

**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 2011–12..... **\$831.4m**

Establishment ceiling 2011–12 (notional annual mid-point salary value) representing an estimated 108 non-directorate posts as at 31 March 2011 rising by nine posts to 117 posts as at 31 March 2012. **\$53.3m**

In addition, there will be an estimated 12 directorate posts as at 31 March 2011 and as at 31 March 2012.

Commitment balance **\$1,597.9m**

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** These Programmes contribute to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).
- Programme (3) Development Opportunities Office**

Detail

Programme (1): Director of Bureau's Office

	2009–10 (Actual)	2010–11 (Original)	2010–11 (Revised)	2011–12 (Estimate)
Financial provision (\$m)	8.0	11.1	8.2 (–26.1%)	11.2 (+36.6%)
				(or +0.9% on 2010–11 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

	2009–10 (Actual)	2010–11 (Original)	2010–11 (Revised)	2011–12 (Estimate)
Financial provision (\$m)	646.2	1,163.5	952.8 (–18.1%)	815.5 (–14.4%)
				(or –29.9% on 2010–11 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 2010, the Planning and Lands Branch:

- arranged with the Lands Department the sale of government land through the Application List system, and supplemented by Government-initiated land sale arrangement;
- with a view to lowering their development intensity, continued to follow up the revised scheme of the property development project at Yuen Long Station along the West Rail, in consultation with the MTR Corporation Limited;
- extended the pilot scheme for “hotel use only” sites for another year to encourage the development of hotels to support the tourism industry;
- continued to work on the proposals to resolve the problem of missing or illegible government leases;
- continued the review on the New Territories Small House Policy;
- continued to monitor the implementation of the amended Town Planning Ordinance;
- continued to coordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects;
- established a new non-statutory Harbourfront Commission (HC), which succeeded the former Harbour-front Enhancement Committee, and worked 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 alike, with the participation of the community;
- maintained close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
- continued to co-operate 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;
- provided policy steer on the planning study on “Land Use Planning for the Closed Area”;
- provided policy steer on the “North East New Territories New Development Areas Planning and Engineering Study”;
- continued the preparation work on the implementation of the new title registration system;
- completed a comprehensive review of the building safety policy and measures in Hong Kong, and announced a new multi-pronged approach to enhance building safety, covering legislation, enforcement, support and assistance to owners as well as publicity and public education;
- commenced the minor works control regime to streamline the control of small-scale building works;
- worked with the Legislative Council on the scrutiny of the Buildings (Amendment) Bill 2010 for the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme;
- oversaw the implementation of the \$2.5 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;
- announced a new package of measures, taking into account the recommendations of the Council for Sustainable Development, to foster a quality and sustainable built environment;
- monitored the programme of enforcement action by the BD against unauthorised and dangerous building works;
- oversaw the implementation of the Comprehensive Building Safety Improvement Loan Scheme;
- continued to monitor the scheme undertaken by the HKHS to assist owners of old buildings in building management and maintenance;
- oversaw the HKHS’s implementation of the Building Maintenance Grant Scheme for Elderly Owners to provide financial assistance to elderly owner-occupiers for maintenance of their properties;
- continued to support the URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan;
- completed the two-year Urban Renewal Strategy (URS) Review and published a draft text of the revised URS for public consultation;
- worked with the URA and the Old Wan Chai Revitalisation Initiatives Special Committee (WRISC) on a district-based approach to renew and revitalise old Wan Chai;

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

- commenced the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice to apply a lower compulsory sale threshold of 80 per cent of the undivided shares to three specified classes of lot and collaborated with the HKHS and other agencies to devise support schemes for affected minority owners;
- commenced the rezoning of the Central Market to facilitate the revitalisation initiative; and
- completed the review on the policy for the provision of public open space in private developments.

