

Chapter 12

Infrastructure Development and Heritage Conservation

To maintain Hong Kong as a world-class city, the Government continues to invest in infrastructure and promote a quality city environment through land-use planning, greening, harbourfront enhancement and heritage conservation.

Organisational Framework

The Development Bureau was established on July 1, 2007 following the reorganisation of the Government Secretariat's Policy Bureaux. It consists of two policy branches: Planning and Lands Branch, and Works Branch. The Development Opportunities Office was set up under the bureau in 2009.

The Planning and Lands Branch is responsible for policy governing planning, development, land use and supply, urban renewal, building safety and land registration. Its policy objectives are 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 expediting urban renewal.

The Works Branch is responsible for formulating public works policies and co-ordinating and monitoring the implementation of public works projects. It also takes charge of policy matters concerning increasing land supply through reclamation outside the Victoria Harbour and rock cavern development, developing a new core business district in Kowloon East, greening, water supply, slope safety, lift safety, flood prevention, construction manpower resources, as well as heritage conservation.

The Development Bureau oversees the Planning Department, Lands Department, Buildings Department, Land Registry, Architectural Services Department, Civil Engineering and Development Department, Drainage Services Department, Electrical and Mechanical Services Department, and Water Supplies Department. The reorganisation of these nine government departments under one roof ensures more

efficient co-ordination and resolution of inter-departmental issues relating to infrastructure development at an early stage.

The Development Bureau is also responsible for enhancing the Government's heritage conservation work and striking a balance between development and conservation. The Government's heritage conservation policy and initiatives, drawn up in response to public aspirations, aim to facilitate active public involvement in protecting Hong Kong's heritage.

The Development Opportunities Office (DOO) was established on July 1, 2009 for a three-year period to provide one-stop consultation and co-ordination services to project proponents in the private sector and non-governmental organisations. The DOO does not approve land development projects, but facilitates the implementation of those that have broader social values or that strengthen Hong Kong's economic competitiveness. All land development proposals handled by the DOO are presented to the Land and Development Advisory Committee for its support and advice.

The DOO assisted in developing and monitoring implementation of the package of measures to facilitate redevelopment and wholesale conversion of Hong Kong's older industrial buildings. The DOO completed a mid-term review of the measures in September this year. Following that, the Government introduced a number of refinements to them, as well as extended their application period for three years to March 31, 2016.

The DOO is also responsible for providing secretariat support to the Steering Committee on Housing Land Supply, chaired by the Financial Secretary, to co-ordinate the efforts of the government departments in increasing housing land supply.

Planning for Hong Kong

Strategic town planning provides an important framework for Hong Kong's future development. A 'Hong Kong 2030: Planning Vision and Strategy' provides a framework for planning the city's long-term development. It focuses on providing Hong Kong with a quality living environment, enhancing its economic competitiveness and strengthening its links with the Mainland to maintain its image as Asia's world city.

Harbourfront Enhancement

The Government is committed to protecting and beautifying Victoria Harbour, and is continuing its harbourfront enhancement work. Works on the Aldrich Bay Park and the Hung Hom Promenade and Extension of Tsim Sha Tsui Promenade have been completed and these leisure grounds were opened to the public in 2011. Other harbourfront enhancement projects in the pipeline (including the advance promenades in the new Central harbourfront and Hoi Yu Street, Kai Tak Runway Park Phase 1 and Kwun Tong Promenade Phase 2) are also progressing well. With the support of the Harbourfront Commission (HC), the Government is exploring the establishment of an independent statutory Harbourfront Authority to plan, design, operate and manage designated harbourfront areas.

Energising Kowloon East

To sustain Hong Kong's position as a global financial and commercial centre, the Government plans to expedite the transformation of Kowloon East, comprising the former industrial areas of Kwun Tong and Kowloon Bay, and the new Kai Tak development, into a central business district. Known as the 'Energising Kowloon East' project, the plan's emphasis is on improved connectivity, branding, design and diversity. A new, multi-disciplinary, dedicated office will be set up in the Development Bureau in 2012 to steer and monitor Kowloon East's transformation.

Town Planning Board

The Town Planning Board (TPB) is the principal body responsible for statutory planning in Hong Kong. Its members are appointed by the Chief Executive under the Town Planning Ordinance (TPO). Comprising mostly non-Government members, the TPB oversees the preparation and review of statutory plans, considers public representations to them and examines applications for amending them. In 2011, 26 statutory plans were amended and one new Outline Zoning Plan and eight new Development Permission Area (DPA) Plans were published.

Under the TPO, any person may submit to the TPB his or her views on draft statutory plans. In 2011, the TPB examined 8 857 such submissions. During the year, 22 statutory plans were submitted to the Chief Executive in Council for approval. In 2011, the TPB also considered 38 applications for amendments to statutory plans.

A set of notes is attached to each statutory plan, listing the uses permitted in particular zones and those that require TPB permission. In 2011, the TPB considered 853 applications for planning permission and 791 applications for amendments to approved schemes. The TPB also reviewed its decisions on 80 applications.

Applicants aggrieved by the TPB decisions may lodge appeals with the independent Town Planning Appeal Boards. In 2011, the Appeal Boards heard eight cases, of which one was allowed, six were dismissed and one is awaiting a decision.

The TPB also promulgates guidelines for statutory planning. In 2011, one set of new guidelines was promulgated and one set of existing guidelines was revised. At the end of 2011, there were 32 sets of guidelines.

Planning Enforcement

The TPO provides the Planning Authority with enforcement powers to tackle 'unauthorised developments' (UDs) in Development Permission Areas. The Planning Authority may serve statutory notices on the respective landowners, occupiers and/or responsible persons, requiring them to stop or discontinue a UD within a specified time. Subsequently, a further statutory notice may be served to require the site to be reinstated. Non-compliance is a statutory offence.

