

**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 2021–22 **\$1,785.5m**

Establishment ceiling 2021–22 (notional annual mid-point salary value) representing an estimated 195 non-directorate posts as at 31 March 2021 rising by seven posts to 202 posts as at 31 March 2022 **\$155.2m**

In addition, there will be an estimated 15 directorate posts as at 31 March 2021 and as at 31 March 2022.

Commitment balance **\$8,749.3m**

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

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	17.1	17.2	16.8 (–2.3%)	17.2 (+2.4%)
				(or same as 2020–21 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

	2019–20 (Actual)	2020–21 (Original)	2020–21 (Revised)	2021–22 (Estimate)
Financial provision (\$m)	928.6	1,605.1	1,196.9 (–25.4%)	1,768.3 (+47.7%)
				(or +10.2% on 2020–21 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 2020, the Planning and Lands Branch:

- continued 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;
- 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, New Territories North Development and Tung Chung New Town Extension;
- launched the Land Sharing Pilot Scheme (LSPS), formed a Panel of Advisors to offer independent opinions on applications and advise on the operation of the LSPS, and set up a Land Sharing Office to provide one-stop advisory and facilitation services to the LSPS applicants and vet applications;
- oversaw the review by the Planning Department (PlanD) of brownfield sites that might have possible development potential but had not been covered by NDAs or other development projects, and promulgated the first batch of shortlisted brownfield clusters for public housing development;
- continued to follow up with the MTR Corporation Limited the topside developments on railway stations and railway-related sites particularly the topside developments at Siu Ho Wan Depot, Tung Chung Traction Substation, and Pak Shing Kok Ventilation Building;
- continued 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;
- promulgated the third batch of measures to streamline the approval process for development projects;
- continued to implement a \$1 billion funding scheme to support the use of vacant government sites by non-governmental organisations for non-profit-making community purposes;
- continued to oversee 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;
- implemented refinements to the Pilot Scheme for Arbitration on Land Premium to promote the use of the scheme with a view to boosting land supply;
- 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, continued to provide 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, continued to implement the “single site, multiple use” initiative and take forward the first batch of projects;
- 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 Buildings Department on its studies of application of new technologies for enhancing enforcement efficiency against dangerous and abandoned signboards;
- launched the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) and continued to oversee the implementation of Operation Building Bright 2.0 (OBB 2.0) including the launching of its second round application;
- continued to oversee the review of regulations under the Buildings Ordinance (Cap. 123) including updating the Building (Construction) Regulations (Cap. 123B) and the Building (Minor Works) Regulation (Cap. 123N) as well as formulating a new code of practice for seismic-resistant building design;
- continued to oversee the implementation of the Urban Renewal Strategy 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;
- supported the URA in its commencement of two Civil Servants’ Co-operative Building Society Scheme (CBS) redevelopment pilot projects in Kowloon City;
- continued to oversee the implementation of the New Territories Small House Policy;

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- 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;
- continued to develop and implement the Common Spatial Data Infrastructure (CSDI) initiative and establish the Geospatial Lab;
- established the Development Projects Facilitation Office to monitor the processing of development approvals for larger scale private residential development projects;
- continued to monitor the operation of the Town Planning Ordinance (Cap. 131); and
- continued to oversee the work of the Buildings Department, LandsD, the Land Registry and the PlanD.

Matters Requiring Special Attention in 2021–22

6 During 2021–22, 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;
- handle LSPS applications with a view to putting them to the Panel of Advisors and Executive Council for consideration as expeditiously as possible;
- form an inter-disciplinary team to lead and co-ordinate the “Invigorating Island South” initiative;
- formulate policy strategies and implementation measures to develop multi-storey buildings (MSBs) for accommodating businesses commonly operating from brownfield sites upon completion of a market sounding exercise as part of the MSB studies;
- continue to collaborate with relevant bureaux and departments to implement the “single site, multiple use” initiative, including the review of government sites reserved for single users, and take forward the first batch of projects;
- launch Building Drainage System Repair Subsidy Scheme involving \$1 billion to provide assistance to owners of old buildings with relatively lower rateable values for inspection and repair of the building drainage systems;
- continue to oversee the implementation of OBB 2.0 and BMGSNO;
- launch a pilot scheme for charging land premia at standard rates for lease modifications for redevelopment of old industrial buildings;
- take forward the expanded streamlining exercise for development-related requirements and approvals through the Steering Group on Streamlining Development Control, with scope of review expanded to cover processes outside the Development Bureau’s purview;
- work with other bureaux and departments to put in place the implementation arrangements for providing about 5 per cent of the gross floor area for welfare facilities in public housing projects;
- 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, New Territories North 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;
- oversee the implementation of the topside developments at Siu Ho Wan Depot, 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 uses;
- 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 Buildings Department on its studies of application of new technologies for enhancing the enforcement efficiency against dangerous and abandoned signboards;