Matters Requiring Special Attention in 2011–12

6 During 2011–12, the Branch will:

- continue to arrange for the sale of government land through the Application List system supplemented by Government-initiated land sale, as well as to follow up the commitment in the Policy Address that we will increase land supply for private housing through implementing a host of measures;
- aim to finalise the revised scheme of the property development project at Yuen Long Station along the West Rail;
- promulgate a set of clear and practicable guidelines for the better provision of public open space 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 District Development in jointly exploring feasible options for the co-development of the Lok Ma Chau Loop and steering the “Planning and Engineering Study on Development of Lok Ma Chau Loop” as well as the research and planning work on other cross-boundary development issues;
- continue to provide policy steer on and oversee various planning and engineering studies, including the “North East New Territories New Development Areas Planning and Engineering Study”, the “Review Studies on Hung Shui Kiu New Development Area - Consultants’ Fees and Site Investigation”, and “Feasibility Study for Remaining Development in Tung Chung”;
- 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 alike, with the participation of the community;
- take forward the proposed conversion of Murray Building to hotel use and development of West Wing of the Central Government Offices;
- 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;
- continue to refine the proposals in consultation with stakeholders to amend the Land Titles Ordinance to provide for effective implementation of the new title registration system;
- oversee the implementation of the new package of measures to foster a quality and sustainable built environment;
- oversee the implementation of the new 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;
- oversee the implementation of the Operation Building Bright;
- continue to support the URA in its various redevelopment, rehabilitation, revitalisation and preservation initiatives;
- upon promulgation of the new URS, to oversee and support its implementation through setting up the first District Urban Renewal Forum in Kowloon City, preparing for the grant of the first identified site at the Kai Tak Development to the URA to launch the “flat for flat” scheme and supporting the URA in its new roles under the new URS;
- continue to work with the URA and WRISC to implement district-based initiatives to renew and revitalise old Wan Chai;
- monitor and review the implementation of the pilot mediation scheme for compulsory sale for redevelopment and the pilot out-reach service scheme to help elderly owners of old buildings who may be involved in compulsory sale for redevelopment; and
- support the URA to take forward the revitalisation proposals in respect of the Central Market.

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

Programme (3): Development Opportunities Office

	2009–10 (Actual)	2010–11 (Original)	2010–11 (Revised)	2011–12 (Estimate)
Financial provision (\$m)	3.0	4.5	4.5 (—)	4.7 (+4.4%)
				(or +4.4% on 2010–11 Original)

Aim

7 The aim is to facilitate implementation of land development projects considered to be beneficial to Hong Kong by offering one-stop advisory and co-ordinating service.

Brief Description

8 In 2010, the Development Opportunities Office:

- assessed, in consultation with relevant bureaux and departments, the broader social and economic merits of individual land development proposals handled by the Office;
- provided one-stop advisory and co-ordinating service to facilitate implementation of eligible land development proposals by non-governmental organisations and private sector project proponents;
- provided secretariat support to the Land and Development Advisory Committee and sought the Committee's advice on projects handled by the Office; and
- co-ordinated and monitored the implementation of a package of measures to facilitate redevelopment and wholesale conversion of industrial buildings to meet Hong Kong's changing economic and social needs.

Matters Requiring Special Attention in 2011–12

9 During 2011–12, the Office will:

- continue to provide one-stop advisory and co-ordinating service to facilitate implementation of land development projects which will bring broader social and economic merits to Hong Kong;
- review the effectiveness of the work of the Office in facilitating implementation of eligible land development projects;
- continue to co-ordinate implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion, and review the practical experience of implementation to ensure that the measures will promote more efficient use of existing industrial premises; and
- provide secretariat support to the Steering Committee on Housing Land Supply which aims to ensure a stable and adequate supply of housing land.