In 2011, a total of 383 new UD, including open storage, container-related uses, vehicle parks and land/pond fillings were discovered. A total of 3 580 warning letters or reminders (involving 624 cases), 1 997 enforcement notices (involving 314 cases), 13 stop notices (involving two cases), 357 reinstatement notices (involving 59 cases) and 1 624 compliance notices (involving 269 cases) were issued. A total of

143 defendants in 58 cases were convicted. The enforcement and prosecution actions resulted in the discontinuation of 200 UD's on 52 hectares of land. Another 80 UD's occupying 20 hectares of land were regularised through the planning application system.

Cross-boundary Planning and Development

The Government maintains close liaison with the Guangdong authorities on planning matters under the Hong Kong/Guangdong Co-operation Joint Conference. Cross-boundary surveys are commissioned regularly to collect statistical information on various aspects of cross-boundary activities, such as travel patterns and behaviour, and Hong Kong people's experience of, and aspirations to, taking up residence in the mainland of China. The findings provide valuable input for planning cross-boundary infrastructure and formulating development strategies.

A planning study, 'Action Plan for the Bay Area of the Pearl River Estuary', was commissioned jointly by the Hong Kong, Macao and Guangdong governments to devise strategic planning framework that will enhance quality living in the Bay Area. The study is expected to be completed in 2012.

Work is being carried out for setting up a boundary control point at Liantang/Heung Yuen Wai to strengthen the physical connection between Hong Kong and Shenzhen.

Major Planning Studies/Planning Reviews

Lantau Development

The 'Revised Concept Plan for Lantau', which has taken into account public views and environmental needs, provides an overall framework for planning a balanced and co-ordinated development of Lantau.

Environmental and Area Improvement

The Planning Department has completed the technical investigations of the Urban Climatic Map and Standards for Wind Environment Feasibility Study to examine the urban climatic characteristics of the territory and to identify suitable planning and urban design measures to help mitigate the Urban Heat Island effect. Stakeholders engagement on the study findings and recommendations commenced in December 2011. Study on improving Sha Tau Kok township is continuing while the study on enhancement of Lau Fau Shan township was completed in mid-2011. The Hong Kong Island East Harbour-front Study is expected to be completed by early 2012.

Hong Kong Planning Standards and Guidelines

The Hong Kong Planning Standards and Guidelines is a government manual of criteria for determining the scale, location and site requirements of various land uses and facilities applicable to planning studies, town plans and development control. It is reviewed from time to time to take account of changes in government policies, demographic characteristics, and social and economic trends. During the year, the

planning standards and guidelines for community facilities and internal transport facilities were revised.

Publicity

The Planning Department produced a teaching kit entitled 'Planning for a Sustainable City' for secondary school teachers of Liberal Studies and which were distributed free to all secondary schools in Hong Kong in December 2011.

Land Supply

The Government's policy is to ensure sufficient land supply and provide quality infrastructure to maintain a fair and stable environment for the healthy and sustainable development of the property market. In response to market demand, the Government has adopted a two-pronged approach, comprising the Application List System and government-initiated sale arrangement, to increase land supply. This approach has been effective in increasing land supply.

Since the announcement of the 2011-12 Land Sale Programme in February 2011, the Government has been supplying land in a proactive manner. Between April and December 2011, it put up for sale 22 residential sites that could provide for the construction of about 7 400 flats through government-initiated land sale or successful triggering of land sale by developers. To increase the supply of small- and medium-sized flats and better safeguard the quantity of flat supply, the Government has imposed restrictions on flat size at three sites on which at least 2 260 small- and medium-sized flats could be built, and on the number of flats at another five sites on which at least 3 790 flats could be built.

The new land reserve policy provides the Government with the required capacity to respond promptly to ensure a stable operating environment for the private property market. Land reclamation on an appropriate scale outside Victoria Harbour and rock cavern development can be possible options for increasing land supply and creating a land bank. In addition, reclamation offers a sustainable solution for handling surplus public landfills and contaminated sediments. In July 2011, the Civil Engineering and Development Department started a feasibility study of these land supply options which included a territory-wide search for suitable sites for reclamation and a review of potential sites identified for rock cavern development.

A two-stage public engagement exercise was launched in November 2011 to assess these initiatives. The site selection criteria and the proposal for relocation of the Sha Tin sewage treatment works and the Mount Davis and Kennedy Town fresh water service reservoirs to caverns to free the original sites for housing and other uses, were discussed.

Land Acquisition

Acquisition of private land for public use may be achieved through negotiation or resumption under the relevant ordinances which provide for compensation for the property's value and for the loss of business. If agreement on the amount of money to be paid cannot be reached, either party may go to the Lands Tribunal for adjudication. Some 23 320 square metres of private land, comprising about 2 810

square metres of building land and 20 510 square metres of agricultural land, were acquired in 2011. Compensation amounting to \$549.3 million was paid in 2011.

The Lands Department was also involved in the resumption of land for urban renewal projects. In 2011, compensation totalling \$224.7 million was paid to owners of 104 resumed properties affected by 18 urban renewal projects. Some four hectares of land, including underground strata for the South Island Line East and the Kwun Tong Line Extension were resumed and compensation amounting to \$392 million was paid in 2011.

Land Disposal

Disposal of Government land is usually done through public auction or tender. In 2011, a total of 21 residential sites, six commercial/business sites, three hotel sites and three petrol filling stations covering an area of about 25.9 hectares were sold for about \$59.77 billion.

For leased land, lessees (commonly known as 'private landowners') who wish to change the terms of their existing leases say, for carrying out a redevelopment in accordance with the prevailing town plan, may apply to the Lands Department for a lease modification or land exchange. Such applications are considered by the department acting as private landlord. Approvals, if granted, are subject to terms and conditions, which may include the payment of premiums and administrative fees. During the year, 97 lease modification and land exchange transactions were concluded, involving an area of about 91.86 hectares of land and land premiums amounting to \$18.32 billion.