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- continue to oversee the review of regulations under the Buildings Ordinance, including updating of the Building (Minor Works) Regulation, stage 2 amendments to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations and a series of technical amendments to dovetail Buildings Department's development of the Electronic Submission Hub, etc., and formulate a new code of practice for seismic-resistant building design;
- support URA in its consultation with stakeholders on the recommendations of the Yau Mong District Study, including pilot projects identified therein, with a view to identifying more effective and efficient ways for urban renewal;
- 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;
- continue to oversee the implementation of the New Territories Small House Policy;
- continue to oversee the implementation of 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;
- continue to oversee the CSDI development with a view to rolling out the CSDI portal with about 320 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 mid 2021;
- take forward the redevelopment of three urban squatter areas at Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen United Village into public housing in collaboration with the Hong Kong Housing Society; and
- complete the review of private land parcels zoned for high-density housing development to assess whether they are suitable for public housing developments and take forward the follow-up action required for resumption.

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ANALYSIS OF FINANCIAL PROVISION

	2019–20 (Actual) (\$m)	2020–21 (Original) (\$m)	2020–21 (Revised) (\$m)	2021–22 (Estimate) (\$m)
Programme				
(1) Director of Bureau’s Office	17.1	17.2	16.8	17.2
(2) Buildings, Lands and Planning	928.6	1,605.1	1,196.9	1,768.3
	<hr/> 945.7	<hr/> 1,622.3	<hr/> 1,213.7 (–25.2%)	<hr/> 1,785.5 (+47.1%)
				(or +10.1% on 2020–21 Original)

Analysis of Financial and Staffing Provision

Programme (1)

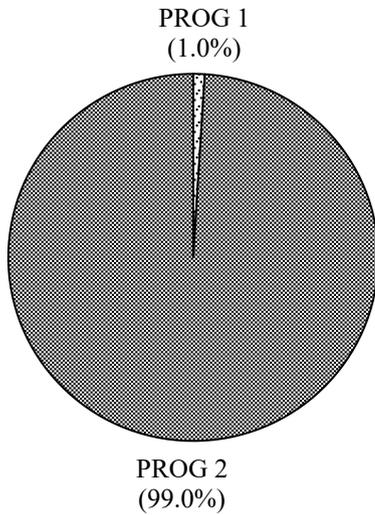
Provision for 2021–22 is \$0.4 million (2.4%) higher than the revised estimate for 2020–21. This is mainly due to the increased provision arising from salary adjustment.

Programme (2)

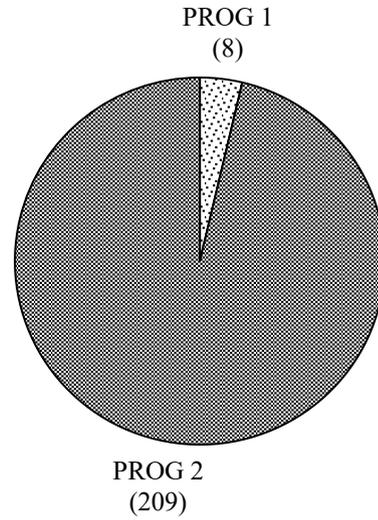
Provision for 2021–22 is \$571.4 million (47.7%) higher than the revised estimate for 2020–21. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and increase in salary provision due to the net increase of seven posts.

