

## Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)

**Controlling officer:** the Permanent Secretary for Development (Planning and Lands) will account for expenditure under this Head.

**Estimate 2009–10** ..... **\$309.0m**

**Establishment ceiling 2009–10** (notional annual mid-point salary value) representing an estimated 98 non-directorate posts as at 31 March 2009 rising by seven posts to 105 posts as at 31 March 2010. .... **\$51.5m**

In addition, there will be an estimated nine directorate posts as at 31 March 2009 rising by two posts to 11 posts as at 31 March 2010.

**Commitment balance** ..... **\$800.0m**

### Controlling Officer's Report

#### Programmes

**Programme (1) Director of Bureau's Office** This Programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Development).

**Programme (2) Buildings, Lands and Planning** This Programme contributes to Policy Area 22: Buildings, Lands, Planning and Heritage Conservation (Secretary for Development).

#### Detail

##### Programme (1): Director of Bureau's Office

	2007–08 (Actual)	2008–09 (Original)	2008–09 (Revised)	<b>2009–10 (Estimate)</b>
Financial provision (\$m)	6.2	11.9	8.6 (–27.7%)	<b>11.4</b> (+32.6%)
				(or –4.2% on 2008–09 Original)

#### Aim

2 The aim is to ensure the smooth operation of the Office of the Secretary for Development.

#### Brief Description

3 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. The Office is also responsible for providing administrative support to the Secretary for Development in carrying out her duties. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions.

##### Programme (2): Buildings, Lands and Planning

	2007–08 (Actual)	2008–09 (Original)	2008–09 (Revised)	<b>2009–10 (Estimate)</b>
Financial provision (\$m)	77.9	84.7	289.3 (+241.6%)	<b>297.6</b> (+2.9%)
				(or +251.4% on 2008–09 Original)

#### Aim

4 The aim is to facilitate Hong Kong's continual development through effective planning and use of land, a steady and sufficient supply of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and facilitating urban renewal.

## **Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

---

### ***Brief Description***

**5** In 2008, the Planning and Lands Branch:

- arranged with the Lands Department the sale of government land through the Application List system;
- reviewed, in conjunction with the MTR Corporation Limited, the approved schemes of property development projects at Nam Cheong and Yuen Long Stations along the West Rail with a view to lowering their development intensity;
- put forward hotel-only sites in the Application List to encourage the development of hotels to support the tourism industry;
- engaged in the preparation work on the proposals to resolve the problem of missing or illegible government leases;
- continued the review on the New Territories Small House Policy;
- monitored the implementation of the amended Town Planning Ordinance;
- continued to work with the Harbour-front Enhancement Committee to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike, with the participation of the community;
- completed the “Hong Kong 2030: Planning Vision and Strategy” Study which set out broad long-term planning directions for Hong Kong;
- maintained close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- completed a joint study with the Shenzhen Municipal Government on the proposed Liantang/Heung Yuen Wai Control Point and the related internal study on the Hong Kong side;
- provided policy steer on the planning study on “Land Use Planning for the Closed Area”;
- continued the preparation work on the implementation of the new title registration system;
- worked with the Legislative Council (LegCo) to have the Buildings (Amendment) Ordinance 2008 enacted. The Ordinance introduces a minor works control regime to streamline the control of small-scale building works;
- monitored the programme of enforcement action by the Buildings Department against unauthorised and dangerous building works;
- monitored the operation of the Co-ordinated Maintenance of Buildings Scheme;
- oversaw the implementation of the Comprehensive Building Safety Improvement Loan Scheme;
- commenced work on the drafting of the legislation on the mandatory building inspection scheme and the mandatory window inspection scheme;
- continued to monitor the scheme undertaken by the Hong Kong Housing Society (HKHS) to assist owners of old buildings in building management and maintenance;
- launched a Building Maintenance Grant Scheme for Elderly Owners to provide financial assistance to elderly owner-occupiers for maintenance of their properties and invited the HKHS to administer the Scheme;
- continued to promote urban renewal by facilitating the Urban Renewal Authority (URA) and its implementation partner to implement the various redevelopment, rehabilitation, revitalisation and preservation initiatives included in its business plan;
- commenced a root-and-branch review of the Urban Renewal Strategy; and
- worked with the URA and other key stakeholders in adopting a district-based approach to renew and revitalise old Wan Chai.

