in other zonings or industrial land currently not covered by OZP. Sites within the above industrial and industrial-related zones may also contain non-industrial uses.

2. The area for the years 2014 to 2017 is at end of the respective years, while the area for the year 2018 is at end of February 2018.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4891)

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, and how long did it take for them to be considered from receipt of them (in month)? How many of them were rejected? How many of them were withdrawn by applicants? What was the amount of departmental expenses involved?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 7038)

Reply:

From 2013 to 2017, the Town Planning Board (TPB) received 203 applications for amendment of plans under section 12A of the Town Planning Ordinance (Cap. 131). Among them, 134 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 203 applications, TPB decided to agree/partially agree to 26 and reject 77, while 80 were withdrawn by applicants and 20 are still under processing. The time required for TPB to consider and decide on these applications varies depending on their individual circumstances. The relevant work is undertaken by staff of the Planning Department as part of their overall duties. We are unable to provide a breakdown of the departmental expenses incurred solely for such work.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4892)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Currently, is there any restriction on the number of times for a landowner to submit a rezoning application for the same site? Is there any restriction on the number of times a review application can be submitted?

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. (LegCo use): 7039)

Reply:

In accordance with section 12A of the Town Planning Ordinance (Cap. 131) (TPO), any person may apply for amendment of plans including amending the zoning of any site, except under the circumstances where section 12A(2)* applies. The TPO does not require the applicant to be the landowner and does not restrict the number of applications submitted by the same person or for the same site. There is no provision under the TPO for review of the Town Planning Board's decision on section 12A applications.

* Section 12A(2) of TPO provides that where at the time when an application is made under section 12A(1) the original approved plan to which the application relates is a referred approved plan, and there is a relevant draft plan in relation to the original approved plan, no proposal under the application shall relate to any matter relevant to any area covered by any amendment introduced to the original approved plan by the relevant draft plan.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4480)

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:

As regards carrying out the planning studies and research at the territorial level, please advise:

(1) What are the staff establishment, estimated staff expenses and other estimated expenditure (if any) for carrying out planning studies and research at the territorial level?

(2) What are the land area of commercial or retail sites, the floor area provided by such sites and the number of people working in such floor space (if any), broken down by District Council district?

(3) What are the land area of industrial or innovation and technology sites, the floor area provided by such sites and the number of people working in such floor space (if any), broken down by District Council district?

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 61)

Reply:

(1) The carrying out of planning studies and research at the territorial level are mainly conducted by staff of the Territorial Planning Branch of the Planning Department (PlanD) with an establishment of 236 staff members in 2018-19 as part of their overall duties. We are unable to provide a separate breakdown of the resources incurred solely for these activities.

(2) – (3)

According to the "Land Utilisation in Hong Kong 2016" compiled by the PlanD (https://www.pland.gov.hk/pland_en/info_serv/statistic/landu.html), as at end-2016, there was about 4 square kilometres (km^2) and about 26 km^2 of land used for commercial/business and office, and industrial purposes respectively. We do not have the breakdowns on the associated floor area and number of people working in such floor space by district. The figures were compiled from satellite images and relevant information from various government departments. They are intended to show the broad land use pattern at the territorial level for general reference only, and do not necessarily correspond to the areas of land use zonings for commercial, industrial or other related uses on statutory plans.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5083)

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 efforts to "continue to take forward the "Hong Kong 2030+" study and finalise the territorial development strategy beyond 2030", please inform this Committee of the following:

It is mentioned in the "Hong Kong 2030+" that the number of private housing units aged 70 years or above by 2046 (i.e. built in 1976 or before) would be about 326 000. Please list the current age profile and geographical distribution of those units.

	20-29 years	30-39 years	40-49 years	50-59 years	60-69 years	70 years or above
Central and Western District						
Wan Chai District						
Eastern District						
Southern District						
Yau Tsim Mong District						
Shum Shui Po District						
Kowloon City District						
Wong Tai Sin District						

Kwun Tong District						
Islands District						
Kwai Tsing District						
Tsuen Wan District						
Tuen Mun District						
Yuen Long District						
North District						
Tai Po District						
Sha Tin District						
Sai Kung District						

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 234)

Reply:

The "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") estimates that the number of private housing units aged 70 years or above by 2046 (i.e. built in 1976 or before) would be about 326 000. The estimate is based on the age profile of housing units derived from information obtained from relevant departments including the Census and Statistics Department and the Buildings Department. The estimate only covers the number of private housing units aged 70 years or above by District Council (DC) districts and does not include any further breakdown on other age groups.

The breakdown of private housing units aged 70 years or above in 2046 by DC districts is as follows:

DC Districts	**Estimated Number of Private Housing Units Aged 70 Years or above in 2046 (rounded to nearest thousand)** [#]
Yau Tsim Mong	68 000
Kowloon City	52 000
Sham Shui Po	44 000
Eastern	38 000
Wan Chai	32 000
Central & Western	31 000
Kwun Tong	17 000
Tsuen Wan	10 000
Kwai Tsing	8 000
Wong Tai Sin	8 000
Yuen Long	6 000
Southern	4 000
Tai Po	3 000
North	3 000
Tuen Mun	1 000
Sai Kung	1 000
Sha Tin	1 000
Islands	*

The figures do not add up to 326 000 due to rounding.
* Less than 500

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5106)

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:

A number of large scale development projects are being pursued in Hong Kong in recent years, including Hung Shui Kiu New Development Area (HSK NDA), Yuen Long South Development, Kam Tin South, etc. which involve a large amount of brownfield land. Many of the operators on these brownfield lands to be affected by the developments are waste recyclers. Without a stable land supply for waste recycling yards, it will be difficult for the recycling business to sustain in the long term, thus resulting in the increasingly serious waste problem in Hong Kong. The Government is undertaking the Study on Existing Profile and Operations of Brownfield Sites in the New Territories and two feasibility studies on proposed multi-storey buildings for accommodating brownfield operations in HSK NDA as well as in Yuen Long area. In this connection, based on the preliminary findings under the current studies, please provide information on the number of affected recycling yards (with total numbers and types of recyclable materials), average rent, and site area within the HSK NDA, Yuen Long South Development, Wang Chau Phase 2 and 3 Development, Kwu Tung North and Fanling North NDAs and potential development areas in the New Territories North respectively.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 246)

Reply:

In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017.

According to the desktop review conducted by the consultant, it is estimated that around 1 300 hectares of land in the New Territories may be regarded as brownfield sites. The estimate is subject to confirmation by the completion of field and questionnaire surveys, as well as the fast-changing nature of brownfield operations. So far, we have largely completed surveys on three of the four sub-regions in the New Territories, i.e. South-east New Territories, South-west New Territories and North-east New Territories. Surveys on the remaining North-west New Territories are still on-going. We are unable to provide details of recycling yards on brownfield sites at this stage. The Study is scheduled for completion within this year. We would consider how to engage stakeholders in discussion on the policy issues of developing brownfield sites later on with the assistance of the findings of the survey.

In addition to the above, brownfield surveys in Hung Shui Kiu New Development Area and Yuen Long South Development Area had been conducted in 2015 and 2016 respectively under the respective Planning & Engineering Studies. Findings regarding the number of sites, estimated area and rent level of the surveyed brownfield sites (including those related to the recycling industry, among others) at the time of surveys were reported to the Legislative Council Panel on Development on 8 November 2016 (LC Paper No. CB(1)51/16-17(05)) and 27 February 2018 (LC Paper No. CB(1)608/17-18(07)) respectively.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3792)

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:

I. Hung Shui Kiu New Development Area (HSK NDA) is designated as the pilot area for the brownfield development study. Please provide the cost required for the brownfield study of HSK NDA and the details of the following:
   1. the expenditure required for setting up a brownfield database;
   2. the cost required for the study on the development of brownfield sites in the area;
   3. the funding required for resumption of privately-owned brownfield sites in the area by the means of "monetary compensation", "exchange of land" or "monetary compensation plus exchange of land";
   4. the economic costs incurred in resumption of brownfield sites for development under the Lands Resumption Ordinance for the sake of public interest;
   5. the economic benefit of collecting tax on land left idle from land owners of the area who are hoarding up the land;
   6. in respect of the study on and construction of multi-storey buildings for brownfield operators, the breakdown of the expenditure of the study, the construction cost, the subsidy amount, the economic loss incurred from damage to land and the land premium for the site;
   7. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income; and
   8. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.

II. In respect of the agricultural land affected by the Hung Shui Kiu development,
   1. please provide a breakdown of the compensation expenditure for users of the affected agricultural land in the area; and
   2. please advise whether rehabilitation of agricultural land will be implemented in the area; if so, a breakdown of the expenses and grants.

III. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 102)

Reply:

Part I – 1. & 2.

In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department (PlanD) commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. We would consider how to engage stakeholders in discussion on the policy issues of developing brownfield sites later on with the assistance of the findings of the survey. The cost estimate for the Study is $13.72 million. There is no breakdown on the cost specifically related to the brownfield sites in the Hung Shui Kiu New Development Area (HSK NDA).

Part I – 3. & 4.

According to the Planning and Engineering Study for the HSK NDA, the implementation of the HSK NDA is expected to affect about 190 hectares (ha) of brownfield sites mostly held under private ownership. The implementation of the NDA has not yet commenced and we do not have the cost estimate for resuming the privately-owned brownfield sites at this stage.

Part I – 5.

The Planning and Engineering Study for the HSK NDA has not studied the imposition of a new tax on land left idle.

Part I – 6.

