

**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 2014–15** ..... **\$492.0m**

**Establishment ceiling 2014–15** (notional annual mid-point salary value) representing an estimated 120 non-directorate posts as at 31 March 2014 rising by nine posts to 129 posts as at 31 March 2015 ..... **\$69.1m**

In addition, there will be an estimated 12 directorate posts as at 31 March 2014 rising by one post to 13 posts as at 31 March 2015.

**Commitment balance** ..... **\$1,159.9m**

**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, Heritage Conservation, Greening and Landscape (Secretary for Development).

**Detail**

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

	2012–13 (Actual)	2013–14 (Original)	2013–14 (Revised)	<b>2014–15 (Estimate)</b>
Financial provision (\$m)	7.4	12.3	10.6 (–13.8%)	<b>13.4</b> (+26.4%)
				(or +8.9% on 2013–14 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 his 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**

	2012–13 (Actual)	2013–14 (Original)	2013–14 (Revised)	<b>2014–15 (Estimate)</b>
Financial provision (\$m)	614.6	751.3	545.7 (–27.4%)	<b>478.6</b> (–12.3%)
				(or –36.3% on 2013–14 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.

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### ***Brief Description***

5 In 2013, the Planning and Lands Branch:

- abolished the Application Mechanism to resume a full lead in supplying government land and arranged with the Lands Department the sale of government land;
- implemented the pilot scheme for the “Hong Kong Property for Hong Kong People” measure;
- worked with the MTR Corporation Limited (MTRCL) to implement the West Rail property development projects to increase the supply of small and medium-sized flats;
- continued the review on the New Territories Small House Policy;
- formulated enhancements to the ex-gratia compensation and re-housing arrangements in clearance exercises;
- formulated further refinements to and monitored the implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion;
- examined amendments to the Land (Miscellaneous Provisions) Ordinance (Cap. 28) with a view to increasing the deterrent effect against unlawful occupation of government land;
- continued to monitor the implementation of the amended Town Planning Ordinance (Cap. 131);
- continued to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects;
- worked with the Harbourfront Commission (HC) to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour and to enhance the harbourfront for the enjoyment of our residents and visitors with participation of the community;
- collaborated with HC in conducting public engagement exercises on the proposed establishment of a Harbourfront Authority;
- maintained close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- worked with the Shenzhen Municipal Government through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development to jointly explore the feasibility of co-development of the Lok Ma Chau Loop;
- continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provided policy steer on and oversee the various planning and engineering studies and land use reviews, including the “North East New Territories New Development Areas Planning and Engineering Study”, “Hung Shui Kiu New Development Area Planning and Engineering Study”, “Tung Chung New Town Development Extension Study”, and reviews on government sites, “Green Belt”, industrial sites, etc.;
- continued the preparation work on the implementation of the new title registration system;
- continued to oversee the implementation of the package of measures to foster a quality and sustainable built environment;
- continued to oversee the implementation of a multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to owners as well as publicity and public education;
- oversaw the implementation of the minor works control regime to streamline the control of small-scale building works;
- enacted the Buildings (Minor Works) (Amendment) Regulation 2013 to introduce the validation scheme for signboard to allow certain small-scale unauthorised signboards to be retained for continued use after safety inspection and strengthening (if necessary);
- oversaw the implementation of the \$3.5 billion Operation Building Bright jointly launched with the Hong Kong Housing Society (HKHS), Urban Renewal Authority (URA) and Buildings Department (BD) to enhance safety of old and dilapidated buildings and create jobs for the building maintenance and construction sector;
- monitored the programme of enforcement action by the BD against unauthorised and dangerous building works, including irregularities in building works associated with sub-divided flats;
- continued to oversee the implementation of various schemes undertaken by the HKHS, URA and BD to assist owners of old buildings in building maintenance;
- oversaw the implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme, and worked with the HKHS and URA to implement the Mandatory Building Inspection Subsidy Scheme to subsidise eligible owners the cost of first building inspection under the MBIS;
- oversaw the implementation of the Urban Renewal Strategy (URS), including the work of the Kowloon City District Urban Renewal Forum, the Urban Renewal Fund Limited as well as the alternative approaches to redevelopment undertaken by the URA;

