

**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 2016–17** ..... **\$318.3m**

**Establishment ceiling 2016–17** (notional annual mid-point salary value) representing an estimated 131 non-directorate posts as at 31 March 2016 rising by three posts to 134 posts as at 31 March 2017..... **\$80.0m**

In addition, there will be an estimated 13 directorate posts as at 31 March 2016 and as at 31 March 2017.

**Commitment balance**..... **\$762.6m**

**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**

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	13.6	13.4	13.6 (+1.5%)	<b>13.6</b> (—)
				(or +1.5% on 2015–16 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**

	2014–15 (Actual)	2015–16 (Original)	2015–16 (Revised)	<b>2016–17 (Estimate)</b>
Financial provision (\$m)	460.5	302.4	298.2 (–1.4%)	<b>304.7</b> (+2.2%)
				(or +0.8% on 2015–16 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 2015, the Planning and Lands Branch:
- continued to arrange with the Lands Department (LandsD) the sale of government land;
  - oversaw the implementation of the Pilot Scheme for Arbitration on Land Premium;
  - worked with the MTR Corporation Limited (MTRCL) to implement West Rail property development projects;
  - explored with the MTRCL and the Kowloon-Canton Railway Corporation (KCRC) the development potential of stations and related sites along existing and future rail lines;
  - continued the review on the New Territories Small House Policy;
  - oversaw LandsD's implementation of the ex-gratia compensation and re-housing arrangements in clearance exercises;
  - monitored the implementation of measures to encourage revitalisation of industrial buildings through redevelopment and wholesale conversion;
  - completed the legislative amendment of the Land (Miscellaneous Provisions) Ordinance (Cap. 28) to increase the deterrent effect against unlawful occupation of government land by increasing the penalties;
  - continued to monitor the operation of the 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 engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify the harbourfront for the enjoyment of all;
  - continued to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong-Guangdong Co-operation Joint Conference;
  - continued to work with the Shenzhen Municipal Government to jointly explore the feasibility of co-development of the Lok Ma Chau Loop;
  - continued to co-ordinate and oversee the work relating to 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;
  - carried out the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+"), including the forecast of economic land demand and other relevant studies, with a view to formulating a set of spatial development strategies in the territory beyond 2030;
  - continued to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education;
  - continued to oversee the implementation of the \$3.5 billion Operation Building Bright (OBB) 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 sectors;
  - continued to oversee the implementation of various schemes undertaken by HKHS, URA and BD to enhance building maintenance, including the Mandatory Building Inspection Scheme, Mandatory Window Inspection Scheme, as well as other schemes for providing assistance to owners of old buildings;
  - continued to monitor the enforcement action by BD against unauthorised and dangerous building works, including irregularities in building works associated with New Territories exempted houses and sub-divided flats;
  - continued to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011, including the Urban Renewal Plan for Kowloon City drawn up by the former Kowloon City District Urban Renewal Forum, URA's Demand-led Redevelopment Project (Pilot Scheme) and Facilitating Services (Pilot Scheme), and the work of the Urban Renewal Fund;
  - continued to support URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan;
  - continued to support URA on the revitalisation of the Central Market;

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- continued to support URA in taking forward the redevelopment of industrial buildings in the form of a pilot scheme;
- continued to oversee the implementation of a pilot out-reach support service scheme for minority owners of old buildings who may be involved in compulsory sale for redevelopment and, from August 2015 onwards, amalgamated the support service scheme with an enhanced publicity and public education programme on mediation in compulsory sale;
- refined, in consultation with stakeholders, the proposals to amend the Land Titles Ordinance (Cap. 585);
- modernised and updated the standards for the provision of sanitary fitments in private buildings by amending the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I); and
- continued to oversee the preparation work undertaken by BD for the formulation of a set of seismic-resistant building design standards.