To tackle brownfield sites and facilitate implementation of HSK NDA project, the technical and financial viability of accommodating and consolidating certain brownfield operations in a land efficient manner, such as in multi-storey buildings (MSBs), are being examined. The Civil Engineering and Development Department has commissioned two feasibility studies on accommodating brownfield operations in MSBs, with about 24 ha of land in the northern part of the HSK NDA reserved and another 3.8 ha of land in Yuen Long area being explored. The feasibility studies, to be completed within this year, cover the conceptual design, planning, engineering, environmental and financial assessments, and possible mode of operation and management of the proposed MSBs. The total expenditure estimates for the two feasibility studies are $33.3 million. The proposed industrial MSBs are to meet the needs of the affected industries as a whole, and are not the guaranteed "one-to-one"

reprovisioning or same-district resettlement arrangement for individual brownfield operators. The eventual construction cost and land premium charged for the MSB sites would depend on the implementation models used in developing such industry-specific MSBs for displaced brownfield operators, as well as the availability of other policy support measures to be considered by relevant bureaux.

Part I – 7. & 8.

The Planning and Engineering Study for HSK NDA does not have the details on the government land granted for open storage use under short term tenancy or the rental income involved. The study also has no information on the government land resumed for reason of unauthorised occupation.

Parts II & III

The implementation of the HSK NDA development has not yet commenced and we do not have the cost estimate for compensation to affected farmers and households at this stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4056)

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:

I. Please provide the cost required for the brownfield study of Yuen Long South New Development Area (YLS NDA) and the details of the following:
   1. the expenditure required for setting up a brownfield database;
   2. the cost required for the study on the development of brownfield sites in the area;
   3. the funding required for resumption of privately-owned brownfield sites in the area by the means of "monetary compensation", "exchange of land" or "monetary compensation plus exchange of land";
   4. the economic costs incurred in resumption of brownfield sites for development under the Lands Resumption Ordinance for the sake of public interest;
   5. the economic benefit of collecting tax on land left idle from land owners of the area who are hoarding up the land;
   6. the number of government sites granted under short term tenancy for open storage uses that are resumed; and the loss of rental income;
   7. the number of government sites resumed for reason of unauthorised occupation of land for open storage uses, and the economic benefits brought about.

II. Please provide a breakdown of the estimated cost and revenue in respect of the proposed environmentally friendly transport services in YLS NDA.

III. In respect of the agricultural land affected by the YLS NDA,
   1. please provide a breakdown of the compensation expenditure for users of the affected agricultural land in the area;
   2. please advise whether rehabilitation of agricultural land will be implemented in the area; if so, a breakdown of the expenses and grants.

IV. Please provide a breakdown of the compensation expenditure for the affected households in the area.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 100)

Reply:

Part I – 1. & 2.

In order to facilitate Government to formulate policies and measures for tackling brownfield sites in a more holistic manner, the Planning Department commissioned the Study on Existing Profile and Operations of Brownfield Sites in the New Territories (the Study) in April 2017. The Study includes a comprehensive examination of the overall distribution and uses of brownfield sites in the New Territories through site inspection, questionnaire survey, stakeholder interview, etc. We would consider how to engage stakeholders in discussion on the policy issues of developing brownfield sites later on with the assistance of the findings of the survey. The cost estimate for the Study is $13.72 million. There is no breakdown on the cost specifically related to the brownfield sites in the Yuen Long South (YLS) area.

Part I – 3. & 4.

According to the Planning and Engineering Study for Housing Sites in YLS, the implementation of the YLS development is expected to affect about 100 hectares of brownfield sites mostly held under private ownership. The implementation of the YLS development has not yet commenced and we do not have the cost estimate for resuming the privately-owned brownfield sites at this stage.

Part I – 5.

The Planning and Engineering Study for the YLS development has not studied the imposition of a new tax on land left idle.

Part I – 6. & 7.

The Planning and Engineering Study for Housing Sites in YLS does not have the details on the government land granted for open storage use under short term tenancy or the rental income involved. The study also has no information on the government land resumed for reason of unauthorised occupation.

Part II

The feasibility study on the environmentally friendly transport services (EFTS) in Hung Shui Kiu New Development Area and adjacent areas including YLS commenced in March 2017. There is no information on the estimated cost and revenue of the EFTS at this stage of the study.

Parts III & IV

The implementation of the YLS development has not yet commenced and we do not have the cost estimate for compensation to affected farmers and households at this stage.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4068)

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/deficit (compared with the planned provision) in 18 districts.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 127)

Reply:

The required information is set out in the following table by District Council 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 District Council District **Existing population : 243 300** **Planned Population : 301 500**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	358 classrooms	397	427	69
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	423 classrooms	461	521	98
Hospital	5.5 beds per 1 000 persons	1 658 beds	954	954	(704)

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	2	3	3	1
Sports Centre	1 per 50 000 to 65 000 persons	4	6	6	2
Wan Chai District Council District Existing population : 180 100		**Planned Population : 230 400**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	226 classrooms	512	512	286
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	273 classrooms	563	575	302
Hospital	5.5 beds per 1 000 persons	1 266 beds	1 870	2 131	865
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

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**	
Eastern District Council District **Existing population : 555 000**		**Planned Population : 579 500**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	579 classrooms	958	958	379
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	776 classrooms	848	896	120
Hospital	5.5 beds per 1 000 persons	3 187 beds	1 673	1 673	(1 514)
Clinic/Health Centre	1 per 100 000 persons	6	6	7	1
Library	1 district library for every 200 000 persons	3	6	7	4
Sports Centre	1 per 50 000 to 65 000 persons	8	6	6	(2)
Southern District Council District **Existing population : 275 000**		**Planned Population : 330 300**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	289 classrooms	693	693	404
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	452 classrooms	661	691	239
Hospital	5.5 beds per 1 000 persons	1 817 beds	3 581	3 581	1 764
Clinic/Health Centre	1 per 100 000 persons	3	3	3	0

Type of Facilities	**Hong Kong Planning Standards and Guidelines (HKPSG)**	**HKPSG Requirement (based on planned population)**	**Provision**		**Surplus/ Shortfall (against planned provision)**
			Existing Provision	**Planned Provision**	
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Yau Tsim Mong District Council District **Existing population : 343 000** **Planned Population : 434 500**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	509 classrooms	528	528	19
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	588 classrooms	553	577	(11)
Hospital	5.5 beds per 1 000 persons	2 390 beds	3 233	3 233	843
Clinic/Health Centre	1 per 100 000 persons	4	3	4	0
Library	1 district library for every 200 000 persons	2	4	4	2
Sports Centre	1 per 50 000 to 65 000 persons	5	6	6	1
Sham Shui Po District Council District **Existing population : 405 900** **Planned Population : 555 400**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	655 classrooms	791	825	170
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	883 classrooms	749	923	40

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	3 055 beds	1 285	1 285	(1 770)
Clinic/Health Centre	1 per 100 000 persons	5	5	7	2
Library	1 district library for every 200 000 persons	2	4	5	3
Sports Centre	1 per 50 000 to 65 000 persons	8	6	8	0
Kowloon City District Council District **Existing population : 418 700** **Planned Population : 555 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	569 classrooms	1 186	1 282	713
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	819 classrooms	1 268	1 364	545
Hospital	5.5 beds per 1 000 persons	3 054 beds	3 494	6 362	3 308
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

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	
Wong Tai Sin District Council District **Existing population : 425 200** **Planned Population : 461 300**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	388 classrooms	680	710	322
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	643 classrooms	715	715	72
Hospital	5.5 beds per 1 000 persons	2 537 beds	1 071	1 201	(1 336)
Clinic/Health Centre	1 per 100 000 persons	4	4	5	1
Library	1 district library for every 200 000 persons	2	6	6	4
Sports Centre	1 per 50 000 to 65 000 persons	6	6	7	1
Kwun Tong District Council District **Existing population : 648 500** **Planned Population : 802 700**[@]					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	713 classrooms	967	1 057	344
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 124 classrooms	1 009	1 189	65
Hospital	5.5 beds per 1 000 persons	4 415 beds	1 385	1 700	(2 715)
Clinic/Health Centre	1 per 100 000 persons	8	5	7	(1)

Type of Facilities	**Hong Kong Planning Standards and Guidelines (HKPSG)**	**HKPSG Requirement (based on planned population)**	**Provision**		**Surplus/ Shortfall (against planned provision)**
			Existing Provision	**Planned Provision**	
Library	1 district library for every 200 000 persons	4	6	6	2
Sports Centre	1 per 50 000 to 65 000 persons	11	8	10	(1)
Kwai Tsing District Council District **Existing population : 520 600** **Planned Population : 550 700**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	435 classrooms	867	930	495
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	755 classrooms	786	783	28
Hospital	5.5 beds per 1 000 persons	3 029 beds	2 490	2 970	(59)
Clinic/Health Centre	1 per 100 000 persons	5	4	4	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	7	9	1
Tsuen Wan District Council District **Existing population : 318 900** **Planned Population : 336 800**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	372 classrooms	290	290	(82)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	476 classrooms	488	515	39

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	1 852 beds	985	1 257	(595)
Clinic/Health Centre	1 per 100 000 persons	3	2	2	(1)
Library	1 district library for every 200 000 persons	2	2	2	0
Sports Centre	1 per 50 000 to 65 000 persons	4	4	6	2
Tuen Mun District Council District Existing population : 489 300 Planned Population : 619 600*					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	742 classrooms	978	1 038	296
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 055 classrooms	938	1 034	(21)
Hospital	5.5 beds per 1 000 persons	3 408 beds	3 611	3 611	203
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)

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**	
Yuen Long District Council District **Existing population : 614 200**		**Planned Population : 1 028 300**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	1 165 classrooms	1 128	1 518	353
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 855 classrooms	1 239	2 007	152
Hospital	5.5 beds per 1 000 persons	5 655 beds	1 057	2 057	(3 598)
Clinic/Health Centre	1 per 100 000 persons	10	6	11	1
Library	1 district library for every 200 000 persons	5	4	4	(1)
Sports Centre	1 per 50 000 to 65 000 persons	15	8	15	0
North District Council District **Existing population : 315 300**		**Planned Population : 605 100**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	754 classrooms	622	832	78
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 043 classrooms	666	1 224	181
Hospital	5.5 beds per 1 000 persons	3 328 beds	603	1 103	(2 225)[#]
Clinic/Health Centre	1 per 100 000 persons	6	4	7	1