### ***Matters Requiring Special Attention in 2009–10***

**6** During 2009–10, the Branch will:

- continue to arrange for the sale of government land through the Application List system;
- conduct a review on the policy for the provision of public facilities in private developments;
- continue to work on the proposals to resolve the problem of missing or illegible government leases;
- continue the review on the New Territories Small House Policy;
- continue to co-operate with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary Development in jointly exploring the feasibility of developing the Lok Ma Chau Loop and steering research and planning work on other cross-boundary development issues;

## **Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

---

- continue to provide policy steer on and oversee various planning studies, including “Land Use Planning for the Closed Area” and the planning and engineering studies on the “three-in-one” and Hung Shui Kiu New Development Areas;
- continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- continue to work with the Harbour-front Enhancement Committee to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike, with the participation of the community; and set up a dedicated unit to handle harbour-related planning and land issues, and co-ordinate the work of different government departments to ensure the effective implementation of projects to beautify and revitalise the harbourfront area;
- oversee the Land Registry’s continued enhancement of the Integrated Registration Information System and preparation of information technology systems to support the implementation of the new title registration system;
- take forward proposals to amend the Land Titles Ordinance to provide for effective implementation of the new title registration system;
- consult the public on appropriate measures to be taken to reduce the bulk of buildings and to foster development of a better and more sustainable built environment;
- prepare subsidiary legislation for the introduction of the minor works control regime;
- review the enforcement policy against unauthorised building works;
- finalise the operational details of the mandatory building inspection scheme and the mandatory window inspection scheme for introduction of the relevant legislation into the LegCo as early as possible;
- continue to engage the public actively in the review of the Urban Renewal Strategy to develop a consensus on the way forward for urban regeneration in Hong Kong;
- work with the URA and other key stakeholders in implementing district-based initiatives to renew and revitalise old Wan Chai; and
- continue to work closely with the HKHS and the URA on their provision of technical and financial assistance to owners in proper building management and maintenance, including the Building Maintenance Grant Scheme for Elderly Owners.

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

---

**ANALYSIS OF FINANCIAL PROVISION**

<b>Programme</b>	2007–08 (Actual) (\$m)	2008–09 (Original) (\$m)	2008–09 (Revised) (\$m)	<b>2009–10 (Estimate) (\$m)</b>
(1) Director of Bureau’s Office .....	6.2	11.9	8.6	<b>11.4</b>
(2) Buildings, Lands and Planning .....	77.9	84.7	289.3	<b>297.6</b>
	84.1	96.6	297.9 (+208.4%)	<b>309.0</b> (+3.7%)
				<b>(or +219.9% on 2008–09 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2009–10 is \$2.8 million (32.6%) higher than the revised estimate for 2008–09. This is mainly due to the full-year provision for the position of Political Assistant filled in 2008–09, the provision required for filling the position of Under Secretary and increased provision for other related expenses for administrative support.

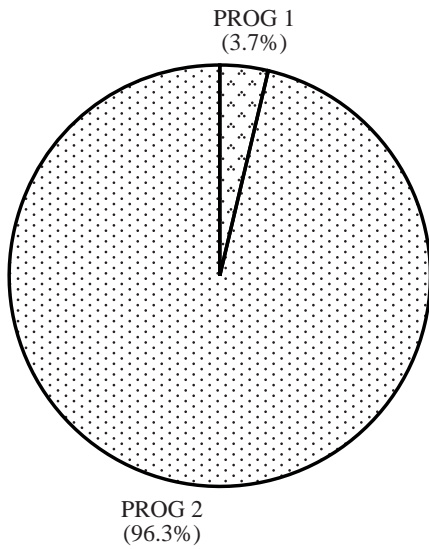
**Programme (2)**

Provision for 2009–10 is \$8.3 million (2.9%) higher than the revised estimate for 2008–09. This is mainly due to the net increase of nine posts in 2009–10 and increased operating expenses to meet the demands of ongoing and new commitments.

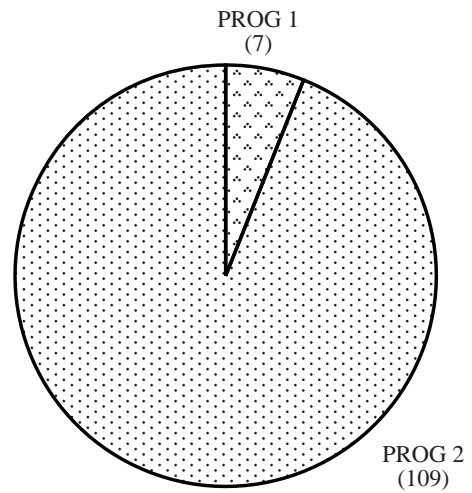
**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

