

**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 2026–27 **\$1,504.9m**

Establishment ceiling 2026–27 (notional annual mid-point salary value) representing an estimated 194 non-directorate posts as at 31 March 2026 reducing by ten posts to 184 posts as at 31 March 2027 **\$155.5m**

In addition, there will be an estimated 17 directorate posts as at 31 March 2026 rising by one post to 18 posts as at 31 March 2027.

Commitment balance..... **\$4,437.7m**

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

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	17.5	18.1	17.4 (–3.9%)	18.2 (+4.6%)
				(or +0.6% on 2025–26 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

	2024–25 (Actual)	2025–26 (Original)	2025–26 (Revised)	2026–27 (Estimate)
Financial provision (\$m)	1,520.7	1,656.3	1,364.5 (–17.6%)	1,486.7 (+9.0%)
				(or –10.2% on 2025–26 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 2025, the Planning and Lands Branch:

- continued to sustain efforts in land creation, and take forward various land creation projects in a paced manner, with a view to getting ready sufficient land for rolling out as and when needed to support Hong Kong's long-term economic development and people's livelihood needs, and building up a healthy land reserve in the long run;
- continued to co-ordinate, champion and drive the overall development of the Northern Metropolis through the Northern Metropolis Co-ordination Office (NMCO);
- continued to monitor the implementation of the statutory mechanism for extension of land leases under the Extension of Government Leases Ordinance (Cap. 648) which came into operation in July 2024;
- continued to monitor the implementation of the updated and streamlined compulsory sale regime under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) which came into operation in December 2024;
- continued to, via the Dedicated Office of Support Services for Minority Owners under Compulsory Sale, co-ordinate and oversee the operation of the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was established by the Urban Renewal Authority (URA), to provide one-stop comprehensive support services to minority owners affected by compulsory sale applications, and to promote public understanding of the compulsory sale regime through education and publicity work;
- continued to provide secretariat support to the Steering Committee on Land and Housing Supply chaired by the Financial Secretary;
- updated and released the ten-year formation forecast of "spade-ready sites" so as to keep society informed of the land development situation;
- continued to oversee enhanced measures for improving the workflow of the Mandatory Building Inspection Scheme (MBIS) and Operation Building Bright 2.0 (OBB 2.0);
- continued to oversee the measures to enhance building safety, including targeted inspections, enforcement, support and assistance for owners as well as publicity and public education;
- formulated the legislative proposals to amend the Buildings Ordinance (Cap. 123) (BO) in order to enhance the regulatory regime for private buildings and building works, including expediting building inspection and repair, rationalising the policy for handling unauthorised building works as well as enhancing building works safety;
- continued to refine the roadmap on the adoption of Building Information Modelling (BIM) in preparing, processing and approving building plans for private development projects, taking into account stakeholders' views and further studies by consultant;
- announced the final proposals on elderly-friendly building design in light of public views, and launched the Elderly-friendly Building accreditation scheme;
- continued to roll out measures to streamline development-related administrative procedures, including devising a mechanism with clear internal deadlines and high-level intervention for key planning, lands and building approval processes for private development in the entire territory;
- continued to work with the MTR Corporation Limited (MTRCL) to take forward the development of the new Pak Shek Kok Station and its neighbouring sites;
- completed the town planning and other statutory procedures for the proposed developments at Tseung Kwan O (TKO) Area 137 and off Area 132, and commenced the advance preparatory works at TKO Area 137 in end 2025;
- conducted expressions of interest (EOIs) exercises to collect market feedback on the proposed developments at the ex-Lamma Quarry (ELQ) and the Aberdeen Typhoon Shelter expansion area including provision of new yacht berthing facilities thereat;
- released the preliminary development proposal for the sites around Hung Hom Station and its waterfront areas (including the provision of yacht berthing facilities), and conducted public consultation to collect views from the public and stakeholders;
- continued 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;
- continued to co-ordinate and oversee the work relating to Tung Chung New Town Extension;
- continued to co-ordinate and oversee the implementation of the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South New Development Areas (NDAs) as well as San Tin Technopole;
- continued to co-ordinate and oversee the studies as well as other work relating to Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung, and engaged MTRCL to commence a land use review for Au Tau;