Type of Facilities	**Hong Kong Planning Standards and Guidelines (HKPSG)**	**HKPSG Requirement (based on planned population)**	**Provision**		**Surplus/ Shortfall (against planned provision)**
			Existing Provision	**Planned Provision**	
Library	1 district library for every 200 000 persons	3	4	5	2
Sports Centre	1 per 50 000 to 65 000 persons	9	5	8	(1)
Tai Po District Council District Existing population : 303 900		**Planned Population : 376 300**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	554 classrooms	563	588	34
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	865 classrooms	572	715	(150)
Hospital	5.5 beds per 1 000 persons	2 069 beds	1 526	1 526	(543)
Clinic/Health Centre	1 per 100 000 persons	3	2	3	0
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	5	5	7	2
Sha Tin District Council District Existing population : 659 800		**Planned Population : 759 800**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	828 classrooms	1 313	1 343	515
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 259 classrooms	1 181	1 271	12

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	4 179 beds	2 992	4 510	331
Clinic/Health Centre	1 per 100 000 persons	7	4	7	0
Library	1 district library for every 200 000 persons	4	4	4	0
Sports Centre	1 per 50 000 to 65 000 persons	11	6	11	0
Sai Kung District Council District **Existing population : 461 900**		**Planned Population : 566 100**^			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	660 classrooms	790	875	215
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	1 015 classrooms	757	842	(173)
Hospital	5.5 beds per 1 000 persons	3 114 beds	1 084	1 644	(1 470)
Clinic/Health Centre	1 per 100 000 persons	6	3	5	(1)
Library	1 district library for every 200 000 persons	3	3	3	0
Sports Centre	1 per 50 000 to 65 000 persons	8	7	9	1

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	
Islands District Council District Existing population : 156 800		**Planned Population : 432 300**			
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	501 classrooms	293	511	10
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	682 classrooms	375	637	(45)
Hospital	5.5 beds per 1 000 persons	2 377 beds	277	597	(1 780)
Clinic/Health Centre	1 per 100 000 persons	4	8	9	5
Library	1 district library for every 200 000 persons	2	8	8	6
Sports Centre	1 per 50 000 to 65 000 persons	6	5	10	4

General Remarks:

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision but not the estimated provision under the latest announced Second 10-Year Hospital Development Plan as detailed information is yet to be available.

Notes

@ The planned population of 802 700 for Kwun Tong District Council district includes the planned population of 25 010 for the Development of Anderson Road Quarry (ARQ) Site, which administratively falls within the boundary of Sai Kung District Council district. It is considered more reasonable to include the ARQ Site in Kwun Tong District Council district for planning of Government, Institution or Community (GIC) provision because the ARQ Site is in closer proximity to Kwun Tong District Council district than Sai Kung District Council district.

* The planned population for Tuen Mun District Council district has not included any portion of the Hung Shui Kiu New Development Area which has been included in Yuen Long District Council 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.

^ The Development of the ARQ Site has not been included in the population and GIC provision of Sai Kung District Council district.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4069)

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/deficit (compared with the planned provision) in Tsing Yi area.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 128)

Reply:

The required information for the Tsing Yi Area[1] 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**	
Tsing Yi Area **Existing population : 184 200 Planned Population : 206 900**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	202 classrooms	184	244	42
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	315 classrooms	324	324	9

[1] It includes the area covered by the planning scheme boundary of the Tsing Yi Outline Zoning Plan.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Hospital	5.5 beds per 1 000 persons	1 138 beds	0	0	(1 138)
Clinic/ Health Centre	1 per 100 000 persons	2	2	2	0
Library	1 district library for every 200 000 persons	1	1	1	0
Sports Centre	1 per 50 000 to 65 000 persons	3	3	4	1

General Remarks:

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision but not the estimated provision under the latest announced Second 10-Year Hospital Development Plan as detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4070)

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/deficit (compared with the planned provision) in Tung Chung area.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 129)

Reply:

The required information for Tung Chung Area[1] is set out in the following table.

Type of Facilities	**Hong Kong Planning Standards and Guidelines (HKPSG)**	**HKPSG Requirement (based on planned population)**	**Provision**		**Surplus/ Shortfall (against planned provision)**
			Existing Provision	**Planned Provision**	
Tung Chung Area **Existing population : 86 400** **Planned Population : 286 200**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	342 classrooms	209	299	(43)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	488 classrooms	218	428	(60)

[1] It includes the areas covered by the planning scheme boundary of the Tung Chung Town Centre Outline Zoning Plan (OZP), the Tung Chung Extension Area OZP and the Tung Chung Valley OZP.

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Hospital	5.5 beds per 1 000 persons	1 574 beds	180	500	(1 074)
Clinic/ Health Centre	1 per 100 000 persons	3	2	3	0
Library	1 district library for every 200 000 persons	1	2	2	1
Sports Centre	1 per 50 000 to 65 000 persons	4	1	4	0

General Remarks:

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision but not the estimated provision under the latest announced Second 10-Year Hospital Development Plan as detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4071)

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/deficit (compared with the planned provision) in Tsuen Wan area.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 130)

Reply:

The required information for the Tsuen Wan Area[1] 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**	
Tsuen Wan Area **Existing population : 303 900** **Planned Population : 320 500**					
Secondary School	1 whole-day classroom for 40 persons aged 12 to 17	355 classrooms	290	290	(65)
Primary School	1 whole-day classroom for 25.5 persons aged 6 to 11	456 classrooms	458	485	29
Hospital	5.5 beds per 1 000 persons	1 763 beds	985	1 257	(506)

[1] It includes the areas covered by the planning scheme boundary of the Tsuen Wan Outline Zoning Plan (OZP), the Tsuen Wan West OZP and the Chuen Lung and Ha Fa Shan 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	2	2	2	0
Sports Centre	1 per 50 000 to 65 000 persons	4	4	6	2

General Remarks:

1. "Existing Population" refers to 2016 By-Census figures. "Planned Population" includes Usual Residents (UR), Mobile Residents (MR) and Transients. All population figures have been adjusted to the nearest hundred.
2. Figure in bracket denotes shortfall in provision against the planned provision.
3. Requirement for sports centre is calculated based on UR and MR while requirements for primary school and secondary school are calculated based on UR. Requirements for the remaining facilities are calculated based on the total planned population.
4. The provision of hospital beds is to be assessed on a regional basis. The provision has taken into account all known planned provision but not the estimated provision under the latest announced Second 10-Year Hospital Development Plan as detailed information is yet to be available.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6323)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

One of the aims of the Department is to ensure effective planning and use of land. Please provide a breakdown by 18 districts of the area (in hectare) of the current major planned land use zonings in Hong Kong.

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 144)

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 2018 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 (hectares) (about)**							
	C[i]	**R[ii]**	**V**	**I[iii]**	**G/IC[iv]**	**AGR**	**O[v]**	**GB & NCA[vi]**
Central and Western	65	206	0	4	116	0	69	618
Wan Chai	49	150	0	0	88	0	56	523
Eastern	16	224	0	17	176	0	70	521
Southern	4	342	5	20	256	0	73	1 863
Yau Tsim Mong	85	116	0	13	82	0	89	2
Sham Shui Po	5	232	0	31	167	0	93	111
Kowloon City	42	317	0	7	162	0	165	47
Wong Tai Sin	1	227	1	11	104	0	64	200
Kwun Tong	14	367	8	68	133	0	124	154

DC District	Area within major land use zoning (hectares) (about)							
	C[i]	R[ii]	V	I[iii]	G/IC[iv]	AGR	O[v]	GB & NCA[vi]
Kwai Tsing	8	294	20	649	197	0	160	686
Tsuen Wan	20	203	96	38	147	9	141	1 264
Tuen Mun	7	553	226	280	328	0	122	1 396
Yuen Long	46	1 261	1 236	503	268	1 089	223	4 725
North	11	329	503	224	449	1 561	109	3 718
Tai Po	4	409	448	90	267	372	78	2 386
Sha Tin	8	617	219	73	406	28	296	1 460
Sai Kung	19	427	349	165	309	34	222	2 924
Island	240	411	266	436	434	81	113	5 727
Total*	**645**	**6 685**	**3 377**	**2 630**	**4 088**	**3 174**	**2 266**	**28 324**

Notes:

(i) C – includes mainly "Commercial", "Comprehensive Development Area" for commercial developments, "Other Specified Uses" ("OU") annotated "Business Park", "Hotel", "Commercial and Tourism related uses", "Cruise Terminal to include Commercial Development with Landscaped Deck above", "Exhibition Centre", "Restaurant/Commercial Complex", and other similar land use zonings.

(ii) R – includes mainly "Residential (Group A)", "Residential (Group B)", "Residential (Group C)", "Residential (Group D)", "Residential (Group E)", "Comprehensive Development Area" mainly for residential developments, "OU" annotated "Railway Depot Comprehensive Development Area", "Residential Cum Marina Development", "Staff Quarters", and other similar land use zonings.

(iii) I – includes mainly "Industrial", "OU" annotated "Business", "Godown", "Industrial Estate", "Science Park", "Special Industries Area", "Resource Recovery Park", "Container Terminal", "Container Related Uses", "River Trade Terminal", "Cargo Working Area", "Power Station", "Deep Waterfront Industry", "Boatyard and Marine-oriented Industrial Uses", "Oil Depot" and other similar land use zonings, as well as "Open Storage" and "Industrial (Group D)" which reflect primarily rural industrial uses that have existed for many years in the rural New Territories.

(iv) G/IC – includes mainly "Government, Institution or Community", "OU" annotated "Boundary Crossing Facilities", "Cemetery", 'Wholesale Market", "Highways Maintenance Area", "Reservoir", "Refuse Transfer Station", "Sewage Treatment Works", "Water Treatment Works", and other similar land use zonings.

(v) O – includes mainly "Open Space", "OU" annotated "Promenade", and other similar land use zonings.

