

**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 2024–25** ..... **\$1,737.6m**

**Establishment ceiling 2024–25** (notional annual mid-point salary value) representing an estimated 203 non-directorate posts as at 31 March 2024 rising by one post to 204 posts as at 31 March 2025 .... **\$168.2m**

In addition, there will be an estimated 18 directorate posts as at 31 March 2024 and as at 31 March 2025.

**Commitment balance**..... **\$5,578.0m**

**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**

	2022–23 (Actual)	2023–24 (Original)	2023–24 (Revised)	<b>2024–25 (Estimate)</b>
Financial provision (\$m)	16.4	16.6	17.1 (+3.0%)	<b>17.6</b> (+2.9%)  (or +6.0% on 2023–24 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**

	2022–23 (Actual)	2023–24 (Original)	2023–24 (Revised)	<b>2024–25 (Estimate)</b>
Financial provision (\$m)	1,499.1	1,592.8	1,629.8 (+2.3%)	<b>1,720.0</b> (+5.5%)  (or +8.0% on 2023–24 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 2023, 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 and build up land reserve;
- completed the legislative exercise leading to the enactment of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023 which came into operation on 1 September 2023, thereby streamlining statutory procedures relating to town planning, land resumption, reclamation, roadworks and railway development, etc.;
- set up the Northern Metropolis Co-ordination Office to co-ordinate, champion and drive the overall development of the Northern Metropolis;
- published the Northern Metropolis Action Agenda;
- introduced the Extension of Government Leases Bill into the Legislative Council (LegCo) to streamline the procedures for the extension of land leases expiring from 2025;
- introduced the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 into LegCo with a view to updating and streamlining the compulsory sale regime so as to expedite redevelopment of aged buildings;
- continued to provide secretariat support to the Steering Committee on Land and Housing Supply (SCLHS) chaired by the Financial Secretary to expedite land and housing supply on all fronts;
- updated the ten-year supply forecast of developable land, so as to facilitate public monitoring of the Government's progress in forming land;
- kick-started a comprehensive review on the implementation of the Mandatory Building Inspection Scheme (MBIS) and the workflow of various stages of Operation Building Bright 2.0 (OBB 2.0) to assist and urge owners or owners' corporations to properly discharge their duties in the inspection and repair of old buildings;
- continued to oversee the measures to enhance building safety, including enforcement, support and assistance for owners as well as publicity and public education;
- kick-started a systematic review of the Buildings Ordinance (Cap. 123) (BO) with a view to proposing legislative amendments to strengthen enforcement powers and increase penalties against non-complied MBIS notices and removal orders for unauthorised building works (UBWs); and strengthen the contractor registration and disciplinary systems amongst others;
- released for consultation with stakeholders a roadmap on the use of Building Information Modelling (BIM) by the industry and departments in preparing, processing and approving building plans;
- rolled out measures to streamline development-related administrative procedures, such as procedures concerning the felling and compensatory planting of trees, and processing of general building plan submissions;
- 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 areas and improving accessibility;
- released for public consultation the development proposal formulated for Tseung Kwan O (TKO) Area 137 and Area 132 and continued to collaborate with the relevant departments to take forward the developments for the areas;
- invited MTRCL to conduct a preliminary study and submit proposals within 2024 on the revitalisation of Hung Hom Station and nearby harbourfront sites;
- implemented the "Enhanced Conventional New Town Approach" with improved land exchange arrangements for New Development Areas (NDAs);
- continued to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs as well as Tung Chung New Town Extension;
- continued to co-ordinate and oversee the ongoing studies on San Tin Technopole, New Territories North New Town (including Lo Wu/Man Kam To), Ngau Tam Mei, Lau Fau Shan/Tsim Bei Tsui/Pak Nai and Ma Tso Lung areas;
- continued to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- continued to facilitate the processing of Land Sharing Pilot Scheme (LSPS) applications, including providing facilitations to endorsed and prospective applications;