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- conducted EOI exercise on three pilot areas under “large-scale land disposal” in the Northern Metropolis, and launched tendering for the first pilot area in the Hung Shui Kiu/Ha Tsuen NDA;
- conducted EOI exercise on the two proposed eco-tourism nodes at Tsim Bei Tsui and Pak Nai in the Lau Fau Shan area;
- continued to implement the “Enhanced Conventional New Town Approach” (ECNTA) with improved land exchange arrangements for NDAs;
- formulated and promulgated implementation details to allow private land owners to voluntarily surrender land planned to be resumed by the Government in the Northern Metropolis to offset the premium payable by the owners in in-situ land exchange under ECNTA or “large-scale land disposal” in NDAs in the Northern Metropolis;
- commenced work to prepare the dedicated legislation to accelerate the development of the Northern Metropolis;
- continued to promote urban-rural integration in the Northern Metropolis;
- set up the Northern Metropolis Projects Supervision Office (NMPSO) to strengthen the co-ordination and supervision of the approval process of private projects in the Northern Metropolis, with a view to reducing cost and saving time by accelerating the process;
- continued to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- completed the relevant policy study and announced the establishment of “Hung Shui Kiu Industry Park Company Limited” (Park Company), which will be responsible for the development and operation of the around 23-hectare industry park in Hung Shui Kiu in the Northern Metropolis;
- continued to take forward/process the applications received under the Land Sharing Pilot Scheme (LSPS);
- continued to co-ordinate and take forward various projects and measures under the “Invigorating Island South” (IIS) initiative, including the Expansion of Aberdeen Typhoon Shelter project and the comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas, and continued to co-ordinate and take forward the works related to the Round-the-Island Trail;
- rolled out the “Hostels in the City Scheme” together with the Education Bureau (EDB) to help increase the supply of private student hostels for the post-secondary education sector, and made preparations to invite the market to submit EOI for post-secondary education student hostel development at three commercial sites;
- 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 the funding scheme to support the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes;
- continued to oversee the implementation of measures to facilitate the revitalisation of industrial buildings;
- continued to oversee the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area, including the launch of a two-month public engagement exercise on the broad land use proposal;
- continued to oversee the implementation of the standard rates arrangements for charging land premium for various types of developments, covering redevelopment of old industrial buildings and land exchange applications in NDAs; and land exchange/lease modifications for agricultural land in the New Territories outside NDAs under the pilot scheme;
- continued to arrange with the Lands Department (LandsD) for the sale of government land and recommend rezoning of certain commercial sites to residential uses upon review;
- 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, including opening the East Coast Boardwalk, which connects the approximately 13-kilometre long harbourfront from Kennedy Town to Shau Kei Wan; introducing food and beverages facilities at HarbourChill in Wan Chai on a pilot basis, as well as opening the Hung Hom Urban Park (Phase 2) and the Sai Ying Pun Harbourfront Park;
- 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;
- amended the Protection of the Harbour Ordinance (Cap. 531) to provide a clearer mechanism for regulating reclamations in the Victoria Harbour while streamlining the mechanisms for small-scale reclamations involved in harbour enhancement projects and harbour non-permanent reclamations;

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- continued to work with relevant bureaux and departments to pursue the development concept of “single site, multiple use” (SSMU) in providing sports, recreational, cultural and social welfare facilities for the community;
- introduced the Registration of Titles and Land (Miscellaneous Amendments) Bill 2025 into the Legislative Council (LegCo) to amend the Land Titles Ordinance (Cap. 585) to implement the title registration system on newly granted land first;
- 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 processing of Building Drainage System Repair Subsidy Scheme (DRS) applications;
- continued to oversee the review of technical regulations under BO, including updating the Building (Standards of Sanitary Fittings, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) and various technical amendments to support the development of the Electronic Submission Hub, etc.;
- continued to oversee the implementation of the Urban Renewal Strategy promulgated in 2011 and the work of the Urban Renewal Fund;
- continued to support URA in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continued to support the relevant departments and URA to step up urban renewal with an innovative and district-based approach, which included implementing new planning tools and commencing Phase I of the “Nullah Road Urban Waterway” redevelopment project in Mong Kok East as recommended by the District Study for Yau Ma Tei and Mong Kok (YMDS), as well as supporting URA to continue conducting 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;
- formulated proposals to make use of newly developed land to promote urban redevelopment and commenced consultation;
- worked with URA to review and refine URA’s financing and operating model that can enable it to maintain the redevelopment momentum in a financially sustainable manner irrespective of market ups and downs;
- commenced the planning for improving the streetscape of Lan Kwai Fong (LKF) by phases;
- 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 the Geospatial Lab;
- 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 provide related assistance; and
- continued to oversee the work of BD, LandsD, the Land Registry and the Planning Department (PlanD).