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- continued to support the URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan;
- supported the URA in taking forward the redevelopment of industrial buildings in the form of a pilot scheme;
- oversaw and reviewed the implementation of the pilot mediation scheme for compulsory sale for redevelopment and the pilot out-reach service scheme to help owners of old buildings who may be involved in compulsory sale for redevelopment;
- continued to work with the URA on the revitalisation of the Central Market;
- oversaw the implementation of the enforcement policy against unauthorised building works in New Territories exempted houses, including the operation of the reporting scheme for pre-existing unauthorised building works;
- finalised the proposals for overhauling the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I), in order to upgrade the standards of concerned facilities, and transform the existing prescriptive standards to performance-based standards; and
- completed public consultation on whether statutory seismic-resistant standards should be prescribed for the design of new buildings and major alteration and addition works in existing buildings.

### ***Matters Requiring Special Attention in 2014–15***

**6** During 2014–15, the Branch will:

- continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing;
- continue to work with the MTRCL to implement the West Rail property development projects not yet tendered to increase the supply of small and medium-sized flats;
- continue the review on the New Territories Small House Policy;
- monitor the implementation of the enhancements to the ex-gratia compensation and re-housing arrangements in clearance exercises;
- continue to monitor the implementation of measures, including the further refinements to be introduced, to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion;
- formulate legislative proposals for amending the Land (Miscellaneous Provisions) Ordinance to increase the deterrent effect against offences related to unlawful occupation of unleased land;
- continue to provide secretariat support to the Steering Committee on Land Supply;
- continue to work with Shenzhen authorities through the Hong Kong-Shenzhen Joint Task Force on Boundary District Development in steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop;
- oversee and co-ordinate the implementation of the Kwu Tung North and Fanling North New Development Areas;
- continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long-term, and provide policy steer on and oversee the various planning and engineering studies and land use reviews, including the “Hung Shui Kiu New Development Area Planning and Engineering Study”, “Preliminary Feasibility Study on Developing the New Territories North”, “Tung Chung New Town Development Extension Study”, and reviews on government sites, “Green Belt”, industrial sites, etc.;
- increase the maximum domestic plot ratios allowed in different Density Zones as appropriate, with a view to increasing the floor space that can be provided on individual sites as far as permissible in planning terms;
- update the forecast of economic land demand in the “Hong Kong 2030: Planning Vision and Strategy Study”;
- 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 HC to ensure that our planning, land use and urban design are in line with our stated mission to protect the Victoria Harbour, and to enhance the harbourfront for the enjoyment of our residents and visitors with participation of the community;
- continue the public engagement exercise on the proposed establishment of a Harbourfront Authority and, if the proposal is clearly supported by the public, take forward the necessary work to establish the Authority;
- continue to refine the proposals in consultation with stakeholders to amend the Land Titles Ordinance (Cap. 585) to provide for effective implementation of the new title registration system;
- continue to oversee the implementation of the multi-pronged package of measures to enhance building safety in Hong Kong, covering legislation, enforcement, assistance for building owners as well as publicity and public education;

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- continue to oversee the implementation of the Operation Building Bright and the various schemes undertaken by the HKHS, URA and BD to assist owners of old buildings in building maintenance;
- continue to oversee the implementation of the URS and to support the URA in taking forward the redevelopment of industrial buildings in the form of a pilot scheme; continue to monitor the implementation of the pilot mediation scheme for compulsory sale for redevelopment, and the pilot out-reach service scheme to help owners of old buildings who may be involved in compulsory sale for redevelopment;
- continue to support the URA in taking forward the revitalisation proposal in respect of the Central Market;
- continue to oversee the implementation of the enforcement policy against unauthorised building works in New Territories exempted houses, including the operation of the reporting scheme for pre-existing unauthorised building works;
- amend the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, so as to upgrade the standards of concerned facilities and transform the existing prescriptive standards to performance-based standards; and
- work with BD to formulate a set of seismic-resistant building design standards with a view to further enhancing building safety in Hong Kong.

