

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 2007–08 **\$85.4m**

Establishment ceiling 2007–08 (notional annual mid-point salary value) representing an estimated 95 non-directorate posts as at 31 March 2007 rising by one post to 96 posts as at 31 March 2008 **\$42.0m**

In addition, there will be an estimated nine directorate posts as at 31 March 2007 and as at 31 March 2008.

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

	2005–06 (Actual)	2006–07 (Original)	2006–07 (Revised)	2007–08 (Estimate)
Financial provision (\$m)	6.0	6.0	6.0 (—)	6.0 (—)
				(or same as 2006–07 Original)

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

	2005–06 (Actual)	2006–07 (Original)	2006–07 (Revised)	2007–08 (Estimate)
Financial provision (\$m)	78.8	86.4	77.3 (–10.5%)	79.4 (+2.7%)
				(or –8.1% on 2006–07 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 expediting urban renewal.

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Brief Description

5 In 2006–07, the Planning and Lands Branch:

- arranged with the Lands Department the sale of government land through the Application List system;
- co-ordinated the timetable for the disposal of railway property developments to ensure that there would not be any adverse impact on the property market;
- 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 and drew up regulations to prescribe fees for planning applications;
- continued to work with the Harbour-front Enhancement Committee to ensure that the planning and land use objectives are geared towards the mission of protecting Victoria Harbour and enhancing it for the enjoyment of the residents and visitors alike, with the participation of the community;
- continued with the “Hong Kong 2030: Planning Vision and Strategy” Study with a view to providing 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;
- started a joint study with the Shenzhen Municipal Government on the proposed Eastern Corridor (i.e. Liantang/Heung Yuen Wai Control Point) and in parallel oversaw the related internal study on the Hong Kong side;
- continued the preparation work on the implementation of the new title registration system;
- 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;
- completed the second-stage public consultation on mandatory building inspection; and
- continued to monitor the scheme undertaken by the Hong Kong Housing Society to assist owners of old buildings in building management and maintenance.

Matters Requiring Special Attention in 2007–08

6 During 2007–08, the Branch will:

- continue to monitor the property market conditions and arrange for the sale of government land through the Application List system;
- continue to co-ordinate the timetable for the disposal of railway property developments to ensure that there would not be any adverse impact on the property market;
- 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;
- introduce regulations to prescribe fees for planning applications under the Town Planning Ordinance;
- continue with the “Hong Kong 2030: Planning Vision and Strategy” Study with a view to providing broad long-term planning directions for Hong Kong;
- 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 provide policy steer on and oversee various planning studies, including “Land Use Planning for the Closed Area” and the planning studies for the proposed Liantang/Heung Yuen Wai Control Point;
- oversee the Land Registry’s further development 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;
- take forward proposals to amend the Buildings Ordinance for the introduction of a minor works control regime to regulate small-scale building works more effectively;

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- review the enforcement policy against unauthorised building works;
- proceed with the drafting of the legislation on the mandatory building inspection scheme and the mandatory window inspection scheme; and
- continue to work closely with the Hong Kong Housing Society and the Urban Renewal Authority on their provision of technical and financial assistance to owners in proper building management and maintenance.

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ANALYSIS OF FINANCIAL PROVISION

Programme	2005-06 (Actual) (\$m)	2006-07 (Original) (\$m)	2006-07 (Revised) (\$m)	2007-08 (Estimate) (\$m)
(1) Director of Bureau's Office	6.0	6.0	6.0	6.0
(2) Buildings, Lands and Planning	78.8	86.4	77.3	79.4
	<u>84.8</u>	<u>92.4</u>	<u>83.3</u> (-9.8%)	<u>85.4</u> (+2.5%)
				(or -7.6% on 2006-07 Original)

Analysis of Financial and Staffing Provision

Programme (1)

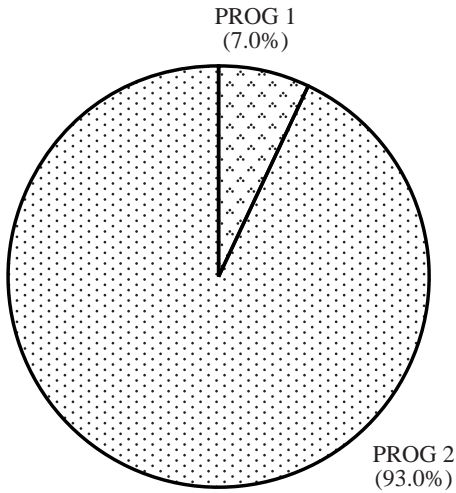
Provision for 2007-08 is the same as the revised estimate for 2006-07.

