

## 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 2023–24** ..... **\$1,609.4m**

**Establishment ceiling 2023–24** (notional annual mid-point salary value) representing an estimated 200 non-directorate posts as at 31 March 2023 rising by three posts to 203 posts as at 31 March 2024..... **\$159.2m**

In addition, there will be an estimated 15 directorate posts as at 31 March 2023 rising by three posts to 18 posts as at 31 March 2024.

**Commitment balance**..... **\$6,623.0m**

### 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

	2021–22 (Actual)	2022–23 (Original)	2022–23 (Revised)	2023–24 (Estimate)
Financial provision (\$m)	17.2	17.4	16.6 (–4.6%)	16.6 (—)
				(or –4.6% on 2022–23 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

	2021–22 (Actual)	2022–23 (Original)	2022–23 (Revised)	2023–24 (Estimate)
Financial provision (\$m)	1,345.7	1,745.9	1,517.9 (–13.1%)	1,592.8 (+4.9%)
				(or –8.8% on 2022–23 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)

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### *Brief Description*

5 In 2022, the Planning and Lands Branch:

- adopted a multi-pronged approach to enhance quantity, speed, efficiency and quality in land creation in order to provide land for economic and social development, build up land reserve and regain control of supply;
- set up the Steering Committee on Land and Housing Supply chaired by the Financial Secretary to expedite land and housing supply on all fronts in a bid to streamline the procedures, and enhance the co-ordination of inter-departmental work with a view to expediting land creation and housing developments through enhancing quantity, speed, efficiency and quality, and submitted a report on various land development initiatives to the Chief Executive;
- formulated and published the first ten-year supply forecast of developable land, so as to facilitate public monitoring of the Government's progress in forming land;
- completed a new round of "Green Belt" review and shortlisted about 255 hectares of land with housing development potential for technical studies;
- introduced the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill into the Legislative Council (LegCo) with a view to streamlining statutory procedures relating to town planning, land resumption and works;
- continued to streamline administrative procedures and rolled out various streamlining measures with a view to speeding up the development process and compressing the related workflow;
- continued to work with the MTR Corporation Limited (MTRCL) to take forward the study on building a new East Rail Line Science Park/Pak Shek Kok station, with a view to unleashing the development potential of the area;
- 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;
- continued to co-ordinate and oversee the ongoing studies on San Tin/Lok Ma Chau Development Node and New Territories North New Town/Man Kam To, with the study areas covering San Tin Technopole and Lo Wu/Man Kam To Comprehensive Development Node proposed in the "Northern Metropolis Development Strategy";
- commenced two studies covering the Lau Fau Shan/Tsim Bei Tsui/Pak Nai and Ma Tso Lung areas;
- continued to facilitate the processing of Land Sharing Pilot Scheme (LSPS) applications, and submitted three applications supported by the Panel of Advisors to the Chief Executive-in-Council (CE-in-C) for consideration, for which in-principle endorsement was granted;
- co-ordinated and took forward various projects and measures under the "Invigorating Island South" initiative, and promulgated Conceptual Master Plan 2.0 covering Wong Chuk Hang, Aberdeen and Ap Lei Chau;
- continued to oversee the engineering feasibility studies undertaken by the Civil Engineering and Development Department for shortlisted brownfield clusters for public housing development;
- formulated the disposal arrangement of land for development of Multi-Storey Buildings (MSBs) for promoting industrial development and accommodating brownfield operations displaced by the Government's clearance exercises;
- 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;
- 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 measures to facilitate the revitalisation of industrial buildings;
- continued to oversee the implementation of the standard rates approach for land premia assessment for land exchange applications in NDAs and lease modifications for redevelopment of old industrial buildings;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- resumed three private land parcels zoned for high-density housing development but without any specific development plan 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;