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

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- continued to co-ordinate and take forward various projects and measures under the “Invigorating Island South” (IIS) initiative, and formulated comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas;
- continued to oversee the engineering feasibility studies undertaken by the Civil Engineering and Development Department for shortlisted brownfield clusters for public housing development;
- continued to take forward the proposed development of Multi-Storey Buildings for Modern Industries (MSBs) to attain the dual policy objectives of promoting development of relevant industries and accommodating brownfield operations displaced by the Government’s clearance exercises;
- continued to work with the Environment and Ecology Bureau (EEB) and relevant departments to facilitate the relocation of livestock farms affected by the Government’s clearance exercises;
- continued to oversee the implementation of the developments at Siu Ho Wan Depot;
- continued to implement a funding scheme to support the use of vacant government sites by non-governmental organisations for community, institutional or other non-profit making purposes;
- continued to oversee the implementation of measures to facilitate the revitalisation of industrial buildings;
- regularised the arrangement for charging land premium at standard rates for redevelopment of old industrial buildings, introduced a new pilot scheme for extending the arrangements in phases to agricultural land outside NDAs in the New Territories, and continued to oversee the implementation of the standard rates arrangement for land exchange applications in NDAs;
- continued to arrange with the Lands Department (LandsD) the sale of government land;
- 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 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 six pilot projects under the SSMU model;
- continued to formulate legislative proposals on the “new land first” proposal to enable early implementation of the title registration system under the Land Titles Ordinance (Cap. 585);
- 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 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 technical regulations under 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 step up urban renewal with an innovative and district-based approach, which included implementing new planning tools recommended by the District Study for Yau Ma Tei and Mong Kok through zoning amendments and promulgation of guidelines on transfer of plot ratio, as well as supporting URA to conduct district planning studies for Tsuen Wan and Sham Shui Po respectively;
- continued to oversee the implementation of the Civil Servants’ Co-operative Building Society Scheme redevelopment projects by URA;
- embarked on a study to explore feasible policy measures to use part of the reclaimed land on the future Kau Yi Chau Artificial Islands to facilitate implementation of extensive urban redevelopment projects;
- continued to oversee the implementation of the New Territories Small House Policy;
- continued to oversee the operation of the Common Spatial Data Infrastructure (CSDI) Portal and release a wide range of spatial datasets on the portal for use by the Government, the trade and the public;
- continued to implement various initiatives to promote the use of CSDI, including the operation of Geospatial Lab;

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

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- through the Development Projects Facilitation Office (DPFO), continued to monitor the processing of development approvals for larger scale private residential and commercial development projects and provided one-stop facilitation services for brownfield operators displaced by the Government's clearance exercises to relocate their business; and
- continued to oversee the work of BD, LandsD, Land Registry and the Planning Department.

### ***Matters Requiring Special Attention in 2024–25***

**6** During 2024–25, 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, and build up land reserve;
- continue to co-ordinate, champion and drive the overall development of the Northern Metropolis;
- continue to monitor the progress of land formation and update the ten-year supply forecast of developable land as appropriate;
- continue to introduce necessary measures to simplify development-related administrative procedures, so as to minimise repetitive handling among departments and enhance the transparency and certainty in the approval process;
- continue to take forward the study on building a new Science Park/Pak Shek Kok station in collaboration with MTRCL, with a view to commencing the statutory town planning procedures in 2025 and commissioning the station in 2033 or earlier;
- continue to oversee the detailed technical assessments and environmental impact assessment for the developments at TKO Area 137 and Area 132, with a view to commencing statutory town planning process in 2024;
- oversee the preliminary study by MTRCL on the revitalisation of Hung Hom Station and nearby harbourfront sites, with a view to releasing commercial and residential floor area, creating a vibrant harbourfront and enhancing the pedestrian connectivity between Hung Hom and Tsim Sha Tsui East;
- complete a study within 2024 to re-examine the planning, development model, infrastructure and supporting transport facilities of the ex-Lamma Quarry site to optimise its use;
- commence the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area;
- continue to vet applications received before the expiry of the LSPS application period on 5 May 2024, with a view to putting suitable ones to the Panel of Advisors and SCLHS for consideration as expeditiously as possible;
- continue to co-ordinate and take forward various projects and measures under the IIS initiative, including the comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas;
- continue to take forward the development of MSBs to attain the dual policy objectives of promoting development of relevant industries and accommodating brownfield operations displaced by the Government's clearance exercises;
- continue to 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 EEB and relevant departments to facilitate the relocation of livestock farms affected by the Government's clearance exercise;
- continue to work with relevant bureaux and departments to take forward the six pilot projects under the SSMU model and adhere to the development concept of SSMU in providing sports, recreational, cultural and social welfare facilities for the community;
- continue to implement the funding scheme which supports the use of vacant government sites by non-governmental organisations for community, institutional or other non-profit making purposes;
- implement the recommended measures arising from the review on the implementation of MBIS and the workflow of various stages of OBB 2.0;
- continue to oversee the measures to enhance building safety, including enforcement, support and assistance for owners as well as publicity and public education;
- continue and complete within 2024 the systematic review of BO with a view to proposing directions for legislative amendments to strengthen enforcement powers and increase penalties against non-compliant MBIS notices and UBWs removal orders; and strengthen the contractor registration and disciplinary systems amongst others;
- consult the industry and formulate detailed implementation measures for the roadmap on the use of BIM by the industry and departments in preparing, processing and approving building plans;

