

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 2022–23 **\$1,763.3m**

Establishment ceiling 2022–23 (notional annual mid-point salary value) representing an estimated 202 non-directorate posts as at 31 March 2022 reducing by two posts to 200 posts as at 31 March 2023 **\$153.3m**

In addition, there will be an estimated 15 directorate posts as at 31 March 2022 and as at 31 March 2023.

Commitment balance..... **\$7,731.0m**

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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	16.7	17.2	17.2 (—)	17.4 (+1.2%)
				(or +1.2% on 2021–22 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

	2020–21 (Actual)	2021–22 (Original)	2021–22 (Revised)	2022–23 (Estimate)
Financial provision (\$m)	1,177.5	1,768.3	1,387.1 (–21.6%)	1,745.9 (+25.9%)
				(or –1.3% on 2021–22 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 2021, 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;
- completed and promulgated the final report of “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030”, setting out the territorial spatial development strategy for the city beyond 2030;
- 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;
- continued to facilitate the processing of Land Sharing Pilot Scheme (LSPS) applications;
- established the Invigorating Island South Office to co-ordinate and take forward the “Invigorating Island South” initiative, and promulgated a Conceptual Master Plan covering the Wong Chuk Hang, Aberdeen and Ap Lei Chau areas;
- promulgated the second batch of shortlisted brownfield clusters for public housing development and oversaw the engineering feasibility studies initiated by the Civil Engineering and Development Department on individual clusters;
- continued to oversee the implementation of the 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;
- took forward the streamlining exercise for development-related requirements and approvals through the Steering Group on Streamlining Development Control, including the promulgation of further administrative measures;
- 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;
- extended the measures of allowing redevelopment of industrial buildings to exceed permitted plot ratio by no more than 20 per cent and exempting the waiver fees chargeable for wholesale conversion to October 2024;
- launched a pilot scheme for charging land premia at standard rates for lease modifications for redevelopment of old industrial buildings;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- completed reviewing suitability of certain private land parcels zoned for high-density housing development but without any specific development plan, and announced that three private land parcels will be resumed under the Lands Resumption Ordinance (Cap. 124) for subsidised housing;
- 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;
- continued to work with relevant bureaux and departments to implement the “single site, multiple use” initiative, including reviewing government sites reserved for single uses and taking 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 (BD) on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards;
- launched the Building Drainage System Repair Subsidy Scheme (DRS) and continued to oversee the implementation of Operation Building Bright 2.0 (OBB 2.0) and the Building Maintenance Grant Scheme for Needy Owners (BMGSNO);
- continued to oversee the review of regulations and technical amendments under the Buildings Ordinance (Cap. 123) (BO) including updating the Building (Minor Works) Regulation (Cap. 123N), amending Schedule 5 of the BO on specification of Railway Protection Areas, the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) and various technical amendments complementary to the development of the Electronic Submission Hub, as well as formulating a new code of practice for seismic-resistant building design;

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- 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 concluding its District Study for Yau Ma Tei and Mong Kok with a view to stepping up urban renewal with an innovative and district-based approach;
- commenced a policy research on the compulsory sale regime under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (LCSRO) with a view to expediting redevelopment of aged buildings;
- continued to oversee the implementation of the New Territories Small House Policy;
- continued to oversee the preparation of proposals by the Land Registry (LR) to amend the Land Titles Ordinance (Cap. 585);
- established the Geospatial Lab and continued to develop and implement the Common Spatial Data Infrastructure (CSDI) initiative;
- through the Development Projects Facilitation Office, continued 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 BD, LandsD, LR and the Planning Department (PlanD).

Matters Requiring Special Attention in 2022–23

6 During 2022–23, 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;
- work with PlanD to take forward a new round of “Green Belt” review, with a view to identifying land suitable for development;
- formulate legislative amendments to streamline the development control procedures set out in laws relating to town planning, land resumption and works-related procedures;
- continue to further streamline the development-related requirements and approvals through the expanded Steering Group on Streamlining Development Control;
- take forward near-shore reclamation projects at Lung Kwu Tan (including re-planning of Tuen Mun West area), subject to funding approval of the Legislative Council;
- continue to handle LSPS applications with a view to putting them to the Panel of Advisors and Executive Council for consideration as expeditiously as possible;
- continue to co-ordinate and take forward various projects and measures under the “Invigorating Island South” initiative;
- formulate disposal arrangements for land for multi-storey buildings for accommodating businesses commonly operating from brownfield sites;
- continue to work with relevant bureaux and departments to pursue the “single site, multiple use” model to facilitate multi-storey “Government, Institution or Community” projects and take forward the first batch of projects;
- continue to oversee the implementation of OBB 2.0, BMGSNO and DRS;
- 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;
- launch a scheme for charging land premia at standard rates for in-situ land exchange applications in NDAs under the “Enhanced Conventional New Town Approach”;
- 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;
- follow up on the proposals related to land development in the “Northern Metropolis Development Strategy”, which include overseeing the ongoing studies on San Tin Technopole and Lo Wu/Man Kam To Comprehensive Development Node and the preparatory work for commencing two studies covering Ma Tso Lung and Tsim Bei Tsui/Lau Fau Shan/Pak Nai areas in 2022;
- continue to oversee the implementation of the development at Siu Ho Wan Depot;