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**ANALYSIS OF FINANCIAL PROVISION**

	2012-13 (Actual) (\$m)	2013-14 (Original) (\$m)	2013-14 (Revised) (\$m)	2014-15 (Estimate) (\$m)
<b>Programme</b>				
(1) Director of Bureau's Office .....	7.4	12.3	10.6	<b>13.4</b>
(2) Buildings, Lands and Planning .....	614.6	751.3	545.7	<b>478.6</b>
	<hr/> 622.0	<hr/> 763.6	<hr/> 556.3 (-27.1%)	<hr/> 492.0 (-11.6%)
				<b>(or -35.6% on 2013-14 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2014-15 is \$2.8 million (26.4%) higher than the revised estimate for 2013-14. This is mainly due to the provision required for filling the position of the Under Secretary and Political Assistant.

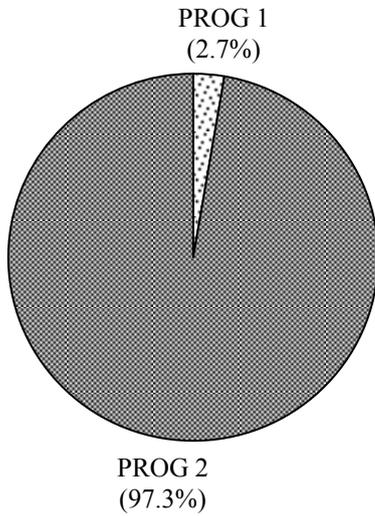
**Programme (2)**

Provision for 2014-15 is \$67.1 million (12.3%) lower than the revised estimate for 2013-14. This is mainly due to the net decrease in cash flow requirement for non-recurrent items, partly offset by the increased operating expenses to meet the demands of on-going and new commitments and increased salary provision arising from the creation of ten posts.

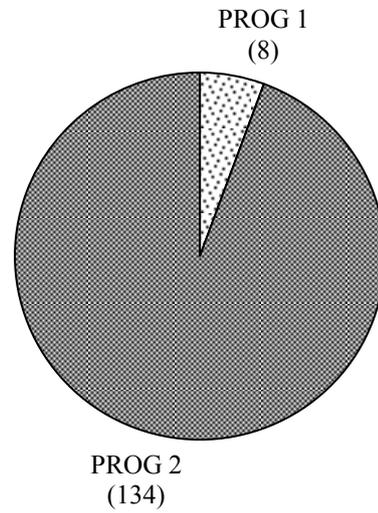
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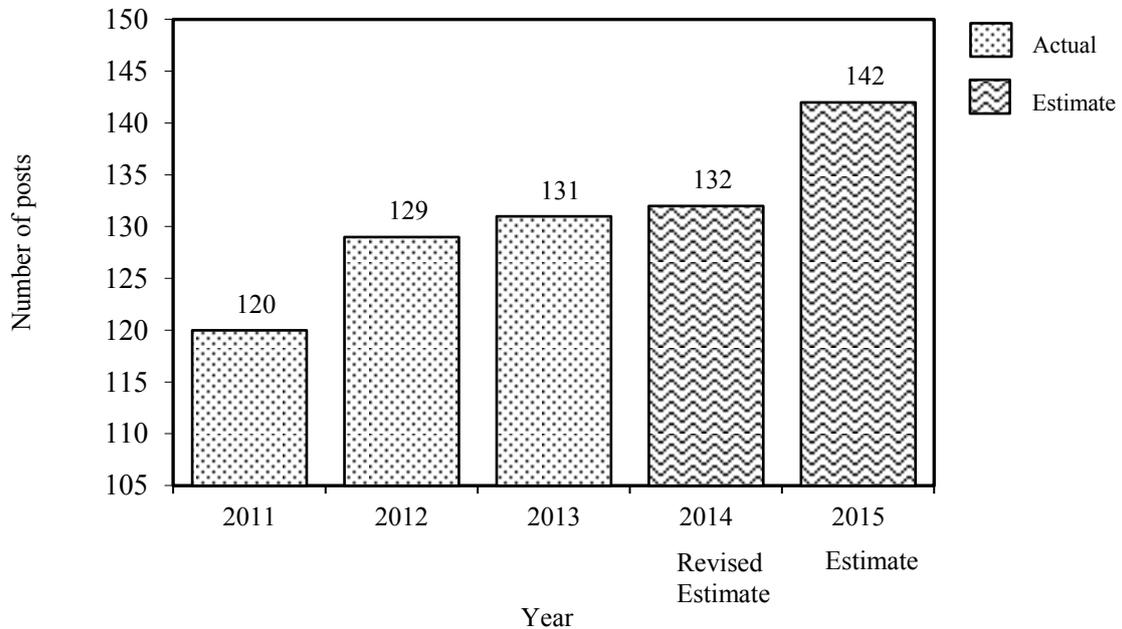
*Allocation of provision  
to programmes  
(2014-15)*