Land Management and Lease Enforcement

The Lands Department manages properties which have reverted to government ownership through surrender, lease expiry, resumption, re-entry, and other similar actions. During the year, 20 properties were taken over for management by the department and 13 were disposed. The department currently manages 480 properties.

The department keeps a register of man-made slopes and is responsible for the maintenance and safety of 19 000 of them. The department inspects these slopes regularly with the help of consultants. Information about the maintenance responsibility of slopes is in the department's website. During the year, routine maintenance works were carried out on 6 440 slopes and stabilisation work on 210 slopes.

The Lands Department administers a 'Small House Policy' for indigenous villagers in the New Territories and is charged with approving the rebuilding of old village houses. During the year, 1 041 applications for building small houses and 178 applications for rebuilding old village houses were approved. The department is also responsible for processing rent exemption requisitions for indigenous villagers' rural properties in accordance with the exemption criteria in the Government Rent (Assessment and Collection) Ordinance.

The Lands Department is delegated with the authority to approve the display of non-commercial publicity materials at 22 451 spots in public places.

It carries out the squatter control work, done previously by the Housing Department. At present, there are about 6 770 surveyed squatter structures in the urban areas and 386 490 in the New Territories. During the year, 364 illegal structures and extensions were demolished by the Squatter Control Unit.

In April 2010, a Tree Unit was set up in the Lands Department to provide advice on matters concerning trees and landscape issues relating to leased land. The Tree Unit also gives advice on tree maintenance matters on unleased and unallocated Government land not taken up by other departments. The unit handled 3 580 applications and referrals concerning trees on private and Government land in 2011.

Land Conveyancing

The Legal Advisory and Conveyancing Office of the Lands Department provides legal advice and conveyancing services for government land transactions. These include the drafting of all government land disposal and lease modification documents and the checking of titles in land acquisitions. It processes applications for the sale of units under construction under the Lands Department Consent Scheme. In 2011, a total of 23 applications, involving 9 112 residential units, were approved. The office also approves Deeds of Mutual Covenant. In 2011, 23 such deeds were approved. It also processes apportionments of premium and government rents, and recovers arrears of government rents by taking re-entry or vesting action.

Survey, Mapping and Geospatial Information Service

The Survey and Mapping Office (SMO) of the Lands Department provides survey and mapping services in support of land administration and infrastructure development. It produces topographical maps, carries out land boundary surveys and maintains a geodetic survey network. A Satellite Positioning Reference Station Network and a Land Information System were established as the main survey and mapping infrastructures for these survey and mapping activities to be carried out more efficiently. The SMO also provides support to the Land Survey Authority to administer the Land Survey Ordinance which governs the registration and conduct of Authorised Land Surveyors as well as land boundary survey standards.

The Satellite Positioning Reference Station's data service supports positioning applications for mapping, construction works, navigation, land-use planning and scientific research. Starting from December 2011, the SMO also provides users with the reference station data of the Russian GLONASS satellite system in addition to that of the US GPS satellite system.

The 'Data Dissemination System' (DDS) provides a platform for the collection, integration and dissemination of common spatial data within the Government. The system also provides the e-government service for the sale and supply of digital map products to the general public and government departments online through a website called 'Hong Kong Map Service'.

The SMO developed a government-wide common geospatial information platform called the 'HKSAR Geospatial Information Hub' (GIH) which integrates geospatial data from various government departments and makes the data easily accessible to more than 50 bureaux and departments. The GIH helps improve operation efficiency and decision-making processes in delivering public service. Subsequently, the SMO developed a publicly accessible service called 'GeoInfo Map' which provides the general public with a convenient means of gaining access to digital maps and geospatial information provided by various departments through the Internet. A mobile version of the GeoInfo Map known as the 'GeoMobile Map Hong Kong' was launched in June 2011. It allows users to view digital maps or to search for community facilities with their mobile devices.

The SMO implemented the '3D Spatial Data Processing System'. The set of 3D Spatial Data is continually enriched and updated to support various 3D modeling applications such as project planning and engineering construction. The SMO also studied and successfully incorporated the use of Light Detection and Ranging data for improving the base maps and for 3D modeling.

Land Registration

Land registration safeguards property rights and underpins Hong Kong's social and economic development. The Land Registry provides a comprehensive service for registering documents affecting land and keeping land records in electronic format for public search. Over 2.8 million land registers and 20 million documents can be accessed electronically.

Land Registry Business Volume in 2011

Registration Services

(Distribution of Land Documents Lodged for Registration)

<i>Nature</i>	<i>Number</i>
Agreements for sale and purchase of building units	108 814
Agreements for sale and purchase of land	2 756
Assignments of building units	149 215
Assignments of land	7 720
Building mortgages/building legal charges	143
Other mortgages/legal charges	133 660
Others	266 976
Total	669 284

Search Services

(Distribution by Search Mode)

Counter Searches

Online Searches via Internet

Number	Per cent	Number	Per cent
550 898	10%	4 936 340	90%

Hong Kong currently adopts a deeds registration system. To enhance the certainty of title and simplify conveyancing procedures, the Land Titles Ordinance was enacted in 2004. As agreed with the Legislative Council, the law will not come into effect until a comprehensive review is completed and further amending legislation is passed. During the year, to address the concerns of stakeholders, the Land Registry has proposed a revised mechanism for the conversion of existing land registers to registers under the new land title registration system. The initial response of the major stakeholders to the proposal is positive. The Registry will continue preparatory work for the Land Titles (Amendment) Bill.

New Development Projects

The Government is committed to building new infrastructure and improving existing facilities to meet economic development needs, and continues to invest heavily in infrastructure development. Work on providing land and infrastructure for urban areas and the new towns progressed on schedule in 2011. The major development projects include:

The Liantang/Heung Yuen Wai Boundary Control Point

The Hong Kong Special Administrative Region Government and the Shenzhen Municipal People's Government are implementing jointly the Liantang/Heung Yuen Wai Boundary Control Point (BCP) project to enhance the overall cross-boundary transport infrastructure for long-term economic growth and further regional co-operation. This is one of the seven major projects involving co-operation between Guangdong Province, Hong Kong and Macao under the 12th National Five-Year Plan.