Matters Requiring Special Attention in 2026–27

6 During 2026–27, the Branch will:

- continue to sustain efforts in land creation, and take forward various land creation projects in a paced manner, with a view to getting ready sufficient land for rolling out as and when needed to support Hong Kong’s long-term economic development and people’s livelihood needs, and building up a healthy land reserve in the long run;
- continue to co-ordinate, champion and drive the overall development of the Northern Metropolis through NMCO;
- launch a pilot scheme on “Pay for What You Build” for lease modifications/land exchanges for non-residential use developments, and introduce longer-term tenancies for suitable non-residential land;
- continue to monitor the progress of land creation and update and release the ten-year formation forecast of “spade-ready sites” on an annual basis;
- continue to roll out measures to streamline development-related administrative procedures;
- continue to work with MTRCL to take forward the development of the new Pak Shek Kok Station and its neighbouring sites, with a view to commissioning the new station by 2033;

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- continue to take forward the proposed developments at TKO Area 137 and off Area 132, and commence the detailed design and relevant infrastructure works, subject to the funding approval of the Finance Committee;
- continue to oversee the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area, including the formulation of Recommended Outline Development Plan in the light of views received in the public engagement exercise, and conduct relevant detailed engineering design and technical assessments;
- continue to oversee the development and implementation of the LSPS projects;
- continue to co-ordinate and take forward various projects and measures under the IIS initiative, including the works for the Expansion of Aberdeen Typhoon Shelter, subject to the funding approval of the Finance Committee, and the comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas, and continue to co-ordinate and take forward the works related to the Round-the-Island Trail;
- continue to spearhead the developments at ELQ, the Aberdeen Typhoon Shelter expansion area and the Hung Hom Station waterfront area, including provision of new yacht berthing facilities thereat;
- continue to take forward the proposal for developing the ELQ site by finalising the development parameters in the light of the EOI feedback, with a view to commencing the relevant statutory procedures within 2026;
- finalise the feasible development parameters for the construction and operation of marina and associated development at the Aberdeen Typhoon Shelter expansion area having regard to the EOIs received from the market, and continue to carry out relevant technical assessments for target land tender in the first half of 2027 or earlier;
- continue to oversee the detailed technical assessments conducted by MTRCL on the sites around Hung Hom Station and its waterfront areas, with a view to finalising the development proposal and detailed development parameters and commencing the relevant statutory procedures in the second half of 2026;
- continue to steer the implementation of measures to assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach, including provision of one-stop facilitation services through DPFO for displaced brownfield operators who wish to relocate their business;
- continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings, and put forward recommendations on the way forward for the Revitalisation Scheme for Industrial Buildings taking into account the study on utilisation of existing industrial stock being undertaken by PlanD;
- continue to work with EEB and relevant departments to facilitate the relocation of livestock farms affected by the Government's clearance exercises;
- continue to work with relevant bureaux and departments to pursue the development concept of SSMU in providing sports, recreational, cultural and social welfare facilities for the community;
- continue to implement the funding scheme to support the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes;
- continue to oversee the enhanced measures for improving the workflow of MBIS and OBB 2.0;
- conduct a comprehensive review of OBB 2.0 and with new funding of \$3 billion earmarked, work out the details of a new subsidy scheme to be rolled out in 2027 the earliest to incentivise eligible owners to properly maintain their residential buildings;
- continue to oversee the measures to enhance building safety, including targeted inspections, enforcement, support and assistance for owners as well as publicity and public education;
- finalise the legislative proposals to amend BO for introduction into LegCo in end 2026, after taking into account the additional legislative changes required to step up regulation of major building repair works as revealed by the Tai Po fire;
- prepare for the implementation of the refined roadmap on adopting BIM in preparing, processing and approving building plans for private development projects;
- introduce the legislative amendments of the relevant regulations under BO into LegCo in the first half of 2026 to implement the mandatory elderly-friendly building design requirements;
- continue to co-ordinate and oversee the progress of construction works relating to Tung Chung New Town Extension;
- continue to co-ordinate and oversee the implementation of the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs as well as San Tin Technopole;
- continue to co-ordinate and oversee the studies as well as other work relating to Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung, as well as the land use review for Au Tau being conducted by MTRCL;
- complete the tendering for the pilot area under "large-scale land disposal" in the Hung Shui Kiu/Ha Tsuen NDA;