### ***Matters Requiring Special Attention in 2016–17***

**6** During 2016–17, the Branch will:

- continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other development needs;
- continue to oversee the implementation of the Pilot Scheme for Arbitration on Land Premium;
- continue to work with the MTRCL to pursue West Rail property development projects not yet tendered;
- continue to explore with the MTRCL and the KCRC the development potential of stations and related sites along existing and future rail lines;
- continue the review on the New Territories Small House Policy;
- further explore using land-efficient means including developing multi-storey industrial compounds for accommodating brownfield operations required locally;
- continue to provide secretariat support to the Steering Committee on Land Supply;
- continue to co-ordinate harbourfront-related planning and land issues, and inter-departmental efforts in the planning and implementation of harbourfront enhancement projects;
- continue to work with HC to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to protect Victoria Harbour and beautify the harbourfront for the enjoyment of all;
- 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 Shenzhen authorities in steering cross-boundary planning and development issues, and to take forward the development of the Lok Ma Chau Loop;
- continue to oversee and co-ordinate the work relating to the Kwu Tung North and Fanling North New Development Areas;
- continue 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;
- continue to carry out the “Hong Kong 2030+”, including the forecast of economic land demand and other relevant studies, with a view to formulating a set of spatial development strategies in the territory beyond 2030;
- continue to oversee the implementation of the multi-pronged package of measures to enhance building safety, covering legislation, enforcement, support and assistance for owners as well as publicity and public education;
- continue to oversee the implementation of OBB and the various schemes undertaken by HKHS, URA and BD to enhance building safety and building maintenance as well as assist owners of old buildings;
- continue to monitor the enforcement action by BD against unauthorised and dangerous building works;
- continue to oversee the implementation of major initiatives under URS;
- continue to support URA in its implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its business plan, including the revitalisation of the Central Market;
- continue to oversee the implementation of the amalgamated out-reach support service pilot scheme for minority owners of old buildings and the enhanced publicity and public education programme on mediation in compulsory sale;
- continue to prepare for the implementation of the new title registration system;

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- continue the work in relation to the overhaul of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations to enhance the requirements on the construction of the drainage system, transform the prescriptive requirements into performance based requirements, etc.; and
- continue to oversee the work of BD in formulating a set of seismic-resistant building design standards with a view to further enhancing building safety.

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**ANALYSIS OF FINANCIAL PROVISION**

	2014–15 (Actual) (\$m)	2015–16 (Original) (\$m)	2015–16 (Revised) (\$m)	<b>2016–17 (Estimate) (\$m)</b>
<b>Programme</b>				
(1) Director of Bureau’s Office .....	13.6	13.4	13.6	<b>13.6</b>
(2) Buildings, Lands and Planning .....	460.5	302.4	298.2	<b>304.7</b>
	<hr/> 474.1	<hr/> 315.8	<hr/> 311.8 (–1.3%)	<hr/> <b>318.3</b> <b>(+2.1%)</b>
				<b>(or +0.8% on 2015–16 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2016–17 is the same as the revised estimate for 2015–16.

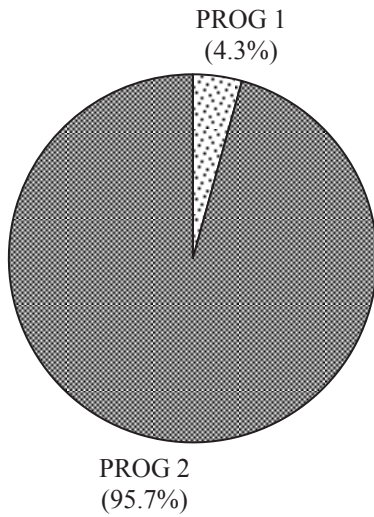
**Programme (2)**

Provision for 2016–17 is \$6.5 million (2.2%) higher than the revised estimate for 2015–16. This is mainly due to the increased operating expenses and increased salary provision arising from the net creation of three posts, partly offset by the decrease in cash flow requirement for a non-recurrent item.