In order to arouse creativity and public participation, an international design ideas competition for the BCP passenger terminal building, was jointly organised by the two governments. Over 170 entries from more than 10 countries and regions were received. The competition results were announced in a prize award ceremony on September 1, 2011. To meet public aspiration and for the convenience of the users, the BCP on the Hong Kong side will be designed as a land-based BCP directly accessible by both pedestrians, through a pedestrian subway, and private vehicles.

Development of the Lok Ma Chau Loop

The 'Planning and Engineering Study on Development of the Lok Ma Chau Loop (the Loop)', jointly undertaken by Hong Kong and Shenzhen, which commenced in 2009 is progressing and is expected to be completed in 2013. Stage One public engagement exercise to solicit views on the 'Preliminary Outline Development Plan'

for the Loop was completed in early 2011. Based on the public views collected and the results of various technical assessments, a 'Recommended Outline Development Plan' would be formulated for the Stage Two public engagement exercise. A 'Co-operation agreement on jointly taking forward the development of Lok Ma Chau Loop', providing a framework for the co-development of the Loop by both sides, was signed by the Hong Kong and Shenzhen governments at the Hong Kong-Shenzhen Co-operation Meeting in November 2011.

Kai Tak Development

The Kai Tak Development (KTD) is a large-scale project covering an area of about 320 hectares at the former airport site and the adjoining land. The first stage of KTD, including the Cruise Terminal Building together with the first berth, the first phase of District Cooling System, the public housing development and the infrastructures supporting these projects, is in full swing aiming at completion in 2013. Three projects under the next stage of KTD, including the second stage of infrastructure works at the North Apron, bio-remediation works at Kai Tak Approach Channel and Kwun Tong Typhoon Shelter and installation of radar on the roof of the cruise terminal building, commenced in mid-2011. The amendments to the Kai Tak Outline Zoning Plan reflecting urban design planning enhancements were gazetted in August 2011.

Central Reclamation Phase III and Wan Chai Development Phase II

The Central Reclamation Phase III (CRIII) and Wan Chai Development Phase II (WDII) projects are the last two phases of the Central and Wan Chai Reclamation project. Their main purpose is to provide land for essential transport infrastructures, including the Central-Wan Chai Bypass (CWB). The reclaimed land is also used for developing a vibrant and accessible harbourfront promenade to extend from Central to North Point. The reclamation, roadworks and drainage works under CRIII and construction of the CWB tunnel in the reclamation area were substantially completed in October 2011. Construction of WDII started at the end of 2009 to enable the CWB to be commissioned in 2017.

New Development Areas in New Territories

The 'North East New Territories New Development Areas (NDAs) Planning and Engineering Study' is being carried out to create a framework for the planning and development of the proposed Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs to address Hong Kong's long-term housing and other land-use needs. Meanwhile, Stage Two of the public engagement exercise to solicit public views on the preliminary outline development plans for the NDAs was completed in early 2010. Based on the views collected and the results of various technical assessments, a third round of public engagement will be carried out on the recommended outline development plans in 2012.

The 'Hung Shui Kiu NDA Planning and Engineering Study' commenced in August 2011. The study is to formulate a land use framework and ascertain the feasibility of implementing the recommended proposals for the development of the Hung Shui Kiu NDA to meet housing and other land use needs of Hong Kong in the

long term. The public is being consulted on the strategic role and vision for the NDA, and their views will be considered in the formulation of the preliminary outline development plan.

Cycle Track Network in the New Territories

The Government is developing a network of cycle tracks in the New Territories to give local residents and visitors an opportunity to better enjoy cycling and to explore Hong Kong's interesting and scenic sites. The network is about 105 kilometres long, and stretches from Sai Kung in the east through Ma On Shan, Sha Tin, Tai Po, Fanling, Sheung Shui, Yuen Long and Tuen Mun to Tsuen Wan in the west.

Works on the first phase of the network are in progress and will be completed in 2013. Planning for the remaining phases of the network is under way.

Transport Infrastructure

The Government is pushing ahead with the 10 large-scale infrastructure projects announced by the Chief Executive in his 2007 Policy Address. The aim of those projects is to help Hong Kong develop further, to improve its transportation infrastructure, and to foster cross-boundary integration with close neighbours Shenzhen and the Pearl River Delta region. Details are in Chapter 13.

Building Development

Private Sector

In January 2011, the Buildings Department issued 15 new and revised practice notes to the industry for implementing the policy to foster a quality and sustainable built environment – a policy that was announced by the Chief Executive in his 2010-11 Policy Address. These practice notes promulgate a package of measures for controlling the amount of gross floor area concessions; requiring new buildings to undertake green building certification; creating sustainable building designs on building set back, building separation and greenery coverage; as well as tightening up the overall thermal transfer value of external walls and roofs in commercial buildings. The policy is applicable to all new building developments, the plans of which were submitted to the Buildings Department for approval on or after April 1, 2011.

In 2011, work started on superstructures at 130 building sites, covering a gross floor area of 1.29 million square metres. A total of 401 such buildings, with a combined gross floor area of 1.65 million square metres, was completed at a total cost of \$24.5 billion compared with 278 buildings, with a gross floor area of 1.98 million square metres, built at a total cost of \$31.5 billion, in 2010.

A new airport terminal building, namely, Midfield Concourse Building located to the west of Terminal 1 in the Hong Kong International Airport, has been proposed. The new terminal targeted for completion in 2015 will provide 19 contact stands with associated fixed link bridges for the convenient boarding and alighting of passengers.