(vi) GB & NCA – include mainly "Green Belt", "Conservation Area", "Coastal Protection Area", "Country Park", "Site of Special Scientific Interest", "OU" annotated "Nature Park", "River Park", "Comprehensive Development and Wetland Enhancement Area", and other similar land use zonings.

* The figures may not add up to the numeric total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5944)

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 provide information on the "planning and urban design studies for harbourfront enhancement" and "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas", including but not limited to the following:

(a) the work details, staffing and expenditure involved in the above projects in 2017-18;
(b) whether the planning of cycle track was included in the projects; if yes, please specify its length and details; if not, please give the reasons; and
(c) the schedule and estimated expenditure of the implementation of the projects.

Asked by: Hon KWOK Wing-hang, Dennis (Member Question No. (LegCo use): 154)

Reply:

(a) The Urban Design Study for the Wan Chai North and North Point Harbourfront Areas (the Study) is undertaken by consultants and overseen by the Planning Department. The main task of the consultants during 2017-18 has been refining the urban design framework and the harbourfront enhancement proposals (HEPs) taking into account public comments received during Stage 2 Public Engagement carried out in mid-2016. The consultancy expenditure in 2017-18 is about $1.2 million.

(b) The Study has proposed a cycle trail of about 2 kilometres along the harbourfront areas from Wan Chai to North Point. Owing to site constraints, the feasibility of certain sections of the proposed trail is subject to further studies. To facilitate cycling in these areas, shared use arrangements by cyclists and pedestrians are being explored.

(c) Upon completion of the Study before end 2018 tentatively, the Development Bureau will consider how and when to implement the HEPs taking into account site availability, potential for public-private participation, interface between different projects, priority in resource allocation, etc. We will be able to have a clearer idea of the implementation programme and associated funding requirements by then.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5733)

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:

It is stated in Programme (4) that the Government collects and collates data for making population, employment and other forecasts to facilitate territorial and other levels of planning studies. In this connection, please advise this Committee whether the Government made use of innovative technology and the data in carrying out planning work (e.g. land use planning) over the past three years. If yes, what are the details? If no, what are the reasons?

Asked by: Hon MOK Charles Peter (Member Question No. (LegCo use): 104)

Reply:

In the past three years, the Planning Department (PlanD) has been making use of relevant technologies in carrying out land use planning work.

To support site planning and monitoring of land use changes, unmanned aerial system is used to collect latest information for preparation of photo-realistic images and three-dimensional (3D) models. Computer-aided-design and 3D Geographic Information System (GIS) are used to prepare urban design schemes and 3D modelling/animation for urban design/visual presentation to facilitate amendments to or preparation of statutory or non-statutory town plans. In carrying out air ventilation assessment of development proposals, computational fluid dynamics technique is used for conducting preliminary air ventilation assessment. GIS is also employed to help update the Territorial Population and Employment Data Matrix.

On a larger scale, remote sensing technology is employed to process satellite imagery for land cover detection and classification for the preparation of land utilisation information in Hong Kong. Web-based GIS is also employed to disseminate statutory planning information (including plans and applications) to the public through the Statutory Planning Portal 2 (https://www.ozp.tpb.gov.hk/).

In March 2018, PlanD commissioned a consultancy study on "Development of a Common Spatial Data Infrastructure - Built Environment Application Platform (BEAP) Feasibility Study", with a view to formulating an overall development framework covering key aspects of a BEAP and test cases focusing on city planning, infrastructure/engineering, and environmental applications.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4985)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (-) Not Specified

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please advise on the area of industrial land in Hong Kong, with a breakdown by district, over the past five years.

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 184)

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) prepared under the Town Planning Ordinance (Cap. 131). The zonings on OZPs are broad-brush and the land area of these zones may include public roads, ancillary facilities and utility installations. Besides, some of the industrial land within "Other Specified Uses" annotated "Business" zone is undergoing transformation to cover general business and commercial uses.

The area within industrial and industrial-related zonings in the past five years (i.e. 2014 to 2018) by District Council (DC) districts is as follows:

DC District	**Area within industrial and industrial-related zones (hectares) (about)[1&2]**				
	2014	**2015**	**2016**	**2017**	**2018**
Central and Western	5	5	4	4	4
Wan Chai	0	0	0	0	0
Eastern	17	17	17	17	17
Southern	22	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

DC District	Area within industrial and industrial-related zones (hectares) (about)[1&2]				
	2014	2015	2016	2017	2018
Kwai Tsing	649	649	649	649	649
Tsuen Wan	38	38	38	38	38
Tuen Mun	276	276	276	280	280
Yuen Long	524	524	524	503	503
North	229	229	224	224	224
Tai Po	90	90	90	90	90
Sha Tin	76	76	76	73	73
Sai Kung	176	176	165	165	165
Island	436	436	436	436	436
Total[3]	**2 667**	**2 665**	**2 649**	**2 630**	**2 630**

Notes:

1. The various industrial and industrial-related zones include mainly “Industrial”, “Other Specified Uses” annotated “Business”, “Godown”, “Industrial Estate”, “Science Park”, “Special Industries Area”, “Resource Recovery Park”, “Container Terminal”, “Container Related Uses”, “River Trade Terminal”, “Cargo Working Area”, “Power Station”, “Deep Waterfront Industry”, “Boatyard and Marine-oriented Industrial Uses”, “Oil Depot” and other similar land use zonings, as well as “Open Storage” and “Industrial (Group D)”. There are industrial-related uses in other zonings or industrial land currently not covered by OZP. Sites within the above industrial and industrial-related zones may also contain non-industrial uses.

2. The area for the years 2014 to 2017 is at end of the respective years, while the area for the year 2018 is at end of February 2018.

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

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4987)

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 There is a lack of suitable sites for various social welfare services, such as residential care home for the elderly, residential care home for persons with disabilities, ICCMW or youth uniformed groups. As many derelict schools are still pending for conversion, will the Government consider the above uses in its planning?

2. Please provide the specific number and details of cases involving changing the use of derelict schools for their revitalisation in the past five years.

3. The process of allocating derelict schools for conversion is slow. Is it due to insufficient funding or manpower or other reasons? How can the process be expedited?

Asked by: Hon SHIU Ka-chun (Member Question No. (LegCo use): 216)

Reply:

1. Paying heed to the principle of optimising land resources, the Government has established a Central Clearing House mechanism to ensure that vacant school premises (VSP) would be optimised by putting them into suitable alternative long-term uses. Under this mechanism, if any VSP is confirmed by the Education Bureau (EDB) to be no longer required for school or other educational uses, EDB will inform the Planning Department (PlanD) and other relevant departments (such as the Lands Department (LandsD) and the Housing Department (HD)). PlanD will then consider suitable alternative long-term uses (such as government, institution or community (G/IC), residential and other uses) for the concerned VSP sites. Upon confirmation on the long-term uses of the VSP sites, PlanD will inform the relevant departments (such as LandsD and HD) of the recommendations for their follow up as appropriate.

   If any organisation wishes to use the VSP sites handled under the Central Clearing House mechanism for a specific G/IC use (such as residential care home for the elderly, residential care home for persons with disabilities, integrated community centre for

mental wellness and venue for youth uniformed groups), support of the relevant policy bureau(x) should be obtained in accordance with the established mechanism for the application for using the school premises. PlanD will consider whether the proposed use complies with the recommended long-term land use of the VSP site, the planning intention of the land use zoning on the relevant outline zoning plan, its compatibility with surrounding land uses and environment, the demand and supply of G/IC land or facilities in the district, etc., and advise the relevant bureau(x) and departments from district planning perspective.

2. and 3.

As at end-February 2018, PlanD has reviewed the long-term uses of 183 VSP[1] sites and confirmed their long-term uses under the Central Clearing House mechanism. Among them, 18 were recommended for housing development; 137 were recommended to be retained for G/IC use so as to meet the demands from government departments and the community; six were recommended for rural use (e.g. nature reserve or agricultural uses); ten were recommended for village type development; ten are located within areas where planning and engineering studies or land use reviews are being conducted at present; and the remaining two have been taken back by EDB for school use. The detailed information has been uploaded onto the website of PlanD (https://www.pland.gov.hk/pland_en/access/pec/4.html).

Interested non-governmental organisations (NGOs) may apply to the responsible managing department of the concerned VSP sites, including LandsD, HD and EDB, for using the school premises on a short-term basis for community, institution or non-profit making purposes in accordance with the relevant procedures, including obtaining support from the relevant policy bureau(x). As such, PlanD does not have the statistical data of such applications. To further support NGOs to make better use of vacant government sites and VSPs for community purposes, the 2018-19 Budget has set aside $1 billion to subsidise the costs of basic works required for eligible projects.

[1] Some of these VSP sites have been demolished, or arranged/deployed for temporary or other long-term uses.

- End -

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5160)

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:

(a) Please list the areas of the various zonings on outline zoning plans (OZPs) and development permission area (DPA) plans at present, broken down by District Council (DC) district.

(b) Please list the areas of places not covered by OZPs or DPA plans at present, broken down by DC district.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 554)

Reply:

(a) 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 2018 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 (hectares) (about)**							
	C[i]	**R[ii]**	**V**	**I[iii]**	**G/IC[iv]**	**AGR**	**O[v]**	**GB & NCA[vi]**
Central and Western	65	206	0	4	116	0	69	618
Wan Chai	49	150	0	0	88	0	56	523
Eastern	16	224	0	17	176	0	70	521
Southern	4	342	5	20	256	0	73	1 863
Yau Tsim Mong	85	116	0	13	82	0	89	2

DC District	Area within major land use zoning (hectares) (about)							
	C[i]	R[ii]	V	I[iii]	G/IC[iv]	AGR	O[v]	GB & NCA[vi]
Sham Shui Po	5	232	0	31	167	0	93	111
Kowloon City	42	317	0	7	162	0	165	47
Wong Tai Sin	1	227	1	11	104	0	64	200
Kwun Tong	14	367	8	68	133	0	124	154
Kwai Tsing	8	294	20	649	197	0	160	686
Tsuen Wan	20	203	96	38	147	9	141	1 264
Tuen Mun	7	553	226	280	328	0	122	1 396
Yuen Long	46	1 261	1 236	503	268	1 089	223	4 725
North	11	329	503	224	449	1 561	109	3 718
Tai Po	4	409	448	90	267	372	78	2 386
Sha Tin	8	617	219	73	406	28	296	1 460
Sai Kung	19	427	349	165	309	34	222	2 924
Island	240	411	266	436	434	81	113	5 727
Total*	**645**	**6 685**	**3 377**	**2 630**	**4 088**	**3 174**	**2 266**	**28 324**

Notes:

(i) C – includes mainly "Commercial", "Comprehensive Development Area" for commercial developments, "Other Specified Uses" ("OU") annotated "Business Park", "Hotel", "Commercial and Tourism related uses", "Cruise Terminal to include Commercial Development with Landscaped Deck above", "Exhibition Centre", "Restaurant/Commercial Complex", and other similar land use zonings.