*Staff by programme  
(as at 31 March 2015)*



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



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Sub-head (Code)	Actual expenditure 2012–13	Approved estimate 2013–14	Revised estimate 2013–14	<b>Estimate 2014–15</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	138,164	164,405	156,571	<b>175,249</b>
	Total, Recurrent.....	<u>138,164</u>	<u>164,405</u>	<u>156,571</u>	<u><b>175,249</b></u>
Non-Recurrent					
700	General non-recurrent .....	483,877	599,240	399,700	<b>316,800</b>
	Total, Non-Recurrent.....	<u>483,877</u>	<u>599,240</u>	<u>399,700</u>	<u><b>316,800</b></u>
	Total, Operating Account .....	622,041	763,645	556,271	<b>492,049</b>
	Total Expenditure .....	<u><u>622,041</u></u>	<u><u>763,645</u></u>	<u><u>556,271</u></u>	<u><u><b>492,049</b></u></u>

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**Details of Expenditure by Subhead**

The estimate of the amount required in 2014–15 for the salaries and expenses of the Planning and Lands Branch is \$492,049,000. This represents a decrease of \$64,222,000 against the revised estimate for 2013–14 and of \$129,992,000 against actual expenditure in 2012–13.

*Operating Account*

Recurrent

**2** Provision of \$175,249,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$18,678,000 (11.9%) over the revised estimate for 2013–14 is mainly due to the provisions for increased operating expenses to meet the demands of on-going and new commitments and increased salary provision arising from the creation of ten posts.

**3** The establishment as at 31 March 2014 will be 132 posts. It is expected that there will be an increase of ten posts in 2014–15. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2014–15, but the notional annual mid-point salary value of all such posts must not exceed \$69,085,000.

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

	2012–13 (Actual) (\$'000)	2013–14 (Original) (\$'000)	2013–14 (Revised) (\$'000)	<b>2014–15 (Estimate) (\$'000)</b>
Personal Emoluments				
- Salaries.....	74,463	79,280	77,437	<b>87,888</b>
- Allowances.....	3,689	3,907	4,136	<b>4,360</b>
- Job-related allowances.....	1	5	2	<b>5</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	169	150	235	<b>174</b>
- Civil Service Provident Fund contribution.....	1,702	1,957	1,801	<b>2,149</b>
Departmental Expenses				
- Temporary staff.....	24,106	27,626	27,529	<b>31,469</b>
- Honoraria for members of committees .....	3,882	4,436	4,307	<b>4,636</b>
- General departmental expenses .....	30,152	47,044	41,124	<b>44,568</b>
	<hr/> 138,164	<hr/> 164,405	<hr/> 156,571	<hr/> <b>175,249</b> <hr/>

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**Commitments**

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2013 \$'000	Revised estimated expenditure for 2013–14 \$'000	Balance \$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
	865	Operation Building Bright.....	3,200,000	2,210,427	399,700	589,873
	878	Building Maintenance Grant Scheme for Elderly Owners .....	1,000,000	430,000	—	570,000
		Total .....	<u>4,200,000</u>	<u>2,640,427</u>	<u>399,700</u>	<u>1,159,873</u>