

Head 138 — GOVERNMENT SECRETARIAT: HOUSING, PLANNING AND LANDS BUREAU (PLANNING AND LANDS BRANCH)

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

Estimate 2003–04	\$85.4m
Establishment ceiling 2003–04 (notional annual mid-point salary value) representing an estimated 87 non-directorate posts as at 31 March 2004	\$33.6m
In addition there will be an estimated nine directorate posts as at 31 March 2004.	
Capital Account commitment balance	\$2.4m

Controlling Officer's Report

Programmes

Programme (1) Director of Bureau's Office	This Programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Housing, Planning and Lands).
Programme (2) Buildings, Lands and Planning	This Programme contributes to Policy Area 22: Buildings, Lands and Planning (Secretary for Housing, Planning and Lands).

Detail

Programme (1): Director of Bureau's Office

	2001–02 (Actual)	2002–03 (Approved)	2002–03 (Revised)	2003–04 (Estimate)
Financial provision (\$m)	—	—	—	6.4

Aim

- 2 The aim is to ensure the smooth operation of the Office of the Secretary for Housing, Planning and Lands.

Brief Description

3 The Office of the Secretary for Housing, Planning and Lands is responsible for providing administrative support to the Secretary for Housing, Planning and Lands 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

	2001–02 (Actual)	2002–03 (Approved)	2002–03 (Revised)	2003–04 (Estimate)
Financial provision (\$m)	70.8	68.2 (–3.7%)	66.8 (–2.1%)	79.0 (+18.3%)

Aim

4 The aim is to facilitate Hong Kong's continual development through a steady and sufficient supply of land, effective planning and use of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, expediting urban renewal and co-ordinating with the Mainland on cross-boundary infrastructure development.

Brief Description

5 In 2002, the Planning and Lands Branch:

- conducted a second round of large-scale public consultation exercise to gauge public views on the key issues examined in the "Hong Kong 2030: Planning Vision and Strategy" Study;
- announced on 4 March 2002 a five-year Land Sale and Development Programme for 2002–03 to 2006–07;
- announced on 2 October 2002 that a high-level steering committee had been set up to co-ordinate the Government's input to the West Kowloon Cultural District project and monitor project implementation, and that

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the committee had decided in principle to adopt the concept plan submitted by a team led by Foster and Partners as the basis for the project masterplan and to commission a study of the Government's options for financial involvement in the project;

- announced on 13 November 2002 a statement on housing policies. Some measures to stabilise the property market were also announced and these included the stoppage of scheduled land auctions (including cancellation of the remaining two scheduled land auctions in 2002–03), and the suspension of the Application List system until the end of 2003;
- completed the legislative process for the enactment of the Land Registration (Amendment) Ordinance to provide for centralised registration of land transactions;
- introduced the Land Titles Bill into the Legislative Council to facilitate the implementation of the title registration system;
- completed a review of the Buildings Ordinance and relevant subsidiary legislation, with a view to introducing a package of legislative proposals to enhance building safety and ensure more effective control of building works;
- put in place a financial support package, which includes land grants at nominal premium in respect of the Urban Renewal Authority (URA)'s urban renewal sites and an approved commitment of \$10 billion for injection as equity into the URA in phases over the five financial years from 2002–03 to 2006–07, to facilitate the implementation of the urban renewal programme;
- ensured that enforcement action was taken against unauthorised and dangerous building works;
- oversaw the implementation of the recommendations in “A Comprehensive Strategy for Building Safety and Timely Maintenance” announced in April 2001;
- completed a review of the first phase of the pilot co-ordinated maintenance of buildings scheme and oversaw the launching of the second phase; and
- oversaw the implementation of the Comprehensive Building Safety Improvement Loan Scheme.

Matters Requiring Special Attention in 2003–04

6 During 2003–04, the branch will:

- monitor the property market conditions and take them into account when drawing up the list of sites for inclusion in the Application List to be used as from January 2004;
- formulate legislative proposals for public consultation on measures to resolve the problem of missing or illegible government leases;
- maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Joint Conference;
- provide policy steer on various territorial and sub-regional planning studies;
- continue to provide administrative support to the work of the Steering Committee for Development of the West Kowloon Cultural District;
- introduce legislative amendments to streamline the planning process and enhance the transparency of the planning system;
- keep under review the implementation of the centralised registration system to enhance the efficiency of land registration;
- continue to process the Land Titles Bill through the Legislative Council;
- introduce proposals for amending the Buildings Ordinance and relevant subsidiary legislation, including the creation of a new registration system for minor works contractors who may engage in smaller-scale building works including advertisement signboards;
- continue to provide the necessary support and facilitation to the URA in the implementation of the urban renewal programme;
- continue to ensure that enforcement action is taken against unauthorised and dangerous building works;
- continue to promote community awareness of building owners' responsibilities for timely maintenance;
- keep under review the operation of the co-ordinated maintenance of buildings scheme, and consider the way forward;
- continue to monitor the operation of the Comprehensive Building Safety Improvement Loan Scheme; and
- consult various stakeholders with a view to making preliminary proposals on small house policy for more in-depth discussion.