(ii) R – includes mainly "Residential (Group A)", "Residential (Group B)", "Residential (Group C)", "Residential (Group D)", "Residential (Group E)", "Comprehensive Development Area" mainly for residential developments, "OU" annotated "Railway Depot Comprehensive Development Area", "Residential Cum Marina Development", "Staff Quarters", and other similar land use zonings.

(iii) I – includes mainly "Industrial", "OU" annotated "Business", "Godown", "Industrial Estate", "Science Park", "Special Industries Area", "Resource Recovery Park", "Container Terminal", "Container Related Uses", "River Trade Terminal", "Cargo Working Area", "Power Station", "Deep Waterfront Industry", "Boatyard and Marine-oriented Industrial Uses", "Oil Depot" and other similar land use zonings, as well as "Open Storage" and "Industrial (Group D)" which reflect primarily rural industrial uses that have existed for many years in the rural New Territories.

(iv) G/IC – includes mainly "Government, Institution or Community", "OU" annotated "Boundary Crossing Facilities", "Cemetery", 'Wholesale Market", "Highways Maintenance Area", "Reservoir", "Refuse Transfer Station", "Sewage Treatment Works", "Water Treatment Works", and other similar land use zonings.

(v) O – includes mainly "Open Space", "OU" annotated "Promenade", and other similar land use zonings.

(vi) GB & NCA – include mainly "Green Belt", "Conservation Area", "Coastal Protection Area", "Country Park", "Site of Special Scientific Interest", "OU" annotated "Nature Park", "River Park", "Comprehensive Development and Wetland Enhancement Area", and other similar land use zonings.

* The figures may not add up to the numeric total due to rounding.

(b) The land area not covered by statutory plans (including outline zoning plans and development permission area plans (if any)) prepared under the Town Planning Ordinance (Cap. 131) as at end February 2018 by DC districts is tabled below. Most of the areas are within Country Parks.

DC District	**Area of land not covered by statutory plans (hectares) (about)**
Central and Western	14
Wan Chai	3
Eastern	570
Southern	893
Yau Tsim Mong	2
Sham Shui Po	19
Kowloon City	3
Wong Tai Sin	232
Kwun Tong	2
Kwai Tsing	48
Tsuen Wan	3 918
Tuen Mun	5 183
Yuen Long	3 451
North	6 021
Tai Po	10 519
Sha Tin	3 263
Sai Kung	8 718
Island	9 047
Total*	**51 903**

Note:

* The figures may not add up to the numeric total due to rounding.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5165)

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 planning applications for hobby farm submitted to the Town Planning Board (TPB) in the past five years, please provide the land use zonings of the application sites, as well as the number of applications approved and rejected by TPB.

	"Agriculture" zone		"Green Belt" zone		"Recreation" zone		Others (Please specify)	
	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected
2013								
2014								
2015								
2016								
2017								

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 559)

Reply:

The numbers of planning applications for hobby farm use, which is regarded as a kind of "Place of Recreation, Sports or Culture" use, approved or rejected by the Town Planning Board, over the past five years are as follows:

Year	"Agriculture" zone		"Green Belt" zone		"Recreation" zone		Others*	
	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected	No. of applications approved	No. of applications rejected
2013	1	0	0	0	0	0	1	0
2014	4	0	0	0	1	0	0	0
2015	3	1	1	0	0	0	1	0
2016	7	0	1	2	0	0	1	1
2017	4	0	0	2	0	0	2	1

* Including areas zoned "Coastal Protection Area", "Residential (Group D)", "Village Type Development", areas straddling "Agriculture", "Green Belt", "Recreation" zones, and areas shown as 'Road'.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5171)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

As regards unauthorised developments on land and agricultural land within "Site of Special Scientific Interest", "Conservation Area", "Coastal Protection Area", "Green Belt" and "Agriculture" zones, please specify their respective numbers of complaints, numbers of substantiated cases, numbers of enforcement notices, stop notices and reinstatement notices issued, and numbers of prosecutions (numbers of cases and persons convicted) in the past five years.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 565)

Reply:

The number of complaints against alleged unauthorised developments (UDs) within "Sites of Special Scientific Interest" ("SSSI"), "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; together with the number of prosecution cases and the number of persons convicted in these cases in the past five years are as follows:

Year	No. of complaints on alleged UDs[1] within "SSSI" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2013	3	0(0)	0(0)	0(0)	0(0)
2014	4	0(0)	0(0)	0(0)	0(0)
2015	4	0(0)	0(0)	0(0)	0(0)
2016	6	5(4)	0(0)	1(1)	1(0)
2017	1	2(1)	0(0)	0(0)	0(0)

[1] The complaint cases within "SSSI" zone in 2013, 2014 and 2015 were confirmed not UDs after investigation. No enforcement action was taken.

Year	No. of complaints on alleged UDs within "CA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2013	48	28(4)	0(0)	6(3)	0(0)
2014	36	19(9)	0(0)	14(2)	0(0)
2015	55	40(10)	0(0)	39(10)	0(0)
2016	28	20(7)	0(0)	10(4)	4(4)
2017	97	71(12)	0(0)	55(11)	1(2)

Year	No. of complaints on alleged UDs within "CPA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2013	36	19(5)	0(0)	4(2)	0(0)
2014	17	41(8)	0(0)	20(3)	0(0)
2015	39	15(6)	0(0)	19(4)	1(1)
2016	32	38(7)	0(0)	26(4)	2(3)
2017	45	6(1)	0(0)	9(3)	1(3)

Year	No. of complaints on alleged UDs within "GB" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2013	201	317(49)	0(0)	208(29)	14(17)
2014	166	322(48)	0(0)	138(26)	4(8)
2015	239	375(65)	0(0)	252(36)	9(26)
2016	205	441(66)	0(0)	292(42)	18(55)
2017	193	373(56)	0(0)	163(28)	15(59)

Year	No. of complaints on alleged UDs within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2013	262	422(88)	0(0)	153(34)	18(45)
2014	253	485(92)	0(0)	168(40)	14(34)
2015	299	623(104)	0(0)	98(26)	14(27)
2016	312	785(157)	0(0)	262(37)	20(49)
2017	388	924(136)	0(0)	316(54)	27(77)

We do not have information on enforcement action taken on agricultural land within “SSSI”, “CA”, “CPA”, “GB” and “AGR” zones.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5173)

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:

For land used for specified purposes, will the Government please advise this Committee on the following:

(a) As regards unauthorised developments on land and agricultural land within "Site of Special Scientific Interest" ("SSSI"), "Conservation Area" ("CA") and "Coastal Protection Area" ("CPA") zones, please specify their respective numbers of unauthorised development cases, areas of land involved, numbers of prosecutions (numbers of summons) and convictions (numbers of summons), as well as the highest and lowest amounts of fines imposed on convicted cases in the past five years, broken down by type of uses (e.g. filling of pond/land, vehicle park, container-related uses, storage, workshop, etc.) (Note: the following table is for reference).

Land

SSSI	No. of cases of unauthorised filling of land/pond	Area of land involved	No. of prosecution cases (no. of summons)	No. of convicted cases (no. of summons)	Highest and lowest amounts of fines imposed on convicted cases	Type of uses involved
2017						
2016						
2015						
2014						
2013						

Agricultural land

SSSI	No. of cases of unauthorised filling of land/pond	Area of land involved	No. of prosecution cases (no. of summons)	No. of convicted cases (no. of summons)	Highest and lowest amounts of fines imposed on convicted cases	Type of uses involved
2017						
2016						
2015						
2014						
2013						

(b) As regards unauthorised developments on land and agricultural land within "Green Belt" ("GB") and "Agriculture" ("AGR") zones, please specify their respective numbers of unauthorised development cases, areas of land involved, numbers of prosecutions (numbers of summons) and convictions (numbers of summons), as well as the highest and lowest amounts of fines imposed on convicted cases in the past five years, broken down by type of uses (e.g. filling of pond/land, vehicle park, container-related uses, storage, workshop, etc.) (Note: the following table is for reference).

