

**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 2020–21 **\$1,622.3m**

Establishment ceiling 2020–21 (notional annual mid-point salary value) representing an estimated 179 non-directorate posts as at 31 March 2020 rising by 16 posts to 195 posts as at 31 March 2021..... **\$146.4m**

In addition, there will be an estimated 14 directorate posts as at 31 March 2020 rising by one post to 15 posts as at 31 March 2021.

Commitment balance..... **\$8,604.0m**

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

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	17.0	16.8	17.0 (+1.2%)	17.2 (+1.2%)
				(or +2.4% on 2019–20 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

	2018–19 (Actual)	2019–20 (Original)	2019–20 (Revised)	2020–21 (Estimate)
Financial provision (\$m)	584.0	999.1	957.1 (–4.2%)	1,605.1 (+67.7%)
				(or +60.7% on 2019–20 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 2019, the Planning and Lands Branch:

- continued to adopt a multi-pronged strategy to increase land supply in the short, medium and long term and announced the Government's full acceptance of the recommendations of the Task Force on Land Supply;
- oversaw efforts in finalising relevant technical assessments and land demand and supply analysis for the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+" study);
- continued to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen New Development Areas (NDAs), Yuen Long South Development and Tung Chung New Town Extension;
- formulated the detailed framework of the Land Sharing Pilot Scheme;
- co-ordinated and oversaw the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop;
- promulgated the first two batches of measures to streamline the approval process for development projects;
- promulgated the findings of a survey on the existing profile and operations of brownfield sites conducted by a consultant of the Planning Department (PlanD);
- implemented a \$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes;
- oversaw the implementation of a package of measures to facilitate the revitalisation of industrial buildings;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- continued to explore with the MTR Corporation Limited (MTRCL) the development potential of stations and related sites along existing and future rail lines, including the topside development at Siu Ho Wan Depot Site;
- continued to work 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 beautify the harbourfront for the enjoyment of all;
- through the dedicated Harbour Office with a multi-disciplinary professional team, provided support to the HC and co-ordinated harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects;
- in collaboration with relevant bureaux and departments, put in place a more proactive and co-ordinated approach to pursue multi-storey development of public facilities on government land under the "single site, multiple use" initiative;
- 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;
- oversaw the implementation of and drew up measures to enhance Operation Building Bright 2.0 (OBB 2.0) to provide technical and financial assistance to owners-occupiers of old buildings for complying with the requirements under the Mandatory Building Inspection Scheme (MBIS);
- drew up measures to enhance the existing Building Maintenance Grant Scheme for Elderly Owners and rename it as Building Maintenance Grant Scheme for Needy Owners (BMGSNO) to provide financial assistance to needy owners in undertaking specified rehabilitation works for their properties;
- continued to oversee the review of regulations under the Buildings Ordinance (Cap. 123) with a view to modernising the relevant provisions and standards, including taking forward the exercises to update the Building (Construction) Regulations (Cap. 123B) and the Building (Minor Works) Regulation (Cap. 123N) as well as formulate a new Code of Practice for seismic-resistant building design;
- continued to oversee the implementation of the Urban Renewal Strategy (URS) promulgated in 2011 and the work of the Urban Renewal Fund;
- continued to support the Urban Renewal Authority (URA) in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continued to support URA in its identification of suitable Civil Servants' Co-operative Building Society Scheme (CBS) sites for high-density development and in its preparatory work for redeveloping such sites with a view to increasing housing supply;
- continued to oversee the implementation of the New Territories Small House Policy;
- continued, in consultation with stakeholders, to prepare proposals to amend the Land Titles Ordinance (Cap. 585);
- continued to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong/Guangdong Co-operation Joint Conference;

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

- continued to monitor the operation of the Town Planning Ordinance (Cap. 131);
- continued to oversee the work of the Buildings Department, LandsD, the Land Registry and the PlanD; and
- established the Spatial Data Office with a multi-disciplinary professional team to spearhead the development and implementation of the Common Spatial Data Infrastructure (CSDI) initiatives.