Public Sector

The Government develops and upkeeps most government buildings and public facilities, other than public housing, through the Architectural Services Department (ArchSD). 45 projects were completed by ArchSD in 2011 including the redevelopment of Mong Kok Stadium, conversion of Yau Ma Tei Theatre and Red Brick Building into a Xiqu Activity Centre, a public library cum indoor recreation centre in Tin Shui Wai and notably, the Tamar Development Project which includes the Chief Executive's Offices, the Central Government Offices, the Legislative Council Complex and the Tamar Park.

In 2011, ArchSD commenced the construction of 28 projects of various nature, including district open space, theatres, sports centres, libraries and fire stations.

The Government will continue to develop quality public facilities in a sustainable manner with due consideration on universal accessibility. Since 2011, ArchSD has been assisting government departments to improve the universal accessibility to over 2 700 government buildings and facilities. The Additional Columbarium at Diamond Hill and Siu Sai Wan Complex also received awards from the Hong Kong Institute of Architects in 2011 in recognition of their excellence in architecture.

Building Safety and Maintenance

Ensuring safety in Hong Kong's aging buildings continued to be one of the Development Bureau's key areas of work in 2011. The Development Bureau, in collaboration with the Buildings Department, implemented a new, multi-pronged package of measures to enhance building safety on April 1, 2011. The measures cover four major areas: legislation, enforcement, support and assistance to building owners as well as publicity and public education.

The minor works control system which was launched in December 2010 is operating smoothly. The system provides building owners with simplified statutory procedures for carrying out small-scale building works. The Buildings (Amendment) Bill 2010 governing mandatory inspection of buildings and windows was enacted by the Legislative Council in June 2011. The mandatory requirement will go into operation in 2012 requiring building owners to inspect and repair their buildings and windows regularly.

The Government, the Hong Kong Housing Society and the Urban Renewal Authority continued implementing the one-off 'Operation Building Bright' programme to create more job opportunities for the building repair and maintenance industry and to improve building safety. Owners of old and dilapidated buildings are given financial help and technical advice to carry out repair and maintenance works on their buildings.

A total of \$3.5 billion was allotted by the Government and the two organisations to the programme to help repair and maintain over 3 000 buildings and create more than 60 000 job opportunities in the construction, repair and maintenance industries.

The Hong Kong Housing Society assists the Government in administering a \$1 billion Building Maintenance Grant Scheme for Elderly Owners. Recipients may use the subsidy under the scheme to repair their premises or repay their outstanding loans with the Buildings Department, the Urban Renewal Authority or the Hong Kong Housing Society, which were made to keep their premises in proper condition. The scheme has received 12 036 applications since its inception in May 2008. Of these, 8 937 applications involving \$239 million were approved.

The Development Bureau also worked with the Hong Kong Housing Society and the Urban Renewal Authority in reviewing the arrangements for five other financial assistance schemes operated by the two organisations. The five schemes have since April 2011 been consolidated into an 'Integrated Building Maintenance Assistance Scheme', which provides building owners with enhanced one-stop support.

The Buildings Department continued to serve statutory orders on owners and occupiers of dilapidated buildings requiring them to repair defects in their buildings.

In 2011, some 796 such statutory orders were served and repairs to 790 buildings were carried out. With completion of the 10-year programme for removing unauthorised building works (UBWs) in March 2011, most of the UBWs that endangered public safety had been removed.

The Buildings Department stepped up its enforcement policy on UBWs in 2011 to take into account the latest state of Hong Kong's buildings, the public's desire for stronger action against UBWs, and the need for these structures to be removed in a more orderly way.

Since April 2011, action had been stepped up to remove UBWs on rooftops and podiums as well as those in backyards and lanes. Other UBWs that were continued to be removed included those on cantilevered slab balconies and unauthorised large signboards. In addition, steps were taken to prevent the building of new UBWs and to create greater public awareness of the dangers and nuisances UBWs cause.

Major Actions Against UBWs

During the year, 38 275 cases of UBWs were dealt with; 9 176 statutory removal orders were served and 17 879 UBWs were removed. A total of 2 264 offenders were prosecuted. 2 378 cases were adjudicated, resulting in 1 794 convictions and fines totalling \$6.82 million.

Urban Renewal

The purpose of urban renewal is to improve the living conditions in old urban areas and to prevent them from decaying further, while preserving their characteristics and social networks as far as practicable.

The Development Bureau formulates policy on urban renewal and oversees the work of the Urban Renewal Authority (URA), a statutory body established in May 2001 with a mandate to conduct urban renewal.

Following an extensive two-year public engagement exercise, the Development Bureau promulgated in February 2011 a new Urban Renewal Strategy to be implemented by the URA and relevant government departments and other stakeholders. It outlines a people-first, district-based and public participatory approach to urban renewal.

All the key initiatives of the new Urban Renewal Strategy have been put in place. The URA has implemented a new 'Flat-for-Flat' scheme which offers affected owner-occupiers an option to purchase a flat in the URA's new development in-situ or in the same district or at available sites. As this is an alternative to cash compensation and ex-gratia payment, the amount of cash compensation and ex-gratia payment offered will not be changed by the owner-occupier's choice of using that amount, or part of it, to join the 'Flat-for-Flat' scheme. Arrangements for handing over a site at the Kai Tak Development Area to the URA for early implementation of the 'Flat-for-Flat' scheme are under way. Under the new Urban Renewal Strategy, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings through a new 'demand-led' scheme. The URA may also provide assistance to owners as consultant to help them assemble titles for joint sale of their properties for redevelopment under a new 'facilitation' scheme. The URA announced details of the two new schemes in July 2011 and invited applications.