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- continue to 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;
- 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 the 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 BD on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards and to review its effectiveness;
- continue to oversee the review of regulations under the BO, including updating of the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations and various technical amendments complementary to the development of the Electronic Submission Hub, etc., and formulating a new code of practice for seismic-resistant building design;
- support the URA in implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok, including kick-starting the first batch of zoning amendments and promulgating guidelines in order to expedite urban renewal in the districts;
- continue to support the URA in its studies, including the two new district planning studies on Tsuen Wan and Sham Shui Po, and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continue to oversee the implementation of the Civil Servants' Co-operative Building Society Scheme redevelopment projects by the URA;
- continue to take forward the policy research on lowering the compulsory sale thresholds and enhancements to the regime under LCSRO, including the engagement of stakeholders, and come up with legislative amendment proposals;
- continue to provide policy input on land administration matters involving the rural community, including overseeing the implementation of the New Territories Small House Policy and the provision of input to the review of Tso/Tong matters being conducted by the Working Group on Tso/Tong Administration;
- formulate legislative proposals to implement the land title registration system, starting with new land, upon extensively engaging key stakeholders;
- 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 standardised spatial datasets for use by the Government and the public by phases by end 2022, as well as overseeing the operation of the Geospatial Lab.

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ANALYSIS OF FINANCIAL PROVISION

	2020–21 (Actual) (\$m)	2021–22 (Original) (\$m)	2021–22 (Revised) (\$m)	2022–23 (Estimate) (\$m)
Programme				
(1) Director of Bureau's Office	16.7	17.2	17.2	17.4
(2) Buildings, Lands and Planning	1,177.5	1,768.3	1,387.1	1,745.9
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	1,194.2	1,785.5	1,404.3 (–21.3%)	1,763.3 (+25.6%)
				(or –1.2% on 2021–22 Original)

Analysis of Financial and Staffing Provision

Programme (1)

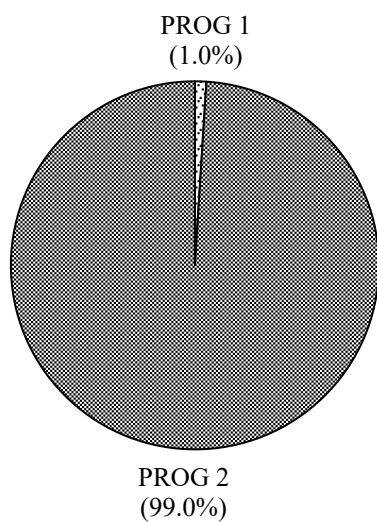
Provision for 2022–23 is \$0.2 million (1.2%) higher than the revised estimate for 2021–22. This is mainly due to the increased provision for salary expenses.

Programme (2)

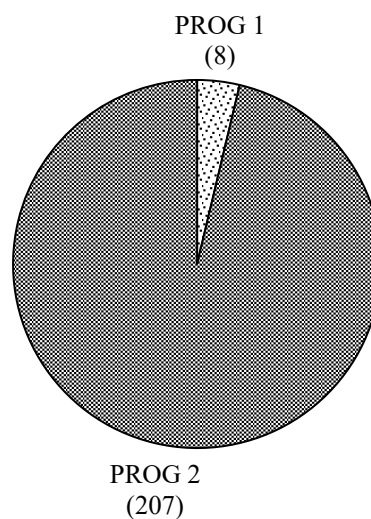
Provision for 2022–23 is \$358.8 million (25.9%) higher than the revised estimate for 2021–22. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and increase in operating expenses, partly offset by reduction of salary provision arising from a net decrease of two posts.