Matters Requiring Special Attention in 2020–21

6 During 2020–21, the Branch will:

- continue to adopt a multi-pronged strategy to increase land supply in the short, medium and long term and take forward the recommendations of the Task Force on Land Supply;
- finalise the “Hong Kong 2030+” study and promulgate the updated territorial development strategy;
- finalise and implement the Land Sharing Pilot Scheme to increase private and public housing in the short and medium term by unleashing the development potential of private land;
- oversee the assessment by the PlanD of brownfield sites that might have potential for developing public housing but had not been covered by new development areas or other development projects, and the subsequent detailed studies to be conducted;
- oversee the conduct of a market sounding-out exercise to assist the formulation of policy strategies and implementation measures for accommodating operations on brownfield sites in a more land-efficient manner in light of the needs of economic development;
- continue to collaborate with relevant bureaux and departments to implement the “single site, multiple use” initiative and take forward the first batch of projects;
- launch the second round of applications of OBB 2.0 to provide technical and financial assistance to owners-occupiers of old buildings for complying with the requirements under the MBIS;
- launch the BMGSNO upon finalisation of the details of the scheme;
- continue to formulate measures to streamline the standards and procedures adopted by its departments in scrutinising development projects;
- continue to support URA in conducting a planning study in Yau Ma Tei and Mong Kok districts with a view to identifying more effective and efficient ways for urban renewal;
- continue to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North and Hung Shui Kiu/Ha Tsuen NDAs, Yuen Long South Development and Tung Chung New Town Extension;
- continue to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Lok Ma Chau Loop;
- continue to explore with the MTRCL the development potential of stations and related sites along existing and future rail lines, with particular focus in taking forward the topside developments at Siu Ho Wan Depot site, Tung Chung Traction Substation and Pak Shing Kok Ventilation Building;
- 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 work with HC to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all;
- continue to co-ordinate harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects;
- 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 review of regulations under the Buildings Ordinance with a view to modernising the relevant provisions and standards, including taking forward the exercises to update the Building (Construction) Regulations and the Building (Minor Works) Regulation and formulate a new Code of Practice for seismic-resistant building design;
- continue to review relevant provisions of the Town Planning Ordinance for the purpose of strengthening the regulatory regime against unauthorised developments in environmentally sensitive areas such as South Lantau;
- continue to oversee the implementation of major initiatives under URS;
- continue to support URA in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continue to oversee the implementation of the CBS redevelopment pilot projects by URA;

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

- continue to oversee the implementation of the New Territories Small House Policy;
- work with the relevant departments including LandsD to review the Pilot Scheme for Arbitration on Land Premium;
- continue to prepare for the implementation of the new title registration system;
- continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong/Guangdong Co-operation Joint Conference; and
- continue to oversee the CSDI development with a view to rolling out the CSDI portal with about 240 spatial datasets first within the Government by end 2021 and then to the public by end 2022, as well as establishing a Geospatial Lab by end 2020.

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

ANALYSIS OF FINANCIAL PROVISION

	2018-19 (Actual) (\$m)	2019-20 (Original) (\$m)	2019-20 (Revised) (\$m)	2020-21 (Estimate) (\$m)
Programme				
(1) Director of Bureau's Office	17.0	16.8	17.0	17.2
(2) Buildings, Lands and Planning	584.0	999.1	957.1	1,605.1
	<hr/> 601.0	<hr/> 1,015.9	<hr/> 974.1 (-4.1%)	<hr/> 1,622.3 (+66.5%)
				(or +59.7% on 2019-20 Original)

Analysis of Financial and Staffing Provision

Programme (1)