Land

GB	No. of cases of unauthorised filling of land/pond	Area of land involved	No. of prosecution cases (no. of summons)	No. of convicted cases (no. of summons)	Highest and lowest amounts of fines imposed on convicted cases
2017					
2016					
2015					
2014					
2013					

Agricultural land

GB	No. of cases of unauthorised filling of land/pond	Area of land involved	No. of prosecution cases (no. of summons)	No. of convicted cases (no. of summons)	Highest and lowest amounts of fines imposed on convicted cases
2017					
2016					
2015					
2014					
2013					

(c) Please advise on the expenditure and manpower involved in complaints against unauthorised development within the "SSSI", "CA", "CPA", "GB" and "AGR" zones for the past five years, and the expenditure and manpower involved in the enforcement and prosecution actions undertaken in this regard in 2018-19.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 567)

Reply:

(a) & (b)

The breakdown on the prosecution cases by types of unauthorised developments (UDs) involved in "Sites of Special Scientific Interest" ("SSSI"), "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones in the past five years are as follows:

Year	**Total no. of prosecution cases**	**Filling of pond/land & excavation of land**	**Vehicle Park**	**Container-related Uses**	**Storage**	**Workshop**
		No. of prosecution cases (minimum & maximum fines imposed for the conviction cases)				
2013	32	4 ($25,000 & $240,000)	2 ($24,000 & $60,000)	1 ($25,000)	22 ($25,000 & $360,000)	3 ($13,920 & $180,000)
2014	18	1 ($300,000)	1 ($85,500)	1 ($100,000)	14 ($25,000 & $260,000)	1 ($39,400)

Year	Total no. of prosecution cases	Filling of pond/land & excavation of land	Vehicle Park	Container-related Uses	Storage	Workshop
		No. of prosecution cases (minimum & maximum fines imposed for the conviction cases)				
2015	24	5 ($35,000 & $150,000)	-	-	18 ($18,000 & $400,000)	1 ($3,600)
2016	45	15 ($10,000 & $110,000)	6 ($18,000 & $270,000)	2 ($20,000 & $520,000)	21 ($2,000 & $370,000)	1 ($140,000)
2017	45	16 ($3,000 & $393,000)	2 ($10,000)	-	27 ($5,000 & $270,000)	-

We do not have readily available information on land area of the UDs within "SSSI", "CA", "CPA", "GB" and "AGR" zones in the past five years broken down by types of UDs. We also do not have information on enforcement action in respect of agricultural land within the above-mentioned zones.

(c) Planning enforcement and prosecution against UDs in the rural areas of the New Territories were undertaken by staff of the Central Enforcement and Prosecution Section (CEPS) of the Planning Department (PlanD). CEPS had 68 staff in 2013 to 2015, 69 in 2016 and 79 in 2017. In 2018-19, additional manpower resources will be provided in respect of planning enforcement and prosecution work. As the work in respect of UDs is undertaken as part of the overall duties of the staff of PlanD, 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. 5158)

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 land zoned "Village Type Development" ("V") and small house demand, please inform this Committee:

(a) What is the increase in the amount of land zoned "V" in 2017-18? Please list in detail the location and area of the "V" sites added.

(b) How does the Planning Department work out the 10-year forecast for Small House demand?

(c) What are the latest 10-year forecast for Small House demand and the approximate area of land required to meet the demand?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 579)

Reply:

(a) In 2017-18, the total land area zoned "Village Type Development" on the statutory plans is increased by about 3.22 hectares, which is mainly due to the incorporation of three sites zoned "Village Type Development (1)" in the Hung Shui Kiu (HSK) New Development Area (NDA) for reprovisioning of village houses affected by the HSK NDA project under the New Territories Village Removal Policy.

(b) The 10-year forecast for Small House demand is provided by the Village Representatives of individual villages and collated by District Lands Offices of the Lands Department.

(c) The demand for Small Houses may change with factors such as birth and growth rate of indigenous villagers. Whether or not an indigenous villager would apply for a small house grant is dependent on his own circumstances and wishes, and not all eligible

indigenous villagers aged 18 years or above will submit such an application. The Government is thus not in a position to provide accurate projections of the overall number of Small House applications and the area of land involved in the next ten years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5186)

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:

Under Programme (2), the Planning Department mentions the number of "unauthorised developments discontinued/regularised". Please list the number of such cases by District Council districts in the past five financial years.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 580)

Reply:

The number of unauthorised developments discontinued/regularised in development permission areas under the Town Planning Ordinance (Cap. 131) (TPO)[1], broken down by District Council (DC) districts, in the past five years (i.e. 2013 to 2017) are set out below:

DC District	2013	2014	2015	2016	2017
Tuen Mun	27	15	20	25	25
Yuen Long	156	219	214	256	286
North	36	67	37	56	49
Tai Po	5	11	12	16	31
Sai Kung	9	20	15	12	8
Islands	1	2	2	2	4
Tsuen Wan	0	0	0	3	0
Total	234	334	300	370	403

[1] The enforcement power of the Planning Authority under the TPO is confined to areas previously covered by development permission area plan in the rural New Territories.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5188)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Territorial Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

The Planning Department will continue to monitor the Hong Kong-Macao-Guangdong Planning and Infrastructure Database. Please list in detail the new contents in the above Database and its operational expenditure in the past five years.

	New Content	Operational Expenditure
2013		
2014		
2015		
2016		
2017		

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 582)

Reply:

The Hong Kong-Macao-Guangdong Planning and Infrastructure Database (the Database) is jointly developed by the Planning Department (PlanD) and the Census and Statistics Department (C&SD) for internal reference by government departments/bureaux. Apart from socio-economic statistics in the region, the Database mainly covers general information on major roads and railways in Guangdong and their connections to Hong Kong. The updating and management of the Database and other related tasks are undertaken by in-house staff of PlanD and C&SD as part of their overall duties. We are unable to provide a separate breakdown of the staff resources incurred solely for this work. The yearly operational expenditures, which cover the hardware and software maintenance costs, are listed below:

Year	Operational Expenditure
2012-13	$87,000
2013-14*	$245,000
2014-15	$368,000
2015-16	$442,000
2016-17	$391,000

* The operational expenditure increased after the Database was revamped in 2013.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5189)

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 list the areas of land zoned "Green Belt", "Village Type Development" and "Agriculture" as at the end of 2012, 2013, 2014, 2015, 2016 and 2017.

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 583)

Reply:

The area of land within "Green Belt" ("GB"), "Village Type Development" ("V") and "Agriculture" ("AGR") zones on statutory plans (including outline zoning plans or development permission area plans) prepared under the Town Planning Ordinance (Cap. 131) for the respective years of 2012 to 2017 is tabled below.

Year/Area / Zoning	Area (hectares) (about)					
	2012	**2013**	**2014**	**2015**	**2016**	**2017**
"GB"	15 292	15 273	15 580	15 858	16 293	16 342
"V"	3 294	3 321	3 338	3 338	3 368	3 378
"AGR"	3 281	3 149	3 170	3 176	3 187	3 174

It should be noted that the relevant land use zonings are broad-brush. The total land areas of the zonings only include the land covered by statutory plans, but not the farmland, villages, rural areas or individual Country Park enclaves, etc. outside the statutory plans. The total land areas of "V" and "AGR" zones are also not equivalent to the usable or developable land area. For example, "V" zones scatter across mainly 642 recognised villages in the New Territories, and normally reflect the extent of pre-existing rural villages (including villages that had been resited in the past to make way for new town

development). In general, these sites are not suitable for large-scale development because of the infrastructural and other ancillary constraints and their sporadic locations. Existing land in the "AGR" zones may also include roads, existing buildings/structures or other uses.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5191)

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 the following table the land area of sites that were approved for change in land use on Outline Zoning Plans in 2015, 2016 and 2017.

Original use (column) ／ Changed use (row)	"Agriculture" ("AGR")	"Green Belt" ("GB")	"Village Type Development" ("V")	"Government, Institution or Community" ("G/IC")	"Residential (Group C)" ("R(C)")
"AGR"	-				
"GB"		-			
"V"			-		
"G/IC"				-	
"R(C)"					-
….					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 585)

Reply:

The area (in hectares) of rezoning applications agreed/partially agreed by the Town Planning Board under section 12A of the Town Planning Ordinance (Cap. 131) in 2015, 2016 and 2017 are as follow:

Original Zoning[#] (Column) / Proposed Zoning (Row)	"Agriculture" ("AGR")	"Green Belt" ("GB")	"Village Type Development" ("V")	"Government, Institution or Community" ("G/IC")	"Residential (Group C)" ("R(C)")
"AGR"	N.A.	0	0	0	0
"GB"	0	N.A.	0	0	0
"V"	0	0	N.A.	0.02	0
"G/IC"	0	0	0	N.A.	0
"R(C)"	0	0.1	0	0	N.A.
Others*	0	0	0	1.3	0

[#] Rezoning applications with major portion of the site falling within "AGR", "GB", "V", "G/IC" and "R(C)" are also included.

* Applications for rezoning to other uses including "Residential (Group A)" and "Residential (Group B)".

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5192)

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:

Has the Government conducted any survey on government land currently zoned "Village Type Development" or any study on the development potential of such government land? What was the expenditure involved in the past three years?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 586)

Reply:

In general, the planning intention of "Village Type Development" ("V") zones is to reflect both existing and recognised villages, and to cover land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.

Land under "V" zones scatters across the territory and is usually occupied by recognised indigenous villagers in the New Territories. In general, these sites are not suitable for large-scale or high-density development because of their sporadic locations and infrastructural constraints. The Government has not conducted any survey or study in the past three years for the purpose of reviewing the development potential of government land currently zoned "V"; hence no relevant expenditure was involved.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5193)

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:

What were the respective areas of land under zonings other than "Village Type Development" that were approved for Small House development over the past five years (2013-17)? How many cases were involved respectively?

	Agriculture Number of cases and area of land	Green Belt Number of cases and area of land	Conservation Area Number of cases and area of land	Government, Institution or Community Number of cases and area of land	Others (please specify the planned use) Number of cases and area of land
2013					
2014					
2015					
2016					
2017					

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 587)

Reply:

Planning applications for Small House development outside the "Village Type Development" ("V") zone approved by the Town Planning Board from 2013 to 2017 are as follows:

Year	Agriculture		Green Belt		Conservation Area		Government, Institution or Community		Others*	
	No. of cases	Area (hectares) (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)	No. of cases	Area (ha)
2013	72	1.3	8	0.1	-	-	-	-	7	0.2
2014	84	1.4	11	0.1	-	-	-	-	8	0.1
2015	55	1.0	16	0.2	-	-	-	-	15	0.3
2016	52	0.7	5	0.04	-	-	-	-	2	0.03
2017	43	0.8	7	0.06	-	-	-	-	7	0.2

* Including “Unspecified Use” Area, areas zoned “Recreation”, “Residential (Group D)” or “Residential (Group E)”, and areas straddling “Agriculture”, “Green Belt”, “Comprehensive Development Area”, areas shown as “Road” and/or other zonings (except “V” zone).