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

ANALYSIS OF FINANCIAL PROVISION

Programme	2009–10 (Actual) (\$m)	2010–11 (Original) (\$m)	2010–11 (Revised) (\$m)	2011–12 (Estimate) (\$m)
(1) Director of Bureau’s Office.....	8.0	11.1	8.2	11.2
(2) Buildings, Lands and Planning	646.2	1,163.5	952.8	815.5
(3) Development Opportunities Office...	3.0	4.5	4.5	4.7
	657.2	1,179.1	965.5 (–18.1%)	831.4 (–13.9%)
				(or –29.5% on 2010–11 Original)

Analysis of Financial and Staffing Provision

Programme (1)

Provision for 2011–12 is \$3.0 million (36.6%) higher than the revised estimate for 2010–11. This is mainly due to the provision required for filling the position of the Under Secretary and increased provision for other related expenses for administrative support.

Programme (2)

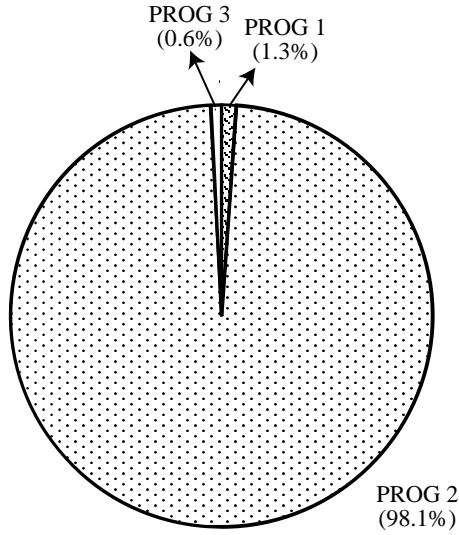
Provision for 2011–12 is \$137.3 million (14.4%) lower than the revised estimate for 2010–11. This is mainly due to the net decrease in cash flow requirement for non-recurrent items, partly offset by the increased operating expenses to meet the demands of ongoing and new commitments. In addition, there will be an increase of nine posts in 2011–12.

Programme (3)

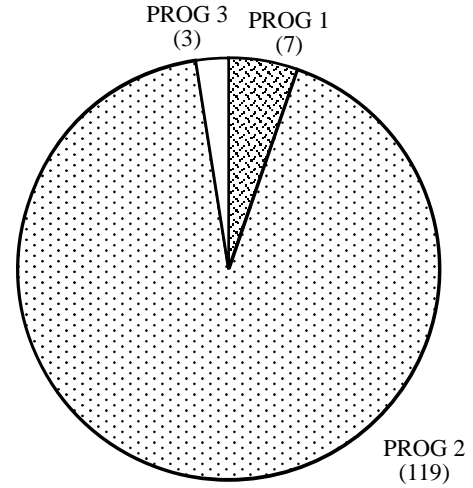
Provision for 2011–12 is \$ 0.2 million (4.4%) higher than the revised estimate for 2010–11. This is mainly due to the increase in salary provision for pay adjustment.