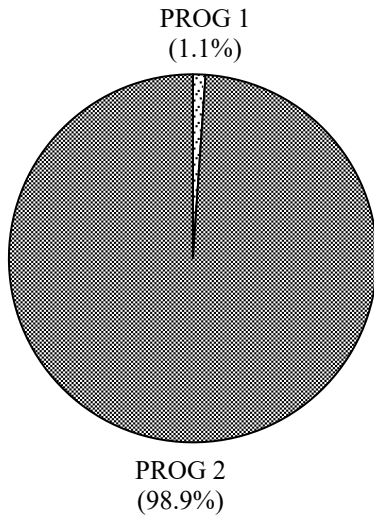
Provision for 2020-21 is \$0.2 million (1.2%) higher than the revised estimate for 2019-20. This is mainly due to the increased provision arising from the salary increments.

Programme (2)

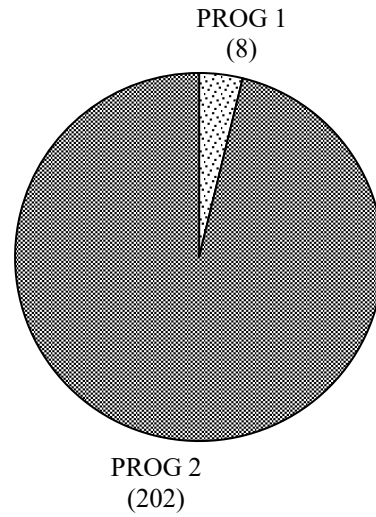
Provision for 2020-21 is \$648.0 million (67.7%) higher than the revised estimate for 2019-20. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and net increase of 17 posts.

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

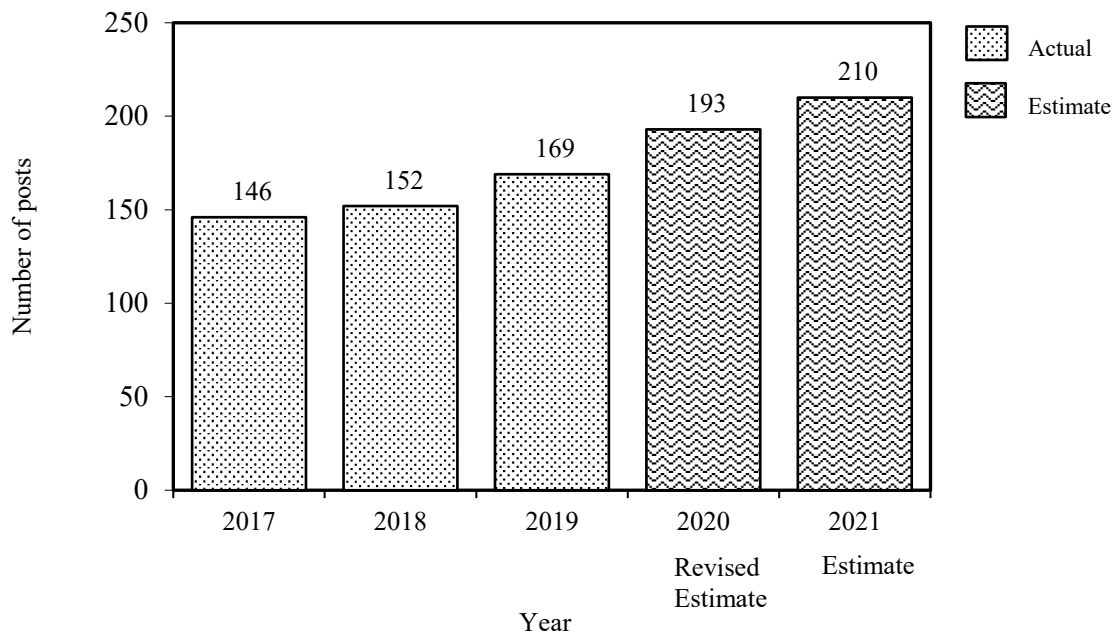
*Allocation of provision
to programmes
(2020-21)*