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ANALYSIS OF FINANCIAL PROVISION

Programme	2001-02 (Actual) (\$m)	2002-03 (Approved) (\$m)	2002-03 (Revised) (\$m)	2003-04 (Estimate) (\$m)
(1) Director of Bureau's Office	—	—	—	6.4
(2) Buildings, Lands and Planning	70.8	68.2	66.8	79.0
	70.8	68.2 (-3.7%)	66.8 (-2.1%)	85.4 (+27.8%)

Note: For comparison purpose, the actual expenses for 2001-02, the approved and revised estimates for 2002-03 have included the allocations previously attributable to the programme of buildings, lands and planning under Head 56—Government Secretariat: Housing, Planning and Lands Bureau (Planning and Lands) and Environment, Transport and Works Bureau (Transport and Works).

Analysis of Financial and Staffing Provision

Programme (1)

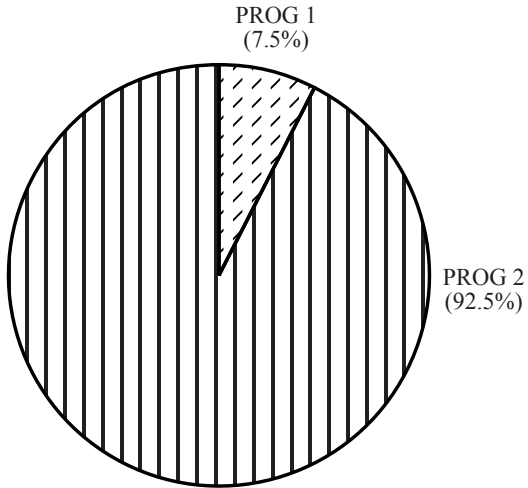
Provision for 2003-04 is \$6.4 million. This is the provision for the salaries and allowances of the Secretary for Housing, Planning and Lands and staff in his Office.

Programme (2)

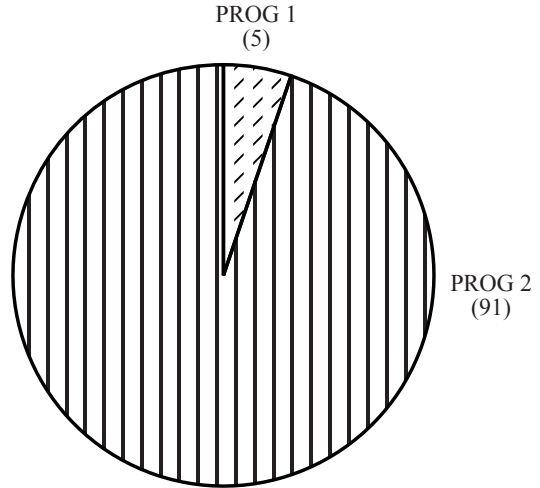
Provision for 2003-04 is \$12.2 million (18.3%) higher than the revised estimate for 2002-03. This is mainly due to the transfer of nine posts and operating expenses from Head 150—Government Secretariat: Housing, Planning and Lands Bureau (Housing) to the Planning and Lands Branch for central support functions, and expenses for hire of professional services to facilitate planning and formulation of policy.

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*Allocation of provision
to programmes
(2003-04)*



*Staff by programme
(as at 31 March 2004)*



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Sub-head (Code)	Actual expenditure 2001-02	Approved estimate 2002-03	Revised estimate 2002-03	Estimate 2003-04	
	\$'000	\$'000	\$'000	\$'000	
Recurrent Account					
000	Operational expenses.....	—	—	—	82,938
	Total, Recurrent Account	—	—	—	82,938
Capital Account					
II — Other Non-Recurrent					
700	General other non-recurrent	—	—	—	2,420
	Total, Other Non-Recurrent	—	—	—	2,420
	Total, Capital Account	—	—	—	2,420
	Total Expenditure.....	—	—	—	85,358

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Details of Expenditure by Subhead

The estimate of the amount required in 2003–04 for the salaries and expenses of the Planning and Lands Branch is \$85,358,000.

Recurrent Account

2 Provision of \$82,938,000 under *Subhead 000 Operational expenses* is for the salaries and allowances of staff of the Planning and Lands Branch and its other operating expenses.

3 It is expected that the establishment as at 31 March 2004 will be 96 permanent posts. Subject to certain conditions, the controlling officer may under delegated powers create or delete non-directorate posts during 2003–04, but the notional annual mid-point salary value of all such posts must not exceed \$33,573,000.

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

	2001–02 (Actual) (\$'000)	2002–03 (Original Estimate) (\$'000)	2002–03 (Revised Estimate) (\$'000)	2003–04 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	—	—	—	48,412
- Allowances.....	—	—	—	2,629
- Job-related allowances	—	—	—	13
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	—	—	—	48
Departmental Expenses				
- Temporary staff.....	—	—	—	14,642
- Honoraria for members of committees.....	—	—	—	1,230
- General departmental expenses.....	—	—	—	15,964
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	—	—	—	82,938
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Capital Account

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2002	Revised estimated expenditure for 2002-03	Balance
			\$'000	\$'000	\$'000	\$'000
700		<i>General other non-recurrent</i>				
	540	Publicity programme on building safety, maintenance and management	9,152	3,541	3,191	2,420
		Total	<u>9,152</u>	<u>3,541</u>	<u>3,191</u>	<u>2,420</u>