

Infrastructure Development and Heritage Conservation

While developing the infrastructure for Hong Kong's economic growth, the Government is at the same time enriching the city's living environment through land-use planning, urban renewal, greening and heritage conservation.

Organisational Framework

The Development Bureau consists of two policy branches: Planning and Lands Branch, and Works Branch.

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 and tree management, water supply, slope safety, lifts and escalators safety, flood prevention, promotion of professional services, construction manpower resources, workers' registration 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, which helps co-ordination and the resolution of inter-departmental issues relating to infrastructure development at an early stage.

The Development Bureau is also responsible for 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.

From 1 July 2009 to 30 June 2012, the Development Opportunities Office (DOO) co-ordinated land development proposals (and related consultation) that would bring social and economic benefits to Hong Kong. Since the DOO's closure, the Energising Kowloon East Office has taken over its work in relation to land development proposals in Kowloon East; while the Development Bureau and relevant departments have assisted other land development projects where required and appropriate.

Planning for Hong Kong

Strategic town planning provides an important framework for Hong Kong's future development. The 2007 report 'Hong Kong 2030: Planning Vision and Strategy' provides a framework for planning the city's long-term development. Its focus includes providing Hong Kong with a good quality living environment, enhancing its economic competitiveness and strengthening its links with the Mainland.

Harbourfront Enhancement

The Government is committed to protecting and beautifying Victoria Harbour. Promenades in the new Central harbourfront and Hoi Yu Street were completed and opened to the public in 2012, while work on other harbourfront enhancement projects, including Kai Tak Runway Park Phase 1 and Kwun Tong Promenade Phase 2, progressed well. In a report to the Chief Executive, the Harbourfront Commission recommended the establishment of a Harbourfront Authority to push ahead the design, development, operation and management of harbourfront projects with a creative and innovative mindset under a flexible framework to realise the long-term objective of an attractive, vibrant, accessible and sustainable harbourfront. The Government will collaborate with the Harbourfront Commission to consult the public on the proposal in 2013.

Energising Kowloon East

In June, the Energising Kowloon East Office (EKEO) was set up in the Works Branch of Development Bureau to steer and monitor the transformation of Kowloon East, comprising the former industrial areas of Kwun Tong and Kowloon Bay, and the new Kai Tak development, into another core business district — a place where people would like to work, to do business, to walk, to stay and to play. The EKEO applies an integrated strategy for planning, design, implementation, management and community engagement to create good quality public spaces for people's enjoyment and improvement of Kowloon East's pedestrian environment.

The Conceptual Master Plan, focused on enhancing connectivity, branding, design and diversity for Kowloon East, will be refined in the light of public feedback. In 2012, 39 briefings, seminars, workshops and forums with more than 1,870 participants were held to gauge public views and 33 organisations and delegations from 20 countries/cities visited the EKEO. Work is ongoing on various fronts, including urban improvement works, public engagement and branding activities, studies on improving Kowloon Bay Business Area's pedestrian environment and on Kowloon East's industrial culture, and the establishment of a one-stop service to facilitate implementation of both private and public sector projects.

Town Planning Board

The Town Planning Board (TPB), established under the Town Planning Ordinance (TPO), oversees the preparation and review of statutory plans, considers public representations on them and examines applications for amending them. Its members, mostly non-Government, are appointed by the Chief Executive. In 2012, 15 statutory plans were amended and five new Development Permission Area Plans and one new Development Plan for the West Kowloon Cultural District were published.

Any person may submit to the TPB his or her views on draft statutory plans. In 2012, the TPB examined 10,315 such submissions, 23 statutory plans were submitted to the Chief Executive in Council for approval, and the TPB considered 42 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 2012, the TPB considered 866 applications for planning permission, 710 applications for amendments to approved schemes, and also reviewed its decisions on 81 applications.

Applicants aggrieved by the TPB's decisions may lodge appeals with the independent Town Planning Appeal Board. In 2012, the Appeal Board heard eight cases, of which one was allowed, four were dismissed and three are awaiting decisions. The TPB also promulgates guidelines for statutory planning. At the end of 2012, 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 2012, 432 new UD, including unauthorised open storage, workshops, vehicle parks and land/pond fillings, were discovered and 3,467 warning letters or reminders (involving 624 cases), 1,782 enforcement notices (involving 321 cases), 594 reinstatement notices (involving 88 cases) and 2,088 compliance notices (involving 284 cases) were issued. A total of 140 defendants in 37 cases were convicted. The enforcement and prosecution actions resulted in the discontinuation of 203 UD on 39 hectares of land. Another 76 UD occupying 26 hectares of land were regularised through the planning application system.