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- continue to implement ECNTA with improved land exchange arrangements for NDAs;
- introduce the proposed dedicated legislation to accelerate the development of the Northern Metropolis into LegCo;
- continue to promote urban-rural integration in the Northern Metropolis;
- co-ordinate and supervise the approval process of private projects in the Northern Metropolis by NMPSO;
- continue to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- complete a series of preparatory work in the first half of 2026 for the Park Company wholly owned by the Government to commence operation by mid-2026, including rezoning and granting of the land, capital injection to the Park Company, appointing the Board of Directors and the Chief Executive Officer, and recruiting other key staff for the Park Company, etc;
- continue to oversee the implementation of the standard rates arrangements for charging land premium, including the pilot scheme for agricultural land in the New Territories outside NDAs and the relevant arrangements for redevelopment of old industrial buildings and land exchange applications in NDAs;
- continue to oversee the implementation of the developments 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 roll out land to the market in a prudent manner to meet the housing and economic development needs, and keep under review the need for rezoning commercial sites into residential uses;
- through DPFO, continue to monitor the processing of development approvals for larger scale private residential and commercial development projects;
- 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 enhance the harbourfront for the enjoyment of all, including opening of Former Hung Hom Railway Freight Yard Pier as harbourfront event space for short term use, and introduce more commercial facilities such as food and beverages, retail and entertainment, including pop-up facilities, on a pilot basis at selected suitable harbourfront locations of the Victoria Harbour to bring convenience and better experience to visitors;
- 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;
- explore to further connect harbourfront sections along both sides of the Victoria Harbour that are not yet accessible including releasing for consultation in the second quarter of 2026 possible connectivity options at the New Praya, Kennedy Town that may require small-scale reclamation utilising the streamlined mechanism under the amended Protection of the Harbour Ordinance, or through non-reclamation solutions;
- prepare for the implementation of the “new land first” proposal, including introducing subsidiary legislation to LegCo for negative vetting, to support the commencement of the amended Land Titles Ordinance in the first half of 2027;
- continue to oversee BD on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards, and review its effectiveness;
- continue to oversee the implementation of OBB 2.0, BMGSNO and processing of DRS applications;
- continue to oversee the review of technical regulations under BO as necessary;
- scrutinise in consultation with bureaux/departments the renewal master plans submitted by URA on its two district planning studies on Tsuen Wan and Sham Shui Po respectively;
- continue to support URA in its implementation of various redevelopment (including the redevelopment projects recommended by YMDS), 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;
- continue to co-ordinate and oversee SMOCS in providing one-stop comprehensive support services to minority owners affected by compulsory sale;
- finalise and implement the specific measures in 2026 relating to the use of newly developed land to drive urban redevelopment projects, including relaxing the current arrangement for transfer of plot ratio and suitably increasing the plot ratio of private redevelopment projects for the seven designated areas with more pressing redevelopment need on a pilot basis;

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- continue to work with URA to review and refine URA’s financing and operating model, and assist URA in formulating enhancement proposals;
- work with URA to finalise enhancements to the Smart Tender services with a view to rolling out the stepped-up version in the latter half of 2026;
- continue the work in relation to improving the streetscape of LKF and make use of “community-making” to explore more possibilities;
- continue to provide policy input on land administration matters involving the rural community, including overseeing the implementation of the New Territories Small House Policy;
- 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 CSDI, enhance its features and the scope of datasets released on the portal, and continue to promote the use of CSDI and foster the development of the Geospatial Lab;
- continue to monitor the implementation of the statutory mechanism for extension of land leases under the Extension of Government Leases Ordinance; and
- continue to work with EDB to implement the “Hostels in the City Scheme”, and subject to response received from the market, roll out one or more sites for land sale supporting student hostel development which may be made available through open tender in 2026–27 the earliest, so as to address the demand for hostel places for post-secondary students.