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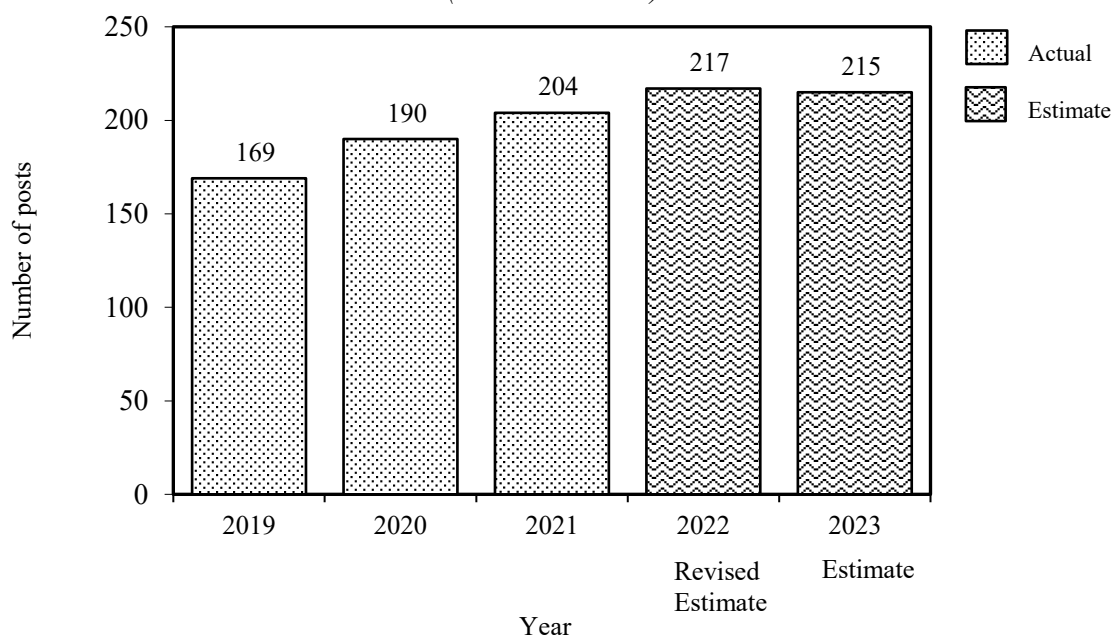
*Allocation of provision
to programmes
(2022-23)*



*Staff by programme
(as at 31 March 2023)*



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



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Sub-head (Code)		Actual expenditure 2020–21	Approved estimate 2021–22	Revised estimate 2021–22	Estimate 2022–23
		\$'000	\$'000	\$'000	\$'000
Operating Account					
Recurrent					
000	Operational expenses	337,170	386,273	379,347	396,850
	Total, Recurrent.....	337,170	386,273	379,347	396,850
Non-Recurrent					
700	General non-recurrent	857,054	1,399,200	1,024,978	1,366,465
	Total, Non-Recurrent.....	857,054	1,399,200	1,024,978	1,366,465
	Total, Operating Account	1,194,224	1,785,473	1,404,325	1,763,315
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	Total Expenditure	1,194,224	1,785,473	1,404,325	1,763,315
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Details of Expenditure by Subhead

The estimate of the amount required in 2022–23 for the salaries and expenses of the Planning and Lands Branch is \$1,763,315,000. This represents an increase of \$358,990,000 over the revised estimate for 2021–22 and \$569,091,000 over the actual expenditure in 2020–21.

Operating Account

Recurrent

2 Provision of \$396,850,000 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 2022 will be 217 posts including two supernumerary posts. It is expected that there will be a net decrease of two posts in 2022–23. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2022–23, but the notional annual mid-point salary value of all such posts must not exceed \$153,319,000.

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

	2020–21 (Actual) (\$'000)	2021–22 (Original) (\$'000)	2021–22 (Revised) (\$'000)	2022–23 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	169,630	188,752	177,472	185,709
- Allowances	5,683	5,851	6,193	5,840
- Job-related allowances.....	—	4	8	4
Personnel Related Expenses				
- Mandatory Provident Fund contribution	443	390	409	260
- Civil Service Provident Fund contribution	12,999	17,229	17,471	18,856
Departmental Expenses				
- Temporary staff	56,771	74,921	64,802	76,560
- Honoraria for members of committees.....	2,797	4,373	3,616	3,842
- General departmental expenses	88,847	94,753	109,376	105,779
	<u>337,170</u>	<u>386,273</u>	<u>379,347</u>	<u>396,850</u>

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Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2021	Revised estimated expenditure for 2021–22	Balance
			\$'000	\$'000	\$'000	\$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
801		Subsidy for property owners to participate in Smart Tender scheme	300,000	150,000	30,000	120,000
802		Operation Building Bright 2.0.....	6,000,000	1,440,000	600,000	3,960,000
803		Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....	1,000,000	47,479	100,000	852,521
804		Development of Common Spatial Data Infrastructure portal	150,000	8,558	26,168	115,274
805		Establishment of Geospatial Lab.....	60,000	498	11,095	48,407
806		Building Drainage System Repair Subsidy Scheme.....	1,000,000	—	7,715	992,285
878		Building Maintenance Grant Scheme for Needy Owners	3,000,000	1,107,500	250,000	1,642,500
		Total	<u>11,510,000</u>	<u>2,754,035</u>	<u>1,024,978</u>	<u>7,730,987</u>