Cross-boundary Planning and Development

The Government maintains close liaison with the Guangdong and Shenzhen authorities on planning matters under the Hong Kong/Guangdong Co-operation Joint Conference and Hong Kong/Shenzhen Co-operation Meeting. Cross-boundary surveys are commissioned regularly to collect statistical information on various aspects of cross-boundary activities, such as travel patterns and characteristics, 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 joint planning study on 'Action Plan for the Bay Area of the Pearl River Estuary' commissioned by the Hong Kong, Macao and Guangdong Governments to devise a strategic planning framework to enhance the quality of life in the Bay Area is expected to be completed in 2013.

Work is being carried out to set up a boundary control point at Liantang/Heung Yuen Wai in 2018 to strengthen the physical connection between the eastern parts of Hong Kong and Shenzhen.

Major Planning Studies/Planning Reviews

Tung Chung New Town Extension Study

The Planning Department and the Civil Engineering and Development Department launched the Tung Chung New Town Extension Study in January to identify Tung Chung's development potential and opportunities. Major infrastructure projects in the areas adjacent to Tung Chung, the need to protect the environment and conserve nature in the surrounding areas, and the public's views on the development will be taken into consideration in formulating a suitable proposal for the new town's extension. About 2,300 written submissions were received in the first stage of public consultation which ended in August 2012. The public's views will be taken into account in the preparation of initial development options and a second stage of public engagement is expected to commence in 2013.

Future Use of Quarry Sites

Studies to examine the future land use of some existing and previous quarry sites, including those at Anderson Road, Cha Kwo Ling and Sok Kwu Wan, commenced in 2011 and 2012, with a view to meeting housing and other development needs.

Environmental and Area Improvement

The Planning Department completed the Urban Climatic Map and Standards for Wind Environment Feasibility Study in 2012 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.

Land Sale Arrangement

The Government's policy is to ensure sufficient land supply and provide good quality infrastructure to maintain a fair and stable environment for the healthy and sustainable development of the property market. The Government sells land under either the Application List System or government-initiated sale arrangements to increase land supply. Since the announcement of the 2012-13 Land Sale Programme in February, the Government has been supplying land in a proactive manner. Between April and December 2012, the Government put up for sale 18 residential sites, which were capable of providing about 5,100 flats, through government-initiated land sales or successful triggering of land sales by developers. To better safeguard the quantity of flat supply, the Government specified the minimum number of flats to be built at 10 sites on which at least 4,565 flats would be built.

Land Supply

Increasing land supply is an ongoing task to meet Hong Kong's housing demand and various social and economic development needs. The Government's strategy can be broadly categorised into re-using existing land and creating new land.

The Government closely monitors the use of existing land so as to optimise the use of all developable land. The development feasibility of land with potential for development is reviewed and assessed and when a plot of land is ready for development, the Government will allocate it for public housing development, include it in the Application List for land sale, or allocate it for other uses.

Creating new land is an important source of land in the medium to long term. Newly created land can be made available for large-scale and higher-intensity development based on the results of planning and engineering studies, levelling hills, reclamations, etc. The Planning Department's planning/studies for new land cover various areas, including the North East New Territories New Development Areas, Hung Shui Kiu New Development Area, Tung Chung New Town Extension Study, West Rail Kam Sheung Road Station/Pat Heung Maintenance Centre, a number of quarries, and some agricultural land in North District/Yuen Long currently used mainly for industrial purposes or temporary storage, or which are deserted.

Reclamation on an appropriate scale outside Victoria Harbour and rock cavern development can be possible options for increasing land supply and building up a land reserve. In addition, reclamation offers a sustainable solution for handling surplus public fill and contaminated sediments. From November 2011 to March 2012 the public's views were sought on the land supply strategy of reclamation outside Victoria Harbour and rock cavern development, including site selection criteria for such development. In May 2012, the Drainage Services Department commenced a feasibility study on the relocation of the Sha Tin sewage treatment works to caverns to free the original site for housing and other uses, and in September the Civil Engineering and Development Department commenced another study of the long-term strategy for cavern development in Hong Kong.

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 558,850 square metres of private land, comprising about 45,910 square metres of building land and 512,940 square metres of agricultural land, were acquired in 2012. Compensation amounting to \$718.5 million was paid.