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

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- through the dedicated Harbour Office with a multi-disciplinary professional team, continued to provide support to the HC and co-ordinate 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” (SSMU) initiative, including reviewing government sites reserved for single uses;
- 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;
- continued to oversee the implementation of Operation Building Bright 2.0 (OBB 2.0), the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) and the Building Drainage System Repair Subsidy Scheme (DRS);
- continued to oversee the review of regulations and technical amendments under the Buildings Ordinance (Cap. 123) (BO) including updating of 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 the study on 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 relevant departments and URA to take forward the recommendations of the District Study for Yau Ma Tei and Mong Kok with a view to stepping up urban renewal with an innovative and district-based approach, as well as supported URA to conduct district planning studies for Tsuen Wan and Sham Shui Po respectively;
- continued to review the compulsory sale regime under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (LCSRO) with a view to expediting redevelopment of aged buildings, and came up with specific proposals for consultation with the LegCo and relevant stakeholders in the fourth quarter of 2022;
- continued to oversee the implementation of the New Territories Small House Policy;
- consulted the LegCo and key stakeholders on the “new land first” proposal to enable early implementation of the title registration system under the Land Titles Ordinance (Cap. 585);
- launched Common Spatial Data Infrastructure (CSDI) Portal for government and public use;
- continued to implement the CSDI initiative including the operation of Geospatial Lab;
- through the Development Projects Facilitation Office, continued to monitor the processing of development approvals for larger scale private residential development projects; and
- continued to oversee the work of BD, LandsD, Land Registry and the Planning Department.

### ***Matters Requiring Special Attention in 2023–24***

**6** During 2023–24, the Branch will:

- continue to adopt a multi-pronged approach to enhance quantity, speed, efficiency and quality in land creation in order to provide land for economic and social development, build up land reserve and regain control of supply;
- continue to monitor the progress of land formation and update the ten-year supply forecast of developable land as appropriate;
- commence technical studies on the “Green Belt” areas identified for housing developments as soon as possible, so as to rezone the first batch of land by 2024;
- take forward the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill and monitor the subsequent implementation of the streamlining measures;
- continue to further streamline administrative procedures in the development process through reviewing key topics and put forward concrete proposals progressively starting from mid-2023 onwards;
- continue to take forward the study on building a new Science Park/Pak Shek Kok station in collaboration with the MTRCL, with a view to commissioning the station and the first batch of housing units in 2033 or earlier;
- take forward the proposal of developing Tseung Kwan O Area 137 into a new community primarily for housing purpose and study the possibility of near-shore reclamations in the vicinity including Area 132 to accommodate public facilities, transport infrastructure and utilities;
- commence the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area, subject to funding approval of the LegCo;

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

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- continue to vet LSPS applications with a view to putting suitable ones to the Panel of Advisors and CE-in-C for consideration as expeditiously as possible;
- continue to co-ordinate and take forward various projects and measures under the “Invigorating Island South” initiative;
- ensure the timely disposal of first batch of sites for development of MSBs to promote industrial development and accommodate brownfield operations displaced by the Government’s clearance exercises;
- steer the implementation of measures to assist brownfield operations affected by the Government’s clearance exercises through a multi-pronged approach;
- continue to work with relevant bureaux and departments to take forward planned SSMU projects and identify more SSMU projects to optimise land use and provide public services;
- 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, and Tung Chung New Town Extension;
- continue to co-ordinate and oversee the studies on San Tin/Lok Ma Chau Development Node, New Territories North New Town/Man Kam To, Lau Fau Shan/Tsim Bei Tsui/Pak Nai and Ma Tso Lung areas;
- formulate implementation plan for extending the adoption of standard rates for land premia assessment to agricultural land in the New Territories and regularising the standard rate arrangement for redevelopment of old industrial buildings;
- 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;
- set up a dedicated office to steer and co-ordinate the overall development of the Northern Metropolis;
- continue to oversee the implementation of the development at Siu Ho Wan Depot;
- 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, with a view to providing 8 700 public housing units in phases from 2029 onwards;
- 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 Fitments, Plumbing, Drainage Works and Latrines) Regulations and various technical amendments complementary to the development of the Electronic Submission Hub, etc., and the study on seismic-resistant building design;
- devise a roadmap on the use of Building Information Modelling by the industry and departments in preparing, processing and approving building plans;
- continue to support the URA in implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok, including initiating zoning amendments and promulgating guidelines on transfer of plot ratio in order to expedite urban renewal in the districts;
- continue to support the URA in its studies, including the two 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;
- formulate legislative proposals for introduction into the LegCo in the latter half of 2023 to update and streamline the compulsory sale regime under LCSRO;
- 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;

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

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- formulate legislative proposals for introduction into the LegCo in early 2024 to implement the “new land first” proposal to enable early implementation of the title registration system, 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;
- continue to oversee the CSDI development and the operation of the Geospatial Lab; and
- formulate a bill for introduction into the LegCo in the latter half of 2023 to streamline the processing of extension of land leases expiring from 2025 onwards.