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ANALYSIS OF FINANCIAL PROVISION

	2024–25 (Actual) (\$m)	2025–26 (Original) (\$m)	2025–26 (Revised) (\$m)	2026–27 (Estimate) (\$m)
Programme				
(1) Director of Bureau’s Office	17.5	18.1	17.4	18.2
(2) Buildings, Lands and Planning	1,520.7	1,656.3	1,364.5	1,486.7
	<hr/> 1,538.2	<hr/> 1,674.4	<hr/> 1,381.9 (–17.5%)	<hr/> 1,504.9 (+8.9%)
				(or –10.1% on 2025–26 Original)

Analysis of Financial and Staffing Provision

Programme (1)

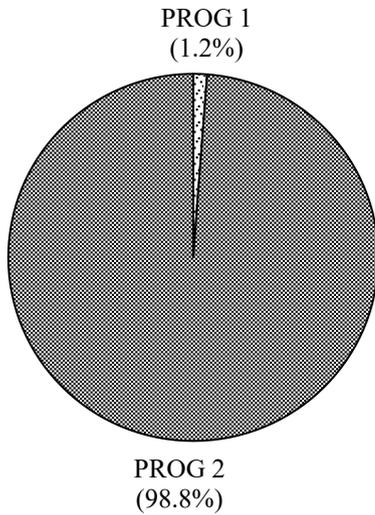
Provision for 2026–27 is \$0.8 million (4.6%) higher than the revised estimate for 2025–26. This is mainly due to the increased provision for operating expenses.

Programme (2)

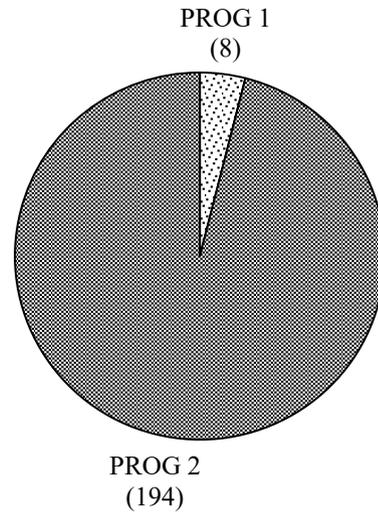
Provision for 2026–27 is \$122.2 million (9.0%) higher than the revised estimate for 2025–26. This is mainly due to the increased provision for operating expenses and increased cash flow requirements for non-recurrent items, in particular, the subsidy for property owners to participate in Smart Tender scheme and allocation to the Urban Renewal Authority for providing enhanced Smart Tender services, partly offset by the decreased provision for a net decrease of nine posts in 2026–27.

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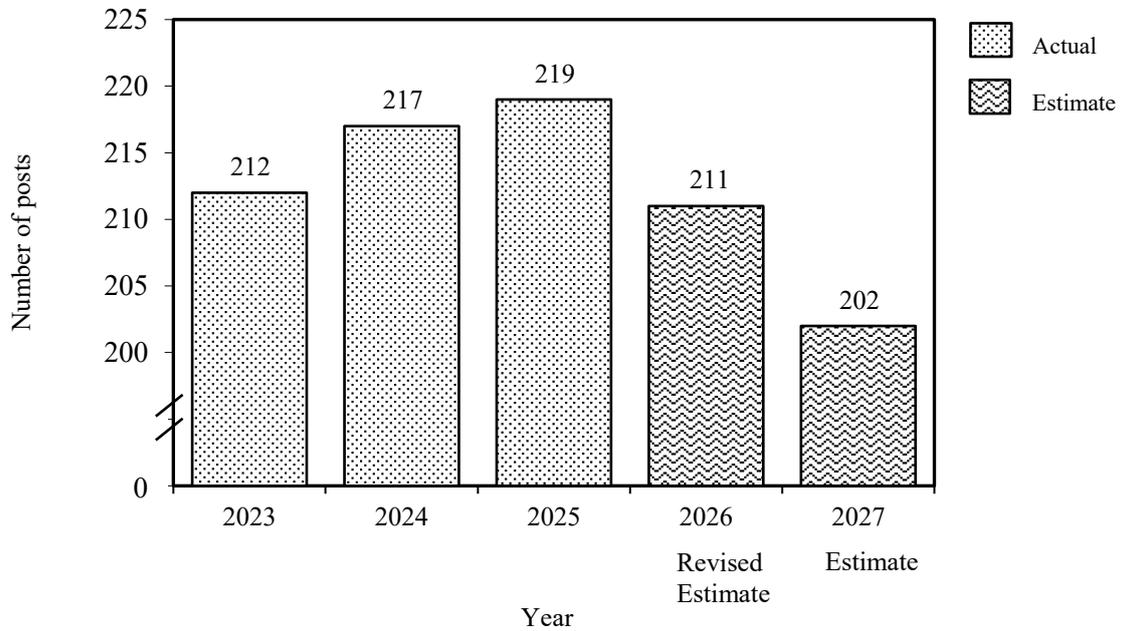
*Allocation of provision
to programmes
(2026-27)*