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

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- oversee BD’s work on reviewing the Design Manual: Barrier Free Access 2008, so as to incorporate the concept of universal design and accessibility, with special focus on building designs facilitating elderly persons;
- continue to co-ordinate and oversee the works relating to the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs, as well as Tung Chung New Town Extension;
- continue to co-ordinate and oversee the studies on New Territories North New Town (including Lo Wu/Man Kam To), Ngau Tam Mei, Lau Fau Shan/Tsim Bei Tsui/Pak Nai and Ma Tso Lung areas, with a view to releasing proposed land uses for public engagement in 2024;
- commence site formation works at San Tin Technopole;
- continue to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- continue to implement the “Enhanced Conventional New Town Approach” with improved land exchange arrangements for NDAs;
- oversee the implementation of the new pilot scheme for extending the adoption of standard rates arrangement for charging land premium in phases to agricultural land outside NDAs in the New Territories and continue to oversee the standard rates arrangement for land exchange applications in NDAs and redevelopment of old industrial buildings;
- continue to oversee the implementation of the development at Siu Ho Wan Depot;
- continue to work with the Hong Kong Housing Society 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;
- continue to arrange for the sale of government land through the Land Sale Programme to increase land supply for private housing and other uses;
- through DPFO, continue to monitor the processing of development approvals for larger scale private residential and commercial development projects and provide one-stop facilitation services for displaced brownfield operators to relocate their business;
- 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;
- introduce to LegCo an amendment bill to revise the Protection of the Harbour Ordinance (Cap.531) with a view to maintaining the protection of the harbour while promoting enhancement of harbourfront for public enjoyment and harbour functions;
- introduce to LegCo an amendment bill to implement the “new land first” proposal to enable early implementation of the title registration system;
- continue to oversee 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 implementation of OBB 2.0, BMGSNO and DRS;
- continue to oversee the review of technical regulations under 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., as well as the study on seismic-resistant building design;
- continue to support URA in implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok, including commencing two redevelopment projects, namely the “Nullah Road Urban Waterway” in Mong Kok East and the “Street Consolidation Areas” in Yau Ma Tei South in the next five years from 2024–25 to 2028–29;
- continue to support URA in its two district planning studies on Tsuen Wan and Sham Shui Po respectively, with the comprehensive urban renewal master plans and restructuring proposals expected to be ready by phases from the second half of 2024;
- continue to support URA in its 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 URA;
- subject to enactment of the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023, set up a dedicated office to provide enhanced support services to minority owners affected by compulsory sale and establish a dedicated loan scheme with government guarantee to provide loans to eligible minority owners to tide over liquidity gap in handling compulsory sale litigation, subject to funding approval of the LegCo;

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

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- continue to formulate feasible policy measures to use part of the reclaimed land on the future Kau Yi Chau Artificial Islands to facilitate implementation of extensive urban redevelopment projects;
- 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 Review of Tso/Tong Administration;
- 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 and take forward the development of the CSDI Portal; enhance its features and the scope of datasets released on the portal, and continue to promote the use of CSDI through, for example, the operation of the Geospatial Lab; and
- subject to enactment of the Extension of Government Leases Bill, monitor the subsequent implementation of the new statutory mechanism for extension of land leases.