The first District Urban Renewal Forum (DURF) is set up in Kowloon City during the year. It is an advisory forum comprising professionals and members from the District Council, Area Committees and local non-governmental organisations formed to collect public views on urban renewal planning for the district. An independent Urban Renewal Trust Fund, with an endowment of \$500 million from the URA has been set up to support the DURF in conducting researches, organising public engagement activities and carrying out other related work. As set out in the new Urban Renewal Strategy, the Urban Renewal Trust Fund also supports the social service teams who are providing assistance and advice to residents affected by URA-implemented redevelopment projects and applications from non-governmental organisations and other stakeholders involved in heritage preservation and district revitalisation initiatives in the overall context of urban renewal.

In 2011, the URA and its partners started or continued work on 51 redevelopment projects, including 10 projects taken over from the former Land Development Corporation, and four preservation projects. .

Lift and Escalator Safety

The Government introduced a 'Lifts and Escalators Bill' into the Legislative Council in mid-2011 to strengthen the regulatory control over the operation, maintenance and related measures to ensure that the tens of thousands of lifts and escalators in which people ride every day are safe.

The Government consulted the general public and people in the industry, including workers, before drawing up the bill the provisions of which are being further examined by the Legislative Council before enacting it into law.

Heritage Conservation

Heritage Conservation Policy and New Initiatives

The Government's heritage conservation policy is to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard is given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public. The Commissioner for Heritage's Office (CHO) in the Development Bureau has made good progress on its heritage conservation initiatives in 2011.

In the public domain:

- (a) Of the six historic buildings under Batch I of the 'Revitalising Historic Buildings through Partnership Scheme' (Revitalisation Scheme), namely the Old Tai O Police Station, the Fong Yuen Study Hall, the former Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and the former North Kowloon Magistracy (NKM), the NKM was converted into the Savannah College of Art and Design Hong Kong Campus and the school started operation in September 2010. The renovation work of the Old Tai O Police Station was completed in 2011 and the remaining four projects will be completed in 2012;
- (b) Funding support for the renovation work of three historic buildings under Batch II of the Revitalisation Scheme, namely the Old Tai Po Police Station, the Blue House Cluster and Stone Houses will be sought in the 2011-12 Legislative Council session;
- (c) Batch III of the Revitalisation Scheme was launched in October 2011. Applications are being invited for the adaptive re-use of four historic buildings including King Yin Lei, Haw Par Mansion, Bridges Street Market and the former Fanling Magistracy;
- (d) Since September 2009, a new requirement has been in place, compelling all new capital works projects to undergo a heritage impact assessment to avoid damage to heritage sites, or if damage is unavoidable, to explore ways of reducing the damage;
- (e) Gradings of 1 201¹ historic buildings in the territory were confirmed by the Antiquities Advisory Board (AAB) under a comprehensive grading exercise to provide an objective basis for guiding future conservation efforts;
- (f) One privately-owned historic building, namely School House of St Stephen's College and two government-owned historic buildings, namely the fortified

¹ This figure includes items on the list of 1 444 historic buildings in the territory, for which a public consultation exercise on their proposed grading was carried out from March to September 2009, as well as new items proposed for grading.

structure at 55 Ha Pak Nai of Yuen Long and King's College, were declared monuments in 2011 for permanent protection under the Antiquities and Monuments Ordinance; and

- (g) The Government and the Hong Kong Jockey Club are moving ahead with the conservation and revitalisation of the Central Police Station Compound as a heritage, art and leisure centre. A revised design for the project was announced in October 2010. Construction started in the fourth quarter of 2011 for completion by end of 2014.
- (h) The Government and the selected non-profit-making organisation and their partners are working closely to implement the revitalisation project for transforming the former Police Married Quarters on Hollywood Road into a creative industries landmark. The project is expected to be completed by the end of 2013.

In the private domain:

- (a) In collaboration with the Buildings Department, the Lands Department, the Planning Department and the District Offices, the CHO and the Antiquities and Monuments Office (AMO) continued to closely monitor any works or development proposed by the private owners of declared monuments and graded buildings under an internal alert mechanism. To encourage preservation of graded buildings, the CHO and the AMO proactively engaged and discussed with the owners possible preservation options commensurate with the heritage value of the historic sites/buildings and the appropriate forms of economic incentives where necessary;
- (b) The CHO approved grants for seven privately-owned graded historic buildings to carry out maintenance works in 2011;
- (c) The CHO reached agreement with the owners of the CLP Administration Building (proposed Grade 1) and the building at No. 47 Barker Road (Grade 2) on preservation-cum-redevelopment proposals where the Clock Tower of the former and part of the façade of the latter would be preserved and the remaining portion of both sites demolished for residential redevelopment. In both cases, the Town Planning Board approved a minor relaxation of the plot ratio taking into account the loss of the floor area for preservation on November 4, 2011 and November 18, 2011 respectively.

Public Engagement and Publicity

The bureau ran a series of programmes to reach out to the community through listening to public views and working with stakeholders to enhance interaction between the Government and the community.

In 2011, the bureau organised a series of publicity and public education activities, including:

- (a) Barrier-free guided heritage tours for the disabled from November 2010 to March 2011;

- (b) Tai Tam Waterworks heritage tours (Part II) for schools from September to November 2011;
- (c) A heritage tourism expo from December 2010 to October 2011 featuring six heritage tour routes in Hong Kong. A booklet was also published for distribution at the event;
- (d) Extension tours on heritage conservation was organised for secondary schools from October 2011 to January 2012;
- (e) An international conference on heritage conservation in December 2011, with a series of side programmes titled 'Heritage Fiesta' and a Bamboo Theatre Exhibition for the public to tie in with the conference.

The dedicated government website on heritage conservation (www.heritage.gov.hk) launched in January 2008 has received more than 1 345 000 visits. Since June 2008, the bureau also published a bimonthly newsletter '活化@Heritage' featuring topics of public concern and explaining the work of the Commissioner for Heritage's Office. Over 230 000 printed copies had been distributed by the end of 2011.

Antiquities and Monuments Office

The Antiquities and Monuments Office (AMO) continued with its task of preserving Hong Kong's built heritage and promoting public awareness of heritage conservation by means of various educational and promotional projects in 2011. The AMO provides secretariat support to the AAB, which advises the Government on sites and structures that merit protection as monuments and on matters relating to antiquities and monuments.