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

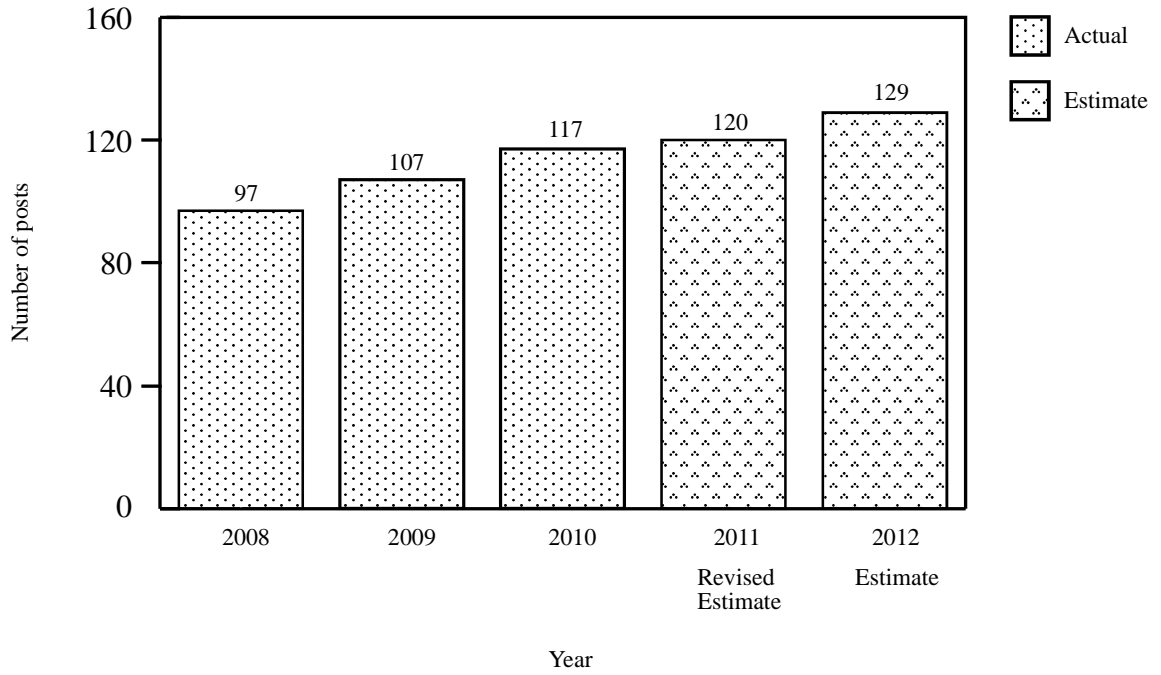
*Allocation of provision
to programmes
(2011-12)*



*Staff by programme
(as at 31 March 2012)*



*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 2009–10	Approved estimate 2010–11	Revised estimate 2010–11	Estimate 2011–12	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses.....	105,104	129,116	115,497	136,364
	Total, Recurrent	105,104	129,116	115,497	136,364
Non-Recurrent					
700	General non-recurrent	552,129	1,050,000	850,000	695,000
	Total, Non-Recurrent	552,129	1,050,000	850,000	695,000
	Total, Operating Account.....	657,233	1,179,116	965,497	831,364
	Total Expenditure	657,233	1,179,116	965,497	831,364

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

Details of Expenditure by Subhead

The estimate of the amount required in 2011–12 for the salaries and expenses of the Planning and Lands Branch is \$831,364,000. This represents a decrease of \$134,133,000 against the revised estimate for 2010–11 and an increase of \$174,131,000 over actual expenditure in 2009–10.

Operating Account

Recurrent

2 Provision of \$136,364,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$20,867,000 (18.1%) over the revised estimate for 2010–11 is mainly due to the provisions for increased operating expenses to meet the demands of ongoing and new commitments.

3 The establishment as at 31 March 2011 will be 120 posts including one supernumerary post. It is expected that there will be an increase of nine posts in 2011–12. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2011–12, but the notional annual mid-point salary value of all such posts must not exceed \$53,312,000.

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

	2009–10 (Actual) (\$'000)	2010–11 (Original) (\$'000)	2010–11 (Revised) (\$'000)	2011–12 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	61,503	63,213	63,799	69,477
- Allowances	2,269	2,323	2,831	2,861
- Job-related allowances.....	1	5	—	5
Personnel Related Expenses				
- Mandatory Provident Fund contribution	125	147	143	180
- Civil Service Provident Fund contribution	149	161	422	613
Departmental Expenses				
- Temporary staff	19,129	20,476	20,351	22,089
- Honoraria for members of committees	2,975	2,900	3,400	3,800
- General departmental expenses.....	18,953	39,891	24,551	37,339
	<hr/> 105,104	<hr/> 129,116	<hr/> 115,497	<hr/> 136,364 <hr/>

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

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2010	Revised estimated expenditure for 2010-11	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700	<i>General non-recurrent</i>					
865	Operation Building Bright		2,200,000	352,129	850,000	997,871
878	Building Maintenance Grant Scheme for Elderly Owners		1,000,000	400,000	—	600,000
	Total		<u>3,200,000</u>	<u>752,129</u>	<u>850,000</u>	<u>1,597,871</u>