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

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**ANALYSIS OF FINANCIAL PROVISION**

	2022–23 (Actual) (\$m)	2023–24 (Original) (\$m)	2023–24 (Revised) (\$m)	2024–25 (Estimate) (\$m)
<b>Programme</b>				
(1) Director of Bureau’s Office .....	16.4	16.6	17.1	17.6
(2) Buildings, Lands and Planning .....	1,499.1	1,592.8	1,629.8	1,720.0
	<hr/> 1,515.5	<hr/> 1,609.4	<hr/> 1,646.9 (+2.3%)	<hr/> 1,737.6 (+5.5%)
				<b>(or +8.0% on 2023–24 Original)</b>

**Analysis of Financial and Staffing Provision**

**Programme (1)**

Provision for 2024–25 is \$0.5 million (2.9%) higher than the revised estimate for 2023–24. This is mainly due to the salary increments for staff.

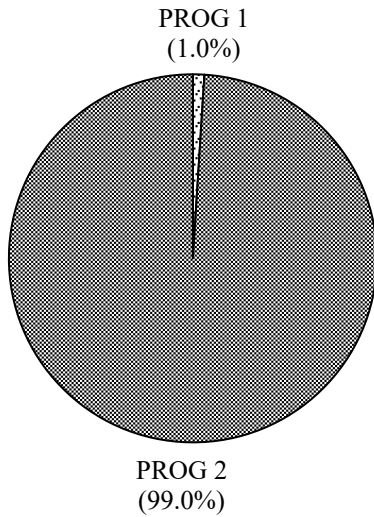
**Programme (2)**

Provision for 2024–25 is \$90.2 million (5.5%) higher than the revised estimate for 2023–24. This is mainly due to the aggregate increase in cash flow requirements for non-recurrent items and the increased provision for operating expenses. There will be a net increase of one post in 2024–25.

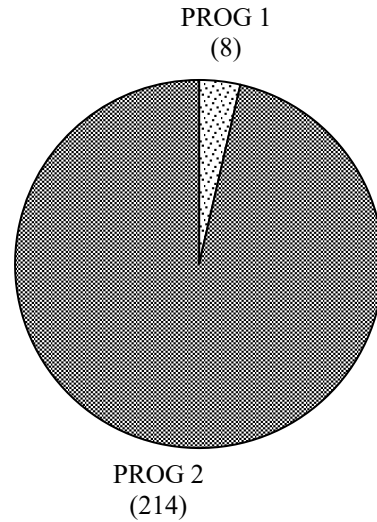
**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU  
(PLANNING AND LANDS BRANCH)**

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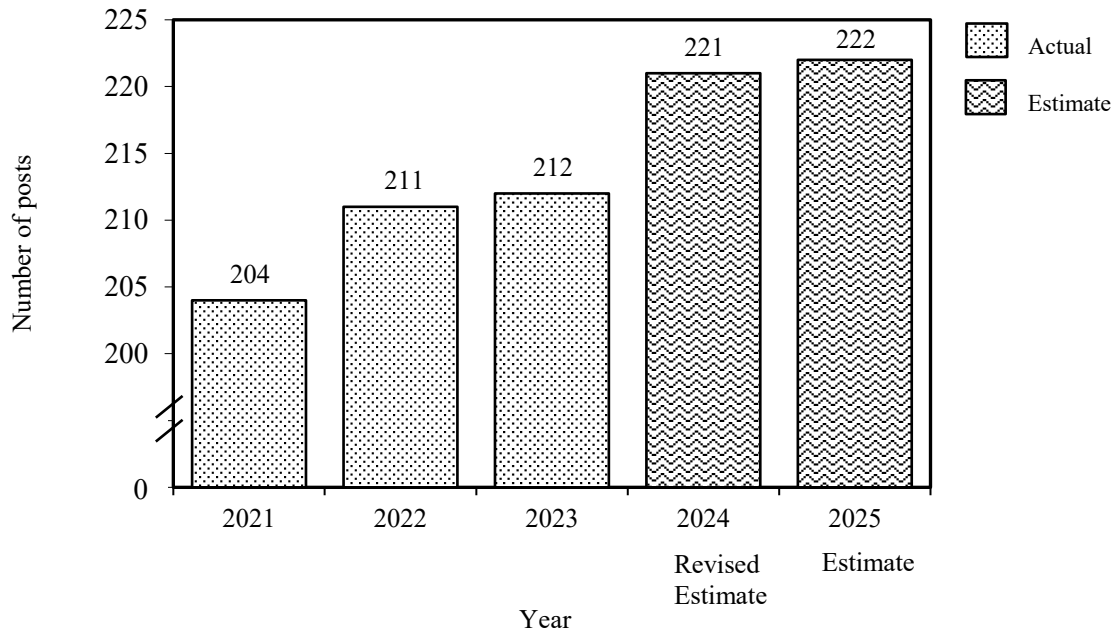
*Allocation of provision  
to programmes  
(2024-25)*