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

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**ANALYSIS OF FINANCIAL PROVISION**

	2021–22 (Actual) (\$m)	2022–23 (Original) (\$m)	2022–23 (Revised) (\$m)	2023–24 (Estimate) (\$m)
<b>Programme</b>				
(1) Director of Bureau's Office .....	17.2	17.4	16.6	<b>16.6</b>
(2) Buildings, Lands and Planning .....	1,345.7	1,745.9	1,517.9	<b>1,592.8</b>
	<hr/> 1,362.9	<hr/> 1,763.3	<hr/> 1,534.5 (–13.0%)	<hr/> <b>1,609.4</b> <b>(+4.9%)</b>
				<b>(or –8.7% on 2022–23 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

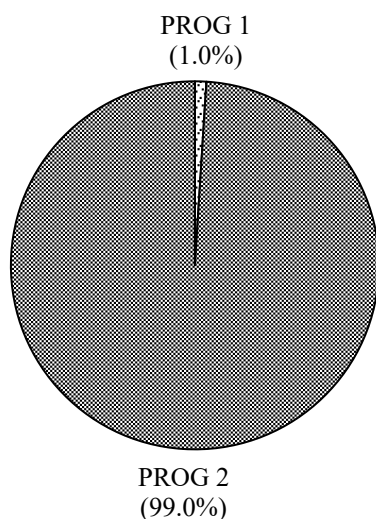
Provision for 2023–24 is the same as the revised estimate for 2022–23.

**Programme (2)**

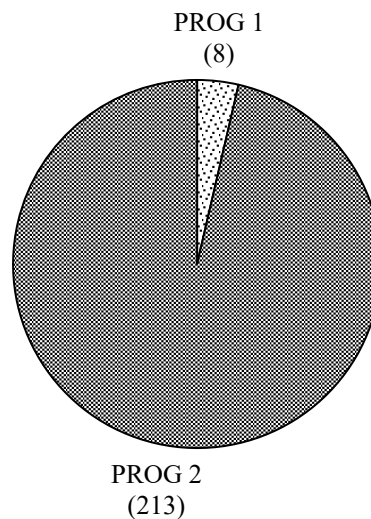
Provision for 2023–24 is \$74.9 million (4.9%) higher than the revised estimate for 2022–23. This is mainly due to the aggregate increase in cash flow requirement for non-recurrent items and the increase in provision for operating expenses. There will be a net increase of six posts in 2023–24.

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

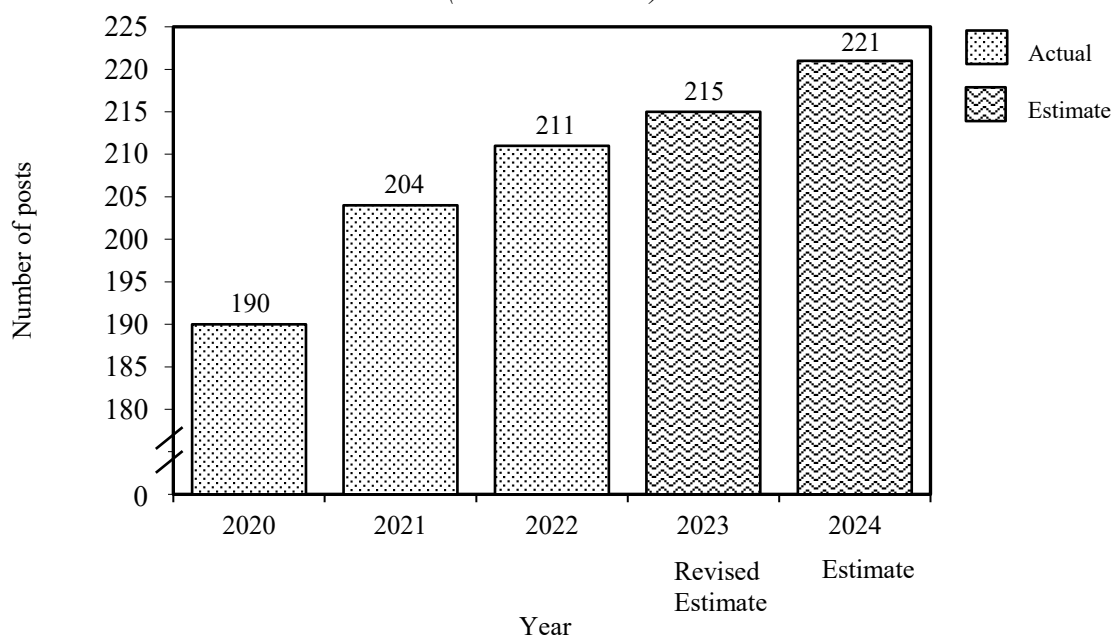
*Allocation of provision  
to programmes  
(2023-24)*