In 2011, restoration and repair works on a number of historic buildings were carried out, including the Residence of Ip Ting-sz in Lin Ma Hang, Tai Fu Tai in San Tin, Maryknoll Convent School in Kowloon Tong and St John's Cathedral in Central. Restoration of the Tang Ancestral Hall in Ha Tsuen was in progress and will be completed in 2012. Archaeological investigations were carried out in Yuen Long, Sai Kung and North District to protect underground archaeological deposits from damage during the building of village houses at those sites.

The AMO organised a wide variety of educational and publicity programmes such as displays, lectures, guided tours and workshops to promote heritage conservation. Since December 2010, a long-term exhibition has been staged at the Hong Kong Heritage Discovery Centre to arouse public awareness of our rich archaeological and built heritage.

Greening, Landscape and Tree Management

The Greening, Landscape and Tree Management (GLTM) Section, underpinned by the Greening and Landscape Office (GLO) and the Tree Management Office (TMO), was established under the Works Branch of Development Bureau in March 2010 to champion a new, strategic policy on greening, landscape and tree

management, to achieve the sustainable development of a greener environment for Hong Kong.

The GLO is responsible for central co-ordination of policy matters and departmental efforts on greening and landscape planning and design, while the TMO advocates a quality-led approach to tree management among tree management departments and in the community at large.

The GLTM Section seeks to raise the level of professionalism among practitioners and build up the capacity of the industry by formulating standards and guidelines on relevant issues (such as adequate space allocation for new planting, proper selection of planting species, pruning, vegetation maintenance, etc.), commissioning research, promoting knowledge-sharing both locally and with overseas counterparts, facilitating manpower development through enhanced training, as well as enhancing qualification requirements for contractors and contractor management.

To better protect public safety, the GLTM Section introduced a new set of tree risk assessment arrangements for government departments in 2010, which was refined in 2011. A new electronic Tree Management Information System is being developed in collaboration with the Efficiency Unit in 2011 to facilitate a more holistic approach in tree management. In collaboration with relevant departments, District Councils, schools and other interested organisations, the GLTM Section will continue to foster a tree care culture and promote public awareness of greening issues through community involvement and public education activities.

Better living environment through quality greening

The GLTM Section oversees the implementation of greening measures across departments to provide a quality living environment. In addition to developing practical guidelines for departments to achieve design excellence and co-ordinated greening effect, GLO also works closely with departments to identify greening opportunities, promote quality landscape design and designate quality space for future greening at the early planning stage.

The GLO advocates a co-ordinated approach to urban greening and open-space planning, and promotes best practices in landscape design and implementation to optimise the greening effect. In view of the congested urban environment in Hong Kong, the GLO encourages the adoption of new greening techniques, such as vertical greening and roof greening, by sharing technical knowledge among practitioners.

The Government has been developing and implementing Greening Master Plans (GMPs) for various districts. The GMPs define the overall greening frameworks and themes for individual districts. The GMPs for urban areas have been developed. The greening works recommended in the GMPs for immediate implementation were completed in June 2011. The GMP initiative is being extended to cover the New Territories.

Drainage Services

Flood Prevention Programme

To address flooding risks, the Drainage Services Department (DSD) has completed flood protection works at a total cost of about \$12.8 billion throughout the territory. The department has also embarked on the planning, design and construction of further flood protection works at a total cost of about \$13.3 billion.

The majority of major flood protection works in the New Territories have been completed. These include about 88 kilometres of trained rivers and 27 village floodwater pumping schemes. The risk of regional flooding in the New Territories has been substantially reduced as a result. Works to improve about 20 kilometres of drainage channels in the New Territories are due for completion in 2014. Design work for another eight kilometres of drainage channels in the Northern New Territories is in progress.

Completed major flood protection works in the urban areas include the Tai Hang Tung Stormwater Storage Tank and Kai Tak Transfer Tunnel in West Kowloon and the Sheung Wan Stormwater Pumping Station.

To reduce further the flooding risk in urban areas, the department is working in full swing on the construction of the Hong Kong West, Tsuen Wan and Lai Chi Kok drainage tunnels, totalling 20 kilometres with 43 intake structures. These projects, when completed in 2012 to 2013, will reduce the risk of flooding in urban areas including the Northern Hong Kong Island, Tsuen Wan, Kwai Chung, Cheung Sha Wan and Lai Chi Kok effectively.

This arrangement of interception at mid-stream will minimise the need to build additional drains in the highly congested urban areas downstream. Meanwhile, funding was granted in mid-2011 for the Underground Stormwater Storage Scheme at the Happy Valley Recreation Ground and for the enhancement initiative in Kai Tak River in Wong Tai Sin. Advance works for these two major flood prevention projects have also been commenced.

Under a preventive maintenance programme, the department continues to carry out inspection, de-silting and repair works for drainage systems. In 2011, over 2 100 kilometres of drains and watercourses were inspected and about \$113 million was spent on such maintenance work.

To promote flood prevention concepts, the department arranged visits to its information centres for district councillors and school students, and also distributed pamphlets to property management companies and the general public.

Nullah Improvement Works

The DSD continues with the investigation study cum preliminary design for improving the Yuen Long Town Centre Nullah, scheduled for completion in mid-2013.

Slope Safety

The Civil Engineering and Development Department's comprehensive slope protection effort has brought about a substantial improvement in slope safety by improving standards and technology, ensuring the safety of new man-made slopes, improving the safety of existing man-made slopes, mitigating natural terrain landslide risk, and issuing public warnings, providing information, education and community advisory services on slope safety.

A long-term Landslip Prevention and Mitigation Programme (LPMitP) has been launched to deal with landslide risk by systematically upgrading man-made slopes and mitigating the risk from natural hillside catchments with a known history of landslides close to existing buildings and important transport corridors.