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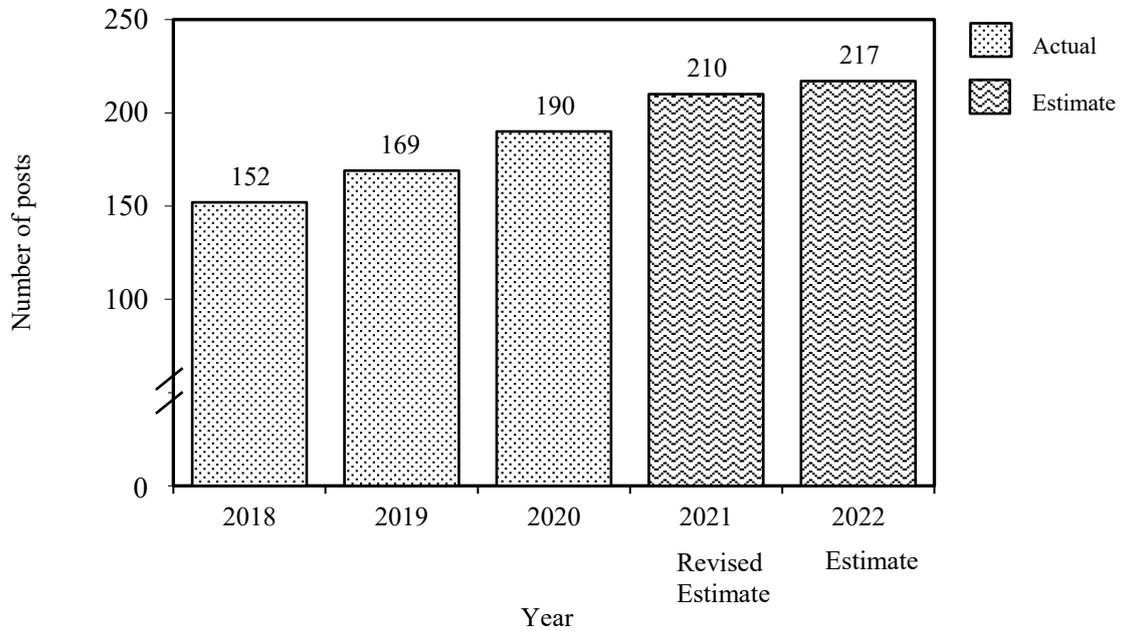
*Allocation of provision
to programmes
(2021-22)*



*Staff by programme
(as at 31 March 2022)*



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



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Sub-head (Code)	Actual expenditure 2019–20	Approved estimate 2020–21	Revised estimate 2020–21	Estimate 2021–22	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	283,767	360,034	349,909	386,273
	Total, Recurrent.....	283,767	360,034	349,909	386,273
Non-Recurrent					
700	General non-recurrent	661,982	1,262,275	863,755	1,399,200
	Total, Non-Recurrent.....	661,982	1,262,275	863,755	1,399,200
	Total, Operating Account	945,749	1,622,309	1,213,664	1,785,473
	Total Expenditure	945,749	1,622,309	1,213,664	1,785,473

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Details of Expenditure by Subhead

The estimate of the amount required in 2021–22 for the salaries and expenses of the Planning and Lands Branch is \$1,785,473,000. This represents an increase of \$571,809,000 over the revised estimate for 2020–21 and \$839,724,000 over the actual expenditure in 2019–20.

Operating Account

Recurrent

2 Provision of \$386,273,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch. The increase of \$36,364,000 (10.4%) over the revised estimate for 2020–21 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 seven posts.

3 The establishment as at 31 March 2021 will be 210 posts including two supernumerary posts. It is expected that there will be a net increase of seven posts in 2021–22. 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 \$155,163,000.

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

	2019–20 (Actual) (\$'000)	2020–21 (Original) (\$'000)	2020–21 (Revised) (\$'000)	2021–22 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	154,134	173,573	174,239	188,752
- Allowances	5,376	5,515	5,717	5,851
- Job-related allowances.....	2	4	4	4
Personnel Related Expenses				
- Mandatory Provident Fund contribution	372	394	445	390
- Civil Service Provident Fund contribution	10,563	13,659	12,947	17,229
Departmental Expenses				
- Temporary staff	54,201	67,171	58,694	74,921
- Honoraria for members of committees.....	2,319	4,056	3,560	4,373
- General departmental expenses	56,800	95,662	94,303	94,753
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	283,767	360,034	349,909	386,273
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Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2020 \$'000	Revised estimated expenditure for 2020–21 \$'000	Balance \$'000
<i>Operating Account</i>						
700	<i>General non-recurrent</i>					
801	Subsidy for property owners to participate in Smart Tender scheme		300,000	100,000	50,000	150,000
802	Operation Building Bright 2.0.....		6,000,000	840,000	600,000	4,560,000
803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....		1,000,000	1,982	50,000	948,018
804	Development of Common Spatial Data Infrastructure portal.....		150,000	—	10,398	139,602
805	Establishment of Geospatial Lab.....		60,000	—	857	59,143
806	Building Drainage System Repair Subsidy Scheme§.....		1,000,000§	—	—	1,000,000
878	Building Maintenance Grant Scheme for Needy Owners		3,000,000	955,000	152,500	1,892,500
	Total		<u>11,510,000</u>	<u>1,896,982</u>	<u>863,755</u>	<u>8,749,263</u>

§ This is a new item, funding for which is sought in the context of the Appropriation Bill 2021.