*Staff by programme  
(as at 31 March 2024)*



*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 2021–22	Approved estimate 2022–23	Revised estimate 2022–23	Estimate 2023–24
		\$'000	\$'000	\$'000	\$'000
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	374,169	396,850	390,290	<b>418,685</b>
	Total, Recurrent.....	374,169	396,850	390,290	<b>418,685</b>
Non-Recurrent					
700	General non-recurrent .....	988,696	1,366,465	1,144,233	<b>1,190,678</b>
	Total, Non-Recurrent.....	988,696	1,366,465	1,144,233	<b>1,190,678</b>
	Total, Operating Account .....	1,362,865	1,763,315	1,534,523	<b>1,609,363</b>
<hr/>					
	Total Expenditure .....	1,362,865	1,763,315	1,534,523	<b>1,609,363</b>
		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>



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

### Details of Expenditure by Subhead

The estimate of the amount required in 2023–24 for the salaries and expenses of the Planning and Lands Branch is \$1,609,363,000. This represents an increase of \$74,840,000 over the revised estimate for 2022–23 and \$246,498,000 over the actual expenditure in 2021–22.

#### *Operating Account*

#### Recurrent

2 Provision of \$418,685,000 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 2023 will be 215 posts including two supernumerary posts. It is expected that there will be a net increase of six posts in 2023–24. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2023–24, but the notional annual mid-point salary value of all such posts must not exceed \$159,174,000.

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

	2021–22 (Actual) (\$'000)	2022–23 (Original) (\$'000)	2022–23 (Revised) (\$'000)	2023–24 (Estimate) (\$'000)
Personal Emoluments				
- Salaries .....	177,028	185,709	193,007	199,474
- Allowances .....	5,688	5,840	7,229	5,327
- Job-related allowances.....	4	4	71	5
Personnel Related Expenses				
- Mandatory Provident Fund contribution .....	421	260	304	280
- Civil Service Provident Fund contribution .....	15,610	18,856	17,536	20,648
Departmental Expenses				
- Temporary staff .....	63,537	76,560	68,819	92,418
- Honoraria for members of committees.....	2,848	3,842	3,267	3,876
- General departmental expenses .....	109,033	105,779	100,057	96,657
	374,169	396,850	390,290	418,685

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

**Commitments**

Sub-head (Code)	Item (Code)	Ambit	Approved commitment	Accumulated expenditure to 31.3.2022	Revised estimated expenditure for 2022–23	Balance
			\$'000	\$'000	\$'000	\$'000
<b><i>Operating Account</i></b>						
700		<i>General non-recurrent</i>				
	801	Subsidy for property owners to participate in Smart Tender scheme ....	300,000	180,000	30,000	90,000
	802	Operation Building Bright 2.0.....	6,000,000	2,040,000	700,000	3,260,000
	803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....	1,000,000	117,834	100,000	782,166
	804	Development of Common Spatial Data Infrastructure portal .....	150,000	28,747	35,638	85,615
	805	Establishment of Geospatial Lab.....	60,000	10,935	8,595	40,470
	806	Building Drainage System Repair Subsidy Scheme.....	1,000,000	7,715	130,000	862,285
	878	Building Maintenance Grant Scheme for Needy Owners .....	3,000,000	1,357,500	140,000	1,502,500
		Total .....	<u>11,510,000</u>	<u>3,742,731</u>	<u>1,144,233</u>	<u>6,623,036</u>