Planning applications for Small House development straddling the “V” zone and other zonings are not included in the above table.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3613)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

With respect to the land use review of Kowloon East, please inform this Committee of:

1) the work details of the Wang Chiu Road Project, the Lam Tin Estate Project and the Kwong Tin Estate Project in 2018-19 as well as the estimated expenditure and manpower involved;

2) the work details of the Wong Tai Sin Community Centre Project in 2018-19 as well as the estimated expenditure and manpower involved; and

3) whether the Planning Department has any plan to conduct comprehensive planning studies and assessments of the rezoning of land within the Kowloon East district with a view to examining the impact of these planning projects on the overall capacity of the transport and community facilities in Kowloon East; if yes, the details and contents.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 161)

Reply:

(1) and (2)

As part of the multi-pronged strategy to increase land supply, the Government has identified through on-going land use reviews in the last few years over 210 sites with housing development potential, capable of providing in the short to medium term over 310 000 flats in total (over 70% for public housing). Among these are Wang Chiu Road site identified in 2014, and the Public Transport Interchange (PTI) sites near Kwong Tin Estate and Lam Tin Estate as well as the Wong Tai Sin Community Centre (WTSCC) site identified in 2017.

Amendments to the relevant outline zoning plan (OZP) to facilitate the Wang Chiu Road public housing development were exhibited on 13 April 2017. After consideration of the representations and comments received, the Town Planning Board (TPB) on 19 January 2018 decided not to uphold the adverse representations. The OZP will be submitted to the Chief Executive in Council for approval in 2018-19. As for the two PTI sites and WTSCC site, as with the established practice, concerned departments will consultthe District Councils and relevant stakeholders on the development of individual sites as and when they are ready after completion of relevant technical assessments, and submit the rezoning proposal for consideration by the TPB (if required).

The relevant work is undertaken by staff of the Planning Department (PlanD) as part of their overall duties. We are unable to provide a breakdown on the estimated expenditure or resources solely for this area of work.

(3)

The Kowloon East is an already built-up urban area and PlanD has no plan to conduct comprehensive planning study for the area. For individual potential housing sites within Kowloon East, PlanD and other relevant departments will assess the feasibility and impact of the housing developments in accordance with the established mechanism to ensure that the developments will comply with the Hong Kong Planning Standards and Guidelines, and no unacceptable impact will be caused to the local community. If necessary, technical assessments would be conducted and mitigation measures to minimise the potential impacts on traffic, infrastructure, community facilities, environment and air ventilation would be implemented.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3614)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Please inform this Committee of:

(1) the number of complaints about unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" and "Agriculture" zones; the number of enforcement notices, stop notices and reinstatement notices issued; the number of prosecution cases and the number of persons convicted in these cases in the past three years; and

(2) the locations and areas of the lots damaged by UDs within "CA" and "CPA" zones in the past three years.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 162)

Reply:

(1) The number of complaints against alleged unauthorised developments (UDs) within "Conservation Area" ("CA"), "Coastal Protection Area" ("CPA"), "Green Belt" ("GB") and "Agriculture" ("AGR") zones; the number of enforcement notices (ENs), stop notices (SNs) and reinstatement notices (RNs) issued; together with the number of prosecution cases and the number of persons convicted in these cases in the past three years are as follows:

Year	**No. of complaints on alleged UDs within "CA" zone**	**No. of ENs issued (No. of cases)**	**No. of SNs issued (No. of cases)**	**No. of RNs issued (No. of cases)**	**No. of prosecution cases (No. of persons convicted)**
2015	55	40(10)	0(0)	39(10)	0(0)
2016	28	20(7)	0(0)	10(4)	4(4)
2017	97	71(12)	0(0)	55(11)	1(2)

Year	No. of complaints on alleged UDs within "CPA" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2015	39	15(6)	0(0)	19(4)	1(1)
2016	32	38(7)	0(0)	26(4)	2(3)
2017	45	6(1)	0(0)	9(3)	1(3)

Year	No. of complaints on alleged UDs within "GB" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2015	239	375(63)	0(0)	252(36)	9(26)
2016	205	441(66)	0(0)	292(42)	18(55)
2017	193	373(56)	0(0)	163(28)	15(59)

Year	No. of complaints on alleged UDs within "AGR" zone	No. of ENs issued (No. of cases)	No. of SNs issued (No. of cases)	No. of RNs issued (No. of cases)	No. of prosecution cases (No. of persons convicted)
2015	299	623(104)	0(0)	98(26)	14(27)
2016	312	785(157)	0(0)	262(37)	20(49)
2017	388	924(136)	0(0)	316(54)	27(77)

(2) We do not have readily available information sorting out the private lots encroached by UDs within "CA" and "CPA" in the past three years. To give an indication of the situation, below is a breakdown by broad districts in the rural New Territories (NT) showing the land area (irrespective of land status) that had been served with EN in "CA" and "CPA" zones in the past three years:

Year	Land Area (hectares)			
	North West NT	North East NT	South East NT	Islands
2015	4.46	0.42	0.19	0
2016	4.05	0.31	0.15	0
2017	1.08	1.08	0.45	0.36

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3615)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

It is stated under Matters Requiring Special Attention in 2018-19 that the Planning Department will continue to conduct land use reviews to increase housing and office land supply and undertake necessary statutory planning work. In this connection, please inform this Committee of: 1) the anticipated total number of sites for which reviews will be conducted this year, the total land area involved and the floor areas of housing flats and offices that can be built; 2) the locations of the sites involved, the area and the permissible floor area of each site and the types of uses involved.

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 163)

Reply:

(1) Details of major land use reviews and district planning studies relating to housing and office land supply being undertaken by the Planning Department (PlanD) in 2018-19 are set out below-

Land Use Reviews/ Planning Studies		Responsible Departments	Estimated Completion Year	Latest Findings or Progress
1.	Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island - Feasibility Study	PlanD and Civil Engineering and Development Department (CEDD)	2018	The study is in progress. To explore the possibility of making use of the private developers' capacity to expedite the development in providing infrastructure and ancillary facilities and address public concerns, a 'Market Sounding Out and Invitation for Development Proposal' exercise (the Exercise) was conducted. Taking into

Land Use Reviews/ Planning Studies		Responsible Departments	Estimated Completion Year	Latest Findings or Progress
				account the findings of the Exercise, different land use options, implementation arrangement of infrastructure and land uses, cost effectiveness of the development as well as the views collected in previous 2-stage Community Engagement, the Government will consider thoroughly the way forward of the ex-Lamma Quarry development and the associated follow-up actions. The study is expected to be completed in 2018.
2.	Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas	PlanD and CEDD	2019	The study is in progress.
3.	Planning and Engineering Study for Replanning of Tseung Kwan O Area 137	PlanD and CEDD	2019	The study is in progress. Development potential and constraints of the Area are now being reviewed and evaluated for the formulation of preliminary land use options. Relevant technical assessments on the impacts of these options will be carried out.
4.	Land Use Reviews	PlanD	On-going	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 lands and reserved sites that have no development plan or of which the original purpose is no longer pursued. Some 210 potential housing sites have been identified so far in the short- to medium-term.

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 and office purposes as a result of them. We will take appropriate follow-up actions in the light of the outcomes of the respective reviews/studies when they would be ready.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3617)

Head: (118) Planning Department

Subhead (No. & title): (-) Not Specified

Programme: (2) District Planning

Controlling Officer: Director of Planning (Raymond LEE)

Director of Bureau: Secretary for Development

Question:

Will the Government inform this Committee:

1. what was the total number of complaints against unauthorised developments received by the Planning Department (PlanD) in the past three years?

2. of the complaints received by PlanD in the past three years, how many were not acted on because the site under complaint was not within a development permission area? Did PlanD refer these cases to other departments for follow-up actions?

Asked by: Hon WU Chi-wai (Member Question No. (LegCo use): 165)

Reply:

The number of complaints of alleged unauthorised developments (UDs) investigated and the number of complaints about sites not within any development permission areas (DPAs) in the past three years are as follows:

Year	No. of complaints of alleged UDs investigated	No. of complaints about sites not within DPAs
2015	1 519	69
2016	1 320	51
2017	1 546	69

The enforcement power of the Planning Authority under the Town Planning Ordinance (Cap. 131) is confined to areas designated as DPAs in the rural New Territories. For complaint cases that did not fall within any DPAs, the Planning Department would refer the cases to other government departments as appropriate for action in accordance with the relevant legislation and/or the lease concerned.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5050)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

Regarding the several important land development projects, please advise:

(1) the staffing establishment and expenditure, as well as other expenses (if any), involved in the related works for development at Kam Tin South, Yuen Long;

(2) the staffing establishment and expenditure, as well as other expenses (if any), involved in the related works for the Kwu Tung North and Fanling North New Development Areas;

(3) the staffing establishment and expenditure, as well as other expenses (if any), involved in the feasibility study on developing the New Territories North;

(4) the staffing establishment and expenditure, as well as other expenses (if any), involved in the related works for the Hung Shui Kiu New Development Area;

(5) the staffing establishment and expenditure, as well as other expenses (if any), involved in the related works for the housing sites at Yuen Long South;

(6) the latest development programme of the above 5 projects.

Asked by: Hon CHU Hoi-dick (Member Question No. (LegCo use): 71)

Reply:

(1) - (5)

The staffing, operational expenses and other expenses in 2018-19 for taking forward the projects are summarised below:-

Item	Operational Expenses ($ million) (Note 1)	Staffing (Note 2)	Other Expenses ($ million) (Note 3)
Development at Kam Tin South	3.4	3 professional staff	88.1
Advance Works and First Stage Works for Kwu Tung North and Fanling North New Development Areas	16.8	15 professional staff	23.2
Preliminary Feasibility Study on Developing the New Territories North	0.1	2 professional staff (Note 4)	Nil
Hung Shui Kiu New Development Area	14.0	14 professional staff (Note 5)	24.2
Housing Sites at Yuen Long South	5.1	5 professional staff (Note 5)	6.0

Note 1: Operational expenses under Head 33 are mainly personal emoluments of in-house staff working on the projects and refer to annual staff cost in terms of notional annual mid-point salary value.