*Staff by programme
(as at 31 March 2021)*



*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 2018–19	Approved estimate 2019–20	Revised estimate 2019–20	Estimate 2020–21	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	251,017	295,941	303,140	360,034
	Total, Recurrent.....	<u>251,017</u>	<u>295,941</u>	<u>303,140</u>	<u>360,034</u>
Non-Recurrent					
700	General non-recurrent	350,000	720,000	671,000	1,262,275
	Total, Non-Recurrent.....	<u>350,000</u>	<u>720,000</u>	<u>671,000</u>	<u>1,262,275</u>
	Total, Operating Account	601,017	1,015,941	974,140	1,622,309
	Total Expenditure	<u>601,017</u>	<u>1,015,941</u>	<u>974,140</u>	<u>1,622,309</u>

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

Details of Expenditure by Subhead

The estimate of the amount required in 2020–21 for the salaries and expenses of the Planning and Lands Branch is \$1,622,309,000. This represents an increase of \$648,169,000 over the revised estimate for 2019–20 and \$1,021,292,000 over the actual expenditure in 2018–19.

Operating Account

Recurrent

2 Provision of \$360,034,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$56,894,000 (18.8%) over the revised estimate for 2019–20 is mainly due to the provisions for increased operating expenses to meet the demands of ongoing and new commitments and increased salary provision arising from the net increase of 17 posts.

3 The establishment as at 31 March 2020 will be 193 posts including one supernumerary post. It is expected that there will be a net increase of 17 posts including one supernumerary post in 2020–21. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2020–21, but the notional annual mid-point salary value of all such posts must not exceed \$146,356,000.

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

	2018–19 (Actual) (\$'000)	2019–20 (Original) (\$'000)	2019–20 (Revised) (\$'000)	2020–21 (Estimate) (\$'000)
Personal Emoluments				
- Salaries.....	130,458	145,858	154,313	173,573
- Allowances.....	5,906	6,901	5,982	5,515
- Job-related allowances.....	1	2	2	4
Personnel Related Expenses				
- Mandatory Provident Fund contribution.....	250	278	361	394
- Civil Service Provident Fund contribution.....	7,796	11,075	10,639	13,659
Departmental Expenses				
- Temporary staff.....	46,222	54,347	54,677	67,171
- Honoraria for members of committees	3,514	3,640	2,841	4,056
- General departmental expenses	56,870	73,840	74,325	95,662
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	251,017	295,941	303,140	360,034
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**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2019 \$'000	Revised estimated expenditure for 2019–20 \$'000	Balance \$'000
Operating Account						
700	<i>General non-recurrent</i>					
801	Subsidy for property owners to participate in Smart Tender scheme		300,000	60,000	40,000	200,000
802	Operation Building Bright 2.0§		6,000,000§	290,000	550,000	5,160,000
803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....		1,000,000	—	11,000	989,000
804	Development of Common Spatial Data Infrastructure portalΩ		150,000Ω	—	—	150,000
805	Establishment of Geospatial LabΩ.....		60,000Ω	—	—	60,000
878	Building Maintenance Grant Scheme for Needy OwnersΦ.....		3,000,000Φ	885,000	70,000	2,045,000
	Total		<u>10,510,000</u>	<u>1,235,000</u>	<u>671,000</u>	<u>8,604,000</u>

§ The approved commitment for the item was \$3 billion. An increase in commitment of \$3 billion is sought in the context of the Appropriation Bill 2020.

Ω This is a new item, funding for which is sought in the context of the Appropriation Bill 2020.

Φ The approved commitment for the item was \$1 billion. An increase in commitment of \$2 billion is sought in the context of the Appropriation Bill 2020. This item was previously known as “Building Maintenance Grant Scheme for Elderly Owners” (BMGSEO). The item is renamed to reflect the expansion of scope of beneficiaries. For the avoidance of doubt, resources required for BMGSEO before launching of the expanded scheme would continue to be funded by this item.