*Staff by programme
(as at 31 March 2027)*



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



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Sub-head (Code)	Actual expenditure 2024–25	Approved estimate 2025–26	Revised estimate 2025–26	Estimate 2026–27	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	456,071	486,421	482,174	495,467
	Total, Recurrent.....	456,071	486,421	482,174	495,467
Non-Recurrent					
700	General non-recurrent	1,082,079	1,188,022	899,736	1,009,451
	Total, Non-Recurrent.....	1,082,079	1,188,022	899,736	1,009,451
	Total, Operating Account	1,538,150	1,674,443	1,381,910	1,504,918
	Total Expenditure	1,538,150	1,674,443	1,381,910	1,504,918

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Details of Expenditure by Subhead

The estimate of the amount required in 2026–27 for the salaries and expenses of the Planning and Lands Branch is \$1,504,918,000. This represents an increase of \$123,008,000 over the revised estimate for 2025–26 and a decrease of \$33,232,000 against the actual expenditure in 2024–25.

Operating Account

Recurrent

2 Provision of \$495,467,000 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 2026 will be 211 posts. It is expected that there will be a net decrease of nine posts in 2026–27. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2026–27, but the notional annual mid-point salary value of all such posts must not exceed \$155,454,000.

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

	2024–25 (Actual) (\$'000)	2025–26 (Original) (\$'000)	2025–26 (Revised) (\$'000)	2026–27 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	213,091	205,798	204,868	200,525
- Allowances	7,745	9,299	6,482	5,926
- Job-related allowances.....	2	8	11	8
Personnel Related Expenses				
- Mandatory Provident Fund contribution	306	233	217	129
- Civil Service Provident Fund contribution	22,128	25,026	23,156	24,529
Departmental Expenses				
- Temporary staff.....	88,791	95,538	93,267	110,207
- Honoraria for members of committees.....	3,411	3,146	2,868	2,893
- General departmental expenses	120,597	147,373	151,305	151,250
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	456,071	486,421	482,174	495,467
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Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2025 \$'000	Revised estimated expenditure for 2025–26 \$'000	Balance \$'000
<i>Operating Account</i>						
700		<i>General non-recurrent</i>				
801		Subsidy for property owners to participate in Smart Tender scheme#	500,000	250,000	20,000	230,000
802		Operation Building Bright 2.0.....	6,000,000	3,630,000	300,000	2,070,000
803		Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....	1,500,000	554,694	237,000	708,306
804		Development of Common Spatial Data Infrastructure Portal.....	310,000	169,723	32,371	107,906
805		Establishment of Geospatial Lab.....	60,000	39,184	10,365	10,451
806		Building Drainage System Repair Subsidy Scheme.....	1,000,000	511,447	60,000	428,553
807		Allocation to the Urban Renewal Authority for providing enhanced Smart Tender services§.....	100,000	—	—	100,000
878		Building Maintenance Grant Scheme for Needy Owners	3,000,000	1,977,500	240,000	782,500
		Total	12,470,000	7,132,548	899,736	4,437,716

The approved commitment for the item was \$300 million. An increase in commitment of \$200 million is sought in the context of the Appropriation Bill 2026.

§ This is a new item, funding for which is sought in the context of the Appropriation Bill 2026.