Note 2: There are directorate officers overseeing the above project as well as other supporting technical and clerical staff involved. There is no separate breakdown for the personal emoluments of such staff involved.

Note 3: Other expenses under the Capital Works Reserve Fund* for taking forward the projects are mainly payments to consultants and other expenses of carrying out studies, investigation, detailed design, site investigation works and/or construction works of the projects.

* (a) According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

(b) Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.

Note 4: The staff are working for this and other projects.

Note 5: Some staff are working for this and other projects.

(6) The latest development programmes of the projects are set out below:-

Item	Latest Development Programme
Development at Kam Tin South	• The proposed public housing sites (i.e. Sites 1, 4a and 6) are currently undergoing rezoning procedures with the first population intake anticipated in 2025-26 the earliest. • Subject to funding approval of the Finance Committee (FC) of Legislative Council, construction works of the "Site Formation and Infrastructure Works for Development at Kam Tin South, Yuen Long – Advance Works" are planned for commencement in mid-2018 for completion in end 2021.
Advance Works and First Stage Works for Kwu Tung North and Fanling North New Development Areas	• Subject to funding approval of the FC in the first half of 2019, Advance Works and First Stage Works are tentatively scheduled to commence in the latter half of 2019 for phased completion from 2023 and onward. The whole New Development Areas are expected to be completed by 2031.
Preliminary Feasibility Study on Developing the New Territories North	• Completed in February 2018.

Item	Latest Development Programme
Hung Shui Kiu New Development Area	• Planning and engineering study was completed in 2017. • New draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan was gazetted on 26 May 2017. • Subject to funding approval of the FC, construction works are tentatively scheduled to commence in 2019 for completion in phases with the first population intake in 2024. The project is expected to be completed by 2037-38.
Housing Sites at Yuen Long South	• Planning and engineering study will be completed in 2018. • Subject to funding approval of the FC, construction works are tentatively scheduled to commence in 2021-22 for completion in phases with the first population intake expected in 2027-28. The project is expected to be completed by 2038.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 6091)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

As regards the matters relating to provision of land and infrastructure under this Programme, please advise this Committee:

(1) the details on the land formation, infrastructure construction and land works completed by the Civil Engineering and Development Department (CEDD) and delivered for use by other government departments for each of the past 3 financial years, including the locations involved, areas occupied, expenditure involved in infrastructure provision and other works (as well as total manpower of construction workers), finalised uses, as well as names of government departments responsible for management;

(2) the details on the land formation, infrastructure construction and land works anticipated to be completed by the CEDD and delivered for use by other government departments for this financial year, including the locations to be involved, areas to be occupied, expenditure to be involved in infrastructure provision and other works (as well as total manpower of construction workers), finalised uses, names of government departments responsible for management, as well as breakdown of the relevant expenditure.

Asked by: Hon LUK Chung-hung (Member Question No. (LegCo use): 57)

Reply:

(1) The projects under the Civil Engineering and Development Department (CEDD) involving land formation, infrastructure works or other ancillary works for the provision of land, which were completed and handed over to other government departments from 2015 up to March 2018 are as follows:

Project Location	**Approximate Area of Land Formation (hectare)**	**Estimated Cost of Construction Works ($ million)**	**Main Government Department to which the Land was Handed Over (Finalised Land Uses being Proposed)**
Liantang/Heung Yuen Wai Boundary Control Point (BCP) Site Formation Works	23.0	491	Architectural Services Department (BCP buildings)
Kai Tak Development – Former North Apron	6.2	2,611	Lands Department (Lands D) (Residential/ commercial development, Comprehensive Development Area, Government, Institution or Community (GIC) facilities and other specified uses)
Kai Tak Development – Former Runway	3.2	540	Lands D (Private residential, commercial development)
Sites adjacent to Lung Ping Road at Tai Wo Ping, Shek Kip Mei	3.2	781	Lands D (Private residential development)
Development at Anderson Road	0.3	3,467	Lands D (Schools)
Development of Anderson Road Quarry site	0.5	7,693	Lands D (Private residential development)
Wan Chai Development Phase II	2.6	4,643	Highways Department via Lands D/CEDD's works site (Open Space, public road and waterfront related commercial and leisure uses)
Tuen Mun Area 54: Site 1&1A and Site 3/4 (East)	6.3	1,047	Hong Kong Housing Authority (HA) (Public housing development)
Tuen Mun Area 54: Site 4A (West)	1.1		Lands D (GIC facilities)
North West Kowloon Reclamation Site 1, Sham Shui Po (Phase 1)	2.5	108	HA (Public housing development)

We do not have readily available breakdown of the construction manpower involved for the individual works.

(2) On-going CEDD projects involving land formation, infrastructure works or other ancillary works for the provision of land, which will be handed over to other government departments in 2018-19 are as follows:

Project Location	**Approximate Area of Land Formation (hectares)**	**Estimated Cost of Construction Works ($ million)**	**Main Government Department to which the Land will be Handed Over (Finalised Land Uses being Proposed)**
Development of Anderson Road Quarry site	2.0	7,693	Lands D (Residential development)
Area 16 and 58D, Sha Tin	0.2 (Note 1)	225	HA (Public housing development)

Note 1: CEDD is responsible for the infrastructure project to support a public housing site of total 4.4 hectares, within which 0.2 hectare is to be formed by CEDD.

We do not have readily available breakdown of the construction manpower involved for the individual works.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5325)

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 (LAM Sai-hung)

Director of Bureau: Secretary for Development

Question:

The feasibility studies on proposed multi-storey buildings for brownfield operations will be completed in 2018-19. In this connection, would the Government advise the exact completion date of the studies, release date of the studies' results, as well as details and time table of the work at the next stage upon the release of the results?

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 313)

Reply:

According to Rule 49 of the Finance Committee Procedures, special meetings of the Finance Committee are convened to examine the annual Estimates of Expenditure prepared by the Government in support of the Appropriation Bill.

*Expenditure charged to the Capital Works Reserve Fund do **not** form part of the Appropriation Bill. As such, questions relating to expenditure under the Fund are **not** relevant to the examination of the Estimates of Expenditure or the Appropriation Bill.*

The feasibility studies on proposed multi-storey buildings for brownfield operations will be completed in 2018. The Government will, having regard to the study findings, consider the way forward including announcement of key study findings, as well as details and timetable for the next stage of work. The findings of the studies would also provide useful inputs to the formulation of the brownfield policy framework.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 4072)

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 related to the allowance according to the dates on which they were granted.

Year	Number of Claims Received
2013-14	
2014-15	
2015-16	
2016-17	
2017-18	

Year	Amount Granted	Villages Involved	Specific Use
2013-14			
2014-15			
2015-16			
2016-17			
2017-18			

Asked by: Hon KWOK Ka-ki (Member Question No. (LegCo use): 146)

Reply:

For the past five years, the Lands Department received a total of 43 claims for "Tun Fu" allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received
2013-14	17
2014-15	16
2015-16	3
2016-17	3
2017-18 (up to end February 2018)	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
2013-14	$1,160,000 (for 7 claims)	Islands district (18 villages) Tuen Mun district (1 village) Sha Tin district (3 villages)	"Tun Fu" ceremonies covering fung shui master's fee, "Tun Fu" master's fee, purchase of joss-papers and sticks, food offered in the ceremonies, etc.
2014-15	$1,728,792 (for 12 claims)	Islands district (3 villages) North district (6 villages) Sai Kung district (1 village) Sha Tin district (1 village) Tai Po district (3 villages)	
2015-16	$379,400 (for 17 claims)	North district (5 villages) Tai Po district (12 villages)	
2016-17	$100,000 (for 5 claims)	Tuen Mun district (2 villages) Tai Po district (3 villages)	
2017-18 (up to end February 2018)	$20,000 (for 1 claim)	Tai Po district (1 village)	

Note: One claim may cover more than one village. Due to the lead time required for processing claims, the amount granted in one year may not correspond to claims received in the same year and often would cover some of the claims received in previous years.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 5216)

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 (2013-14, 2014-15, 2015-16, 2016-17 and 2017-18)? Please provide a breakdown of the claims by name of village, allowance granted and specific use related to the allowance according to the dates on which they were granted.

Year	Number of Claims Received
2013-14	
2014-15	
2015-16	
2016-17	
2017-18	

Year	Amount Granted	Villages Involved	Specific Use
2013-14			
2014-15			
2015-16			
2016-17			
2017-18			

Asked by: Hon TAM Man-ho, Jeremy (Member Question No. (LegCo use): 610)

Reply:

For the past five years, the Lands Department received a total of 43 claims for "Tun Fu" allowance. The number of claims received in each year is tabulated below:-

Year	Number of Claims Received
2013-14	17
2014-15	16
2015-16	3
2016-17	3
2017-18 (up to end February 2018)	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
2013-14	$1,160,000 (for 7 claims)	Islands district (18 villages) Tuen Mun district (1 village) Sha Tin district (3 villages)	"Tun Fu" ceremonies covering fung shui master's fee, "Tun Fu" master's fee, purchase of joss-papers and sticks, food offered in the ceremonies, etc.
2014-15	$1,728,792 (for 12 claims)	Islands district (3 villages) North district (6 villages) Sai Kung district (1 village) Sha Tin district (1 village) Tai Po district (3 villages)	
2015-16	$379,400 (for 17 claims)	North district (5 villages) Tai Po district (12 villages)	
2016-17	$100,000 (for 5 claims)	Tuen Mun district (2 villages) Tai Po district (3 villages)	
2017-18 (up to end February 2018)	$20,000 (for 1 claim)	Tai Po district (1 village)	

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 -