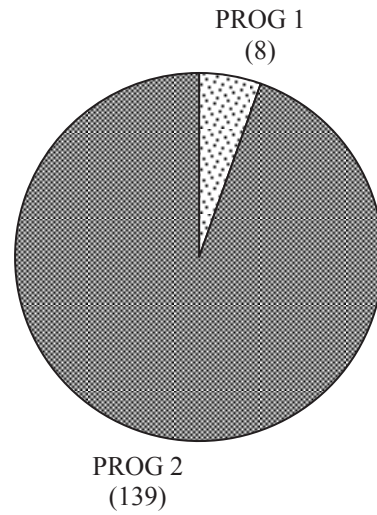
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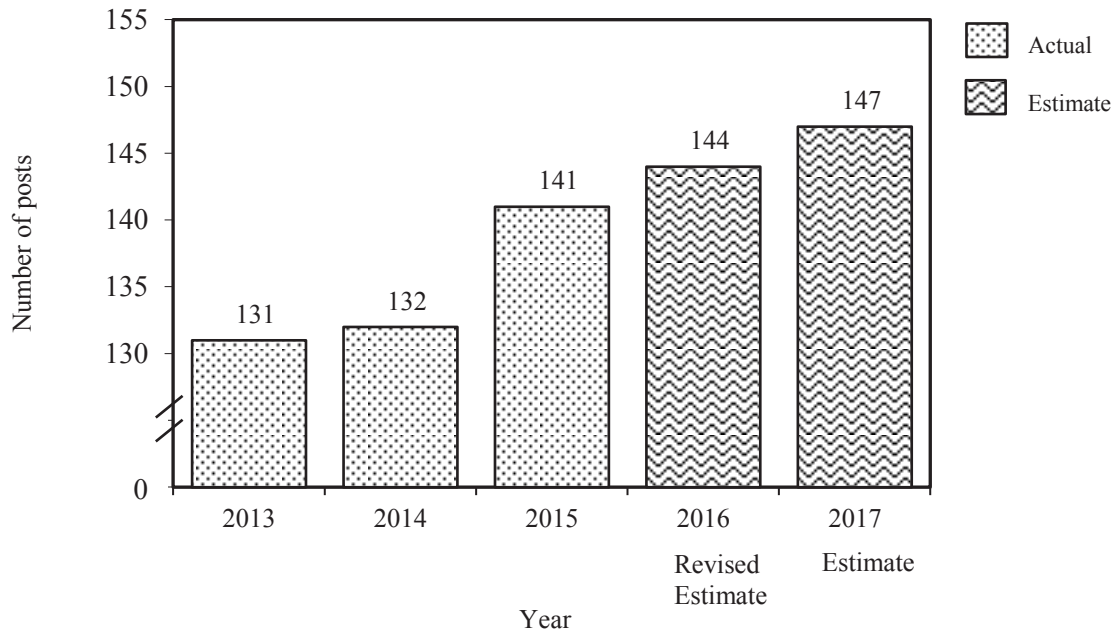
*Allocation of provision  
to programmes  
(2016-17)*



*Staff by programme  
(as at 31 March 2017)*



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



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Sub-head (Code)	Actual expenditure 2014–15	Approved estimate 2015–16	Revised estimate 2015–16	<b>Estimate 2016–17</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	174,062	203,760	199,824	<b>213,863</b>
	Total, Recurrent.....	174,062	203,760	199,824	<b>213,863</b>
Non-Recurrent					
700	General non-recurrent .....	300,000	112,000	112,000	<b>104,440</b>
	Total, Non-Recurrent.....	300,000	112,000	112,000	<b>104,440</b>
	Total, Operating Account .....	474,062	315,760	311,824	<b>318,303</b>
	Total Expenditure .....	474,062	315,760	311,824	<b>318,303</b>

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**Details of Expenditure by Subhead**

The estimate of the amount required in 2016–17 for the salaries and expenses of the Planning and Lands Branch is \$318,303,000. This represents an increase of \$6,479,000 over the revised estimate for 2015–16 and a decrease of \$155,759,000 against the actual expenditure in 2014–15.

*Operating Account*

Recurrent

**2** Provision of \$213,863,000 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 2016 will be 144 posts. It is expected that there will be a net increase of three posts in 2016–17. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2016–17, but the notional annual mid-point salary value of all such posts must not exceed \$79,974,000.

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

	2014–15 (Actual) (\$'000)	2015–16 (Original) (\$'000)	2015–16 (Revised) (\$'000)	2016–17 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	89,355	97,238	99,182	<b>101,229</b>
- Allowances.....	3,329	3,326	3,835	<b>3,824</b>
- Job-related allowances.....	—	5	2	<b>5</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	250	196	214	<b>116</b>
- Civil Service Provident Fund contribution.....	2,648	3,085	3,550	<b>4,237</b>
Departmental Expenses				
- Temporary staff.....	33,395	33,178	36,015	<b>38,961</b>
- Honoraria for members of committees .....	2,952	4,527	3,662	<b>5,008</b>
- General departmental expenses .....	42,133	62,205	53,364	<b>60,483</b>
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	174,062	203,760	199,824	<b>213,863</b>
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**Commitments**

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2015 \$'000	Revised estimated expenditure for 2015–16 \$'000	Balance \$'000
<b><i>Operating Account</i></b>						
700	<i>General non-recurrent</i>					
	865	Operation Building Bright.....	3,200,000	2,795,427	12,000	392,573
	878	Building Maintenance Grant Scheme for Elderly Owners .....	1,000,000	530,000	100,000	370,000
		Total .....	<u>4,200,000</u>	<u>3,325,427</u>	<u>112,000</u>	<u>762,573</u>