Under the LPMitP, about \$1 billion was spent in 2011 to improve slope safety. Upgrading works for 173 sub-standard government man-made slopes and mitigation works for 16 natural hillside catchments were completed, all of which were landscaped to blend in with their surroundings. Safety screening studies were completed on 107 private man-made slopes.

To foster better public understanding of slope safety and enhance public resilience to landslide hazards, roving exhibitions, school visits and other outreach activities were organised in 2011.

Water Supplies

Water from Guangdong

Hong Kong has been receiving raw water from Dongjiang since 1965. Dongjiang is now the major source of raw water for Hong Kong. To accommodate seasonal fluctuations in the local yield, the latest agreement for Dongjiang water supply signed in December 2011 provides flexibility in the daily supply rate. This arrangement can secure a reliable source of supply of high quality fresh water to Hong Kong and avoid wastage of precious water resources.

Water Storage and Consumption

Full supply was maintained throughout the year. At the end of 2011, some 379 million cubic metres of water was in storage, compared with 380 million cubic metres a year earlier. Hong Kong's two largest reservoirs, High Island and Plover Cove were holding a total of 332 million cubic metres. Rainfall of 1 477 millimetres, 62 per cent of the annual average of 2 383 millimetres, was recorded in 2011.

The average daily supply of fresh water in 2011 was 2.529 million cubic metres, compared with 2.564 million cubic metres in 2010. Some 923 million cubic metres of fresh water was consumed in 2011, compared with 936 million cubic metres in 2010. In addition, 270 million cubic metres of salt water was supplied for flushing, same as that in 2010.

Total Water Management

The Government is implementing a Total Water Management strategy that aims to manage water demand and supply in an integrated, multi-sectoral and sustainable

manner. The key initiatives on water demand management include implementation of active leakage control, pressure management, extension of the use of sea water for toilet flushing, stepping up public education on water conservation and promotion of the use of water saving devices. During the year, the Government extended the voluntary Water Efficiency Labelling Scheme to washing machines.

With regard to the management of water supply, an inter-departmental working group was set up to explore ways and means to cut down the cost of providing reclaimed water from the Shek Wu Hui Sewage Treatment Works to residents in Sheung Shui/Fanling for toilet flushing and other non-potable uses. The Government will promote the re-use of grey water and rainwater harvesting and explore the feasibility of constructing a desalination plant at Tseung Kwan O.

Water Works

The replacement and rehabilitation programme involved some 3 000 kilometres of aged water main. The works of the first and second stage were completed in early 2010 and mid-2011 respectively, while the third and fourth stages are in progress. The works of the entire programme are scheduled to complete by end-2015.

The works of the first contract for expanding the Tai Po Water Treatment Works and its ancillary water transfer facilities commenced in early 2010 and substantially completed in end-2011. Design and tendering of the remaining two contracts are in progress. A design and construction consultancy for the in-situ reprovisioning of the South Works of the Sha Tin Water Treatment Works commenced in August 2010 and detailed design is in progress.

Water Accounts and Customer Relations

The number of water consumer accounts rose to approximately 2.8 million at the end of 2011. For the greater convenience to customers, water bills payment service through convenience stores is targeted to be launched in February 2012. The Water Supplies Department also continues to act as an agent for collecting sewage charges and trade effluent surcharges on behalf of the Drainage Services Department.

A voluntary Quality Water Recognition Scheme for Buildings encouraging proper maintenance of internal plumbing systems continues to receive public support. About 1.1 million households are now benefited under the scheme.

Construction Industry

Construction Industry Council

The Construction Industry Council (CIC) continued to make steady progress in initiatives to raise standards in the industry, including construction site safety, subcontracting, environment and technology, procurement, and manpower training and development. The CIC keeps industry stakeholders informed of the latest developments through its website at www.hkcic.org.

The Construction Industry Council Training Academy under the CIC continued to provide training and trade testing services for the construction industry.

Up to the end of 2011, 6 455 applications for registration in the Voluntary Subcontractor Registration Scheme were received and 6 180 were approved.

Construction Workers Registration

The Construction Workers Registration Authority (CWRA) continued to oversee the registration of construction workers and administration of the Construction Workers Registration Ordinance (CWRO). Up to end of December 2011, there were about 287 000 registered construction workers, among whom 193 000 renewed their registration. Under the CWRO's phase one prohibition, in place since September 2007, workers shall not carry out construction work on construction sites unless they are registered as construction workers. The construction industry can generally meet the requirements of the ordinance.

Construction Manpower Development

To meet the manpower needs of Hong Kong's massive infrastructure programme, the Government secured \$100 million in May 2010 to support the CIC to enhance the skills and competitiveness of the construction workforce through training and trade testing, and to attract more people to join the construction industry through promotion and public education.

These initiatives started to bear fruit with visible signs of more young people joining the industry and the enhanced training programme. The Development Bureau will continue to collaborate with CIC and other key stakeholders to monitor the manpower situation in the construction industry, and support training for meeting market demand to ensure the timely and effective delivery of upcoming infrastructure projects.

Developments under CEPA

During the year, the Development Bureau continued discussions with stakeholders of the Hong Kong construction industry and the Ministry of Housing and Urban-Rural Development on the ninth phase of the Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA). Under Supplement VIII to CEPA signed between the Mainland and Hong Kong in December 2011, the Mainland side will allow Hong Kong professionals, who have obtained Mainland construction professional qualifications through mutual recognition, to register and practice in Guangdong and enjoy the same privileges as their Mainland counterparts. In addition, Hong Kong professionals, who have obtained Mainland registered first-class architect qualification or Mainland registered first-class structural engineer qualification through mutual recognition, will be recognised as registered practitioners for the purpose of application of construction and engineering design enterprise qualifications in Guangdong, in accordance with Mainland requirements.

Websites

Development Bureau: www.devb.gov.hk