Programme (2)

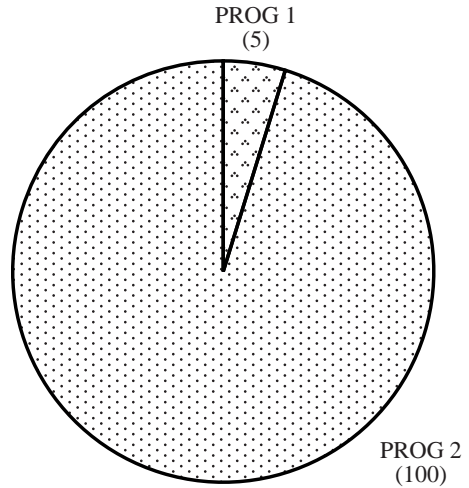
Provision for 2007-08 is \$2.1 million (2.7%) higher than the revised estimate for 2006-07. This is mainly due to increased operating expenses to meet the demands of ongoing and new commitments. In addition, one additional post will be created in 2007-08.

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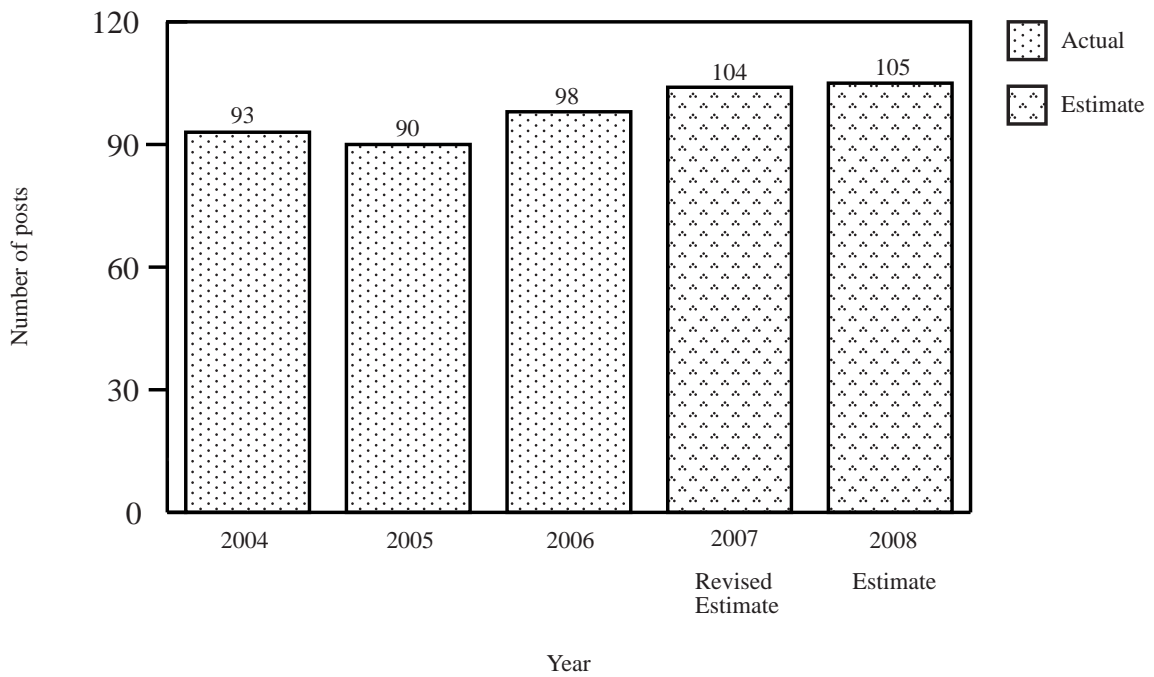
*Allocation of provision
to programmes
(2007-08)*



*Staff by programme
(as at 31 March 2008)*



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



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Sub-head (Code)	Actual expenditure 2005-06	Approved estimate 2006-07	Revised estimate 2006-07	Estimate 2007-08	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses.....	84,773	92,397	83,330	85,417
	Total, Recurrent	84,773	92,397	83,330	85,417
	Total, Operating Account.....	84,773	92,397	83,330	85,417
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	Total Expenditure.....	84,773	92,397	83,330	85,417

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Details of Expenditure by Subhead

The estimate of the amount required in 2007–08 for the salaries and expenses of the Planning and Lands Branch is \$85,417,000. This represents an increase of \$2,087,000 over the revised estimate for 2006–07 and of \$644,000 over actual expenditure in 2005–06.

Operating Account

Recurrent

2 Provision of \$85,417,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch.

3 The establishment as at 31 March 2007 will be 104 permanent posts. It is expected that there will be a net creation of one permanent post in 2007–08. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2007–08, but the notional annual mid-point salary value of all such posts must not exceed \$42,027,000.

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

	2005–06 (Actual) (\$'000)	2006–07 (Original) (\$'000)	2006–07 (Revised) (\$'000)	2007–08 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	51,616	54,778	51,832	52,009
- Allowances.....	2,729	2,919	2,732	2,505
- Job-related allowances.....	—	1	1	1
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	70	72	67	43
- Civil Service Provident Fund contribution.....	—	—	—	179
Departmental Expenses				
- Temporary staff.....	13,197	14,087	13,486	15,246
- Honoraria for members of committees.....	1,584	2,260	2,543	2,760
- General departmental expenses.....	15,577	18,280	12,669	12,674
	<hr/> 84,773	<hr/> 92,397	<hr/> 83,330	<hr/> 85,417 <hr/>