---

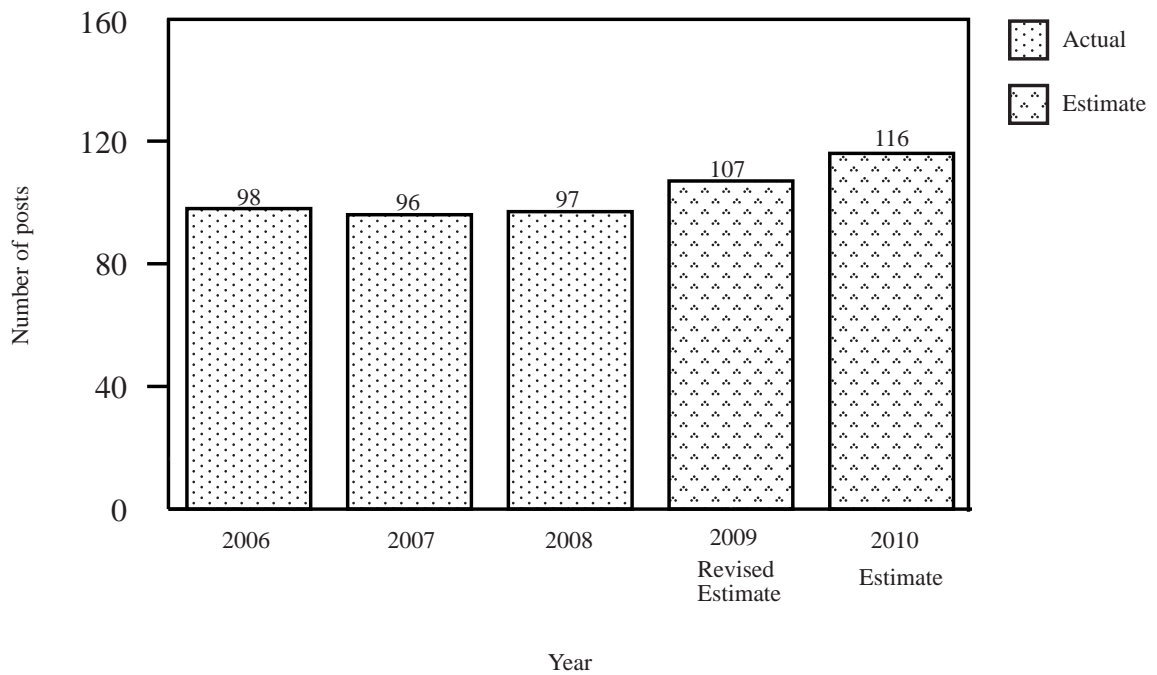
*Allocation of provision to programmes (2009-10)*



*Staff by programme (as at 31 March 2010)*



*Changes in the size of the establishment (as at 31 March)*



**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

Sub-head (Code)	Actual expenditure 2007-08	Approved estimate 2008-09	Revised estimate 2008-09	<b>Estimate 2009-10</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	84,086	96,604	97,859	<b>108,957</b>
	Total, Recurrent .....	<u>84,086</u>	<u>96,604</u>	<u>97,859</u>	<b><u>108,957</u></b>
Non-Recurrent					
700	General non-recurrent .....	—	—	200,000	<b>200,000</b>
	Total, Non-Recurrent .....	<u>—</u>	<u>—</u>	<u>200,000</u>	<b><u>200,000</u></b>
	Total, Operating Account .....	84,086	96,604	297,859	<b>308,957</b>
<hr/>					
	Total Expenditure .....	<u>84,086</u>	<u>96,604</u>	<u>297,859</u>	<b><u>308,957</u></b>

## Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)

---

### Details of Expenditure by Subhead

The estimate of the amount required in 2009–10 for the salaries and expenses of the Planning and Lands Branch is \$308,957,000. This represents an increase of \$11,098,000 over the revised estimate for 2008–09 and of \$224,871,000 over actual expenditure in 2007–08.

#### *Operating Account*

#### Recurrent

**2** Provision of \$108,957,000 under Subhead 000 Operational expenses is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$11,098,000 (11.3%) over the revised estimate for 2008–09 is mainly due to the provisions for salary and general departmental expenses arising from the net increase of nine posts, other related expenses for administrative support, and ongoing and new commitments.

**3** The establishment as at 31 March 2009 will be 107 permanent posts. It is expected that there will be a net increase of nine permanent posts in 2009–10. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2009–10, but the notional annual mid-point salary value of all such posts must not exceed \$51,462,000.

**4** An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2007–08 (Actual) (\$'000)	2008–09 (Original) (\$'000)	2008–09 (Revised) (\$'000)	<b>2009–10 (Estimate) (\$'000)</b>
Personal Emoluments				
- Salaries .....	52,033	54,680	56,399	<b>62,387</b>
- Allowances .....	2,014	1,980	1,979	<b>2,114</b>
- Job-related allowances .....	3	1	5	<b>5</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution .....	46	36	60	<b>72</b>
- Civil Service Provident Fund contribution .....	107	150	227	<b>277</b>
Departmental Expenses				
- Temporary staff .....	13,447	15,150	16,469	<b>20,476</b>
- Honoraria for members of committees .....	1,721	2,500	2,900	<b>2,900</b>
- General departmental expenses .....	14,715	22,107	19,820	<b>20,726</b>
	84,086	96,604	97,859	<b>108,957</b>

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU (PLANNING AND LANDS BRANCH)**

---

**Commitments**

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2008	Revised estimated expenditure for 2008–09	Balance
			\$'000	\$'000	\$'000	\$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
	868	Building Maintenance Grant Scheme for Elderly Owners.....	1,000,000	—	200,000	800,000
		Total .....	<u>1,000,000</u>	<u>—</u>	<u>200,000</u>	<u>800,000</u>