*Staff by programme  
(as at 31 March 2025)*



*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 2022–23	Approved estimate 2023–24	Revised estimate 2023–24	<b>Estimate 2024–25</b>	
	\$'000	\$'000	\$'000	<b>\$'000</b>	
<b>Operating Account</b>					
Recurrent					
000	Operational expenses .....	386,559	418,685	426,565	<b>444,589</b>
	Total, Recurrent.....	386,559	418,685	426,565	<b>444,589</b>
Non-Recurrent					
700	General non-recurrent .....	1,128,931	1,190,678	1,220,318	<b>1,292,986</b>
	Total, Non-Recurrent.....	1,128,931	1,190,678	1,220,318	<b>1,292,986</b>
	Total, Operating Account .....	1,515,490	1,609,363	1,646,883	<b>1,737,575</b>
	Total Expenditure .....	1,515,490	1,609,363	1,646,883	<b>1,737,575</b>

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

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**Details of Expenditure by Subhead**

The estimate of the amount required in 2024–25 for the salaries and expenses of the Planning and Lands Branch is \$1,737,575,000. This represents an increase of \$90,692,000 over the revised estimate for 2023–24 and \$222,085,000 over the actual expenditure in 2022–23.

*Operating Account*

Recurrent

**2** Provision of \$444,589,000 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 2024 will be 221 posts including five supernumerary posts. It is expected that there will be a net increase of one post in 2024–25. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2024–25, but the notional annual mid-point salary value of all such posts must not exceed \$168,216,000.

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

	2022–23 (Actual) (\$'000)	2023–24 (Original) (\$'000)	2023–24 (Revised) (\$'000)	<b>2024–25 (Estimate) (\$'000)</b>
Personal Emoluments				
- Salaries .....	188,813	199,474	197,950	<b>204,984</b>
- Allowances .....	7,243	5,327	7,819	<b>8,972</b>
- Job-related allowances.....	67	5	7	<b>8</b>
Personnel Related Expenses				
- Mandatory Provident Fund contribution .....	334	280	289	<b>359</b>
- Civil Service Provident Fund contribution .....	17,542	20,648	19,584	<b>21,073</b>
Departmental Expenses				
- Temporary staff .....	69,126	92,418	83,166	<b>101,700</b>
- Honoraria for members of committees.....	3,191	3,876	3,521	<b>3,251</b>
- General departmental expenses .....	100,243	96,657	114,229	<b>104,242</b>
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	386,559	418,685	426,565	<b>444,589</b>
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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 31.3.2023 \$'000	Revised estimated expenditure for 2023–24 \$'000	Balance \$'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	210,000	20,000	70,000
802	Operation Building Bright 2.0.....		6,000,000	2,740,000	500,000	2,760,000
803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....		1,000,000	215,533	200,000	584,467
804	Development of Common Spatial Data Infrastructure Portal#.....		310,000#	61,930	80,070	168,000
805	Establishment of Geospatial Lab.....		60,000	18,625	10,248	31,127
806	Building Drainage System Repair Subsidy Scheme.....		1,000,000	128,074	130,000	741,926
878	Building Maintenance Grant Scheme for Needy Owners .....		3,000,000	1,497,500	280,000	1,222,500
	Total .....		<u>11,670,000</u>	<u>4,871,662</u>	<u>1,220,318</u>	<u>5,578,020</u>

# The approved commitment for the item was \$150 million. An increase in commitment of \$160 million is sought in the context of the Appropriation Bill 2024.