The Lands Department was also involved in the resumption of land for urban renewal projects. In 2012, compensation totalling \$66.23 million was paid to owners of 66 resumed properties affected by 12 urban renewal projects. Some three hectares of land, including underground strata, were resumed for the railway facilities of the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, the South Island Line East and the Kwun Tong Line Extension. Compensation amounting to \$128 million was paid.

Land Disposal

Disposal of Government land is usually done through public auction or tender. In 2012, a total of 22 residential sites, two commercial/business sites, one logistics development site and two petrol filling stations covering an area of about 29.66 hectares were sold for about \$45.07 billion.

For leased land, lessees (commonly known as 'private landowners') who wish to change the terms of their existing leases (for instance, to redevelop 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. In 2012, 113 lease modification and land exchange transactions were concluded, involving an area of about 275.22 hectares of land and land premiums amounting to \$19.76 billion.

Land Management and Lease Enforcement

The Lands Department currently manages 469 properties which have reverted to government ownership through surrender, lease expiry, resumption, re-entry, and other similar actions. During the year, 13 properties were taken over for management by the department and 16 were duly disposed of.

The department keeps a register of man-made slopes and is responsible for the maintenance and safety of 20,300 of them. The department inspects these slopes regularly with the help of consultants and in 2012 routine maintenance works were carried out on 6,432 slopes and stabilisation work on 199 slopes. The department's website provides information about the responsibility for maintenance of slopes.

The Lands Department administers a 'Small House Policy' for indigenous villagers in the New Territories and approves the rebuilding of old village houses. In 2012, 1,121 applications for building small houses and 235 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 carries out squatter control work and there are about 6,740 surveyed squatter structures in the urban areas and 385,860 in the New Territories. Under the current policy, these structures are tolerated until they are to be cleared for development, environmental improvement or safety reasons. During the year, 372 illegal structures and extensions were demolished by the Squatter Control Unit.

The Tree Unit in the Lands Department provides in-house advice on tree and landscape issues relating to leased land, and on tree maintenance matters relating to the health and structural condition of trees on unleased and unallocated Government land not taken up by other departments. The unit handled 3,378 cases concerning trees and landscape issues on private and Government land in 2012.

In 2012, the department handled 11,036 cases of unlawful occupation of government land, of which 8,154 cases required site clearance, and 962 cases of breaches of lease conditions.

Land Conveyancing

The Lands Department's Legal Advisory and Conveyancing Office 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 also processes applications for the sale of units under construction under the Lands Department Consent Scheme. In 2012, 21 applications, involving 12,246 residential units, were approved. The office also approves Deeds of Mutual Covenant. In 2012, 31 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 Lands Department's Survey and Mapping Office (SMO) 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. The SMO's Satellite Positioning Reference Station Network and Land Information System enable it to carry out survey and mapping activities 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. In 2012, the SMO and the Cartography and Cadastre Bureau of the Macao Special Administrative Region Government co-operated on a project to determine the transformation relationship between the geodetic co-ordinate systems of Hong Kong and Macao, thereby facilitating exchange of geodetic survey results and spatial information.

The SMO provides e-government service for the sale and supply of digital map products to the general public and government departments online through its 'Hong Kong Map Service' website. It also operates 'GeoInfo Map', a publicly accessible service 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. The 'GeoMobile Map Hong Kong', which is a mobile version of the GeoInfo Map, allows users to view digital maps or search for community facilities with their mobile devices.

In 2012, the SMO launched a new digital map product, '3D Spatial Data', which shows ground features in three-dimensional and photo-realistic forms. It can be used to create a virtual 3D city model of Hong Kong or in different 3D applications to facilitate project planning and engineering construction works.

Land Registration

The Land Registry provides a comprehensive service for registering documents affecting land and keeping land records in electronic format for public search. Over 2.9 million land registers and 21 million documents can be retrieved electronically.

Land Registry Business Volume in 2012

Registration Services

(Distribution of Land Documents Lodged for Registration)

<i>Nature</i>	<i>Number</i>
Agreements for sale and purchase of building units	115,533
Agreements for sale and purchase of land	2,478
Assignments of building units	118,184
Assignments of land	7,725
Building mortgages/building legal charges	139
Other mortgages/legal charges	97,345
Others	218,659
Total	560,063

Search Services

(Distribution by Search Mode)

<i>Counter Searches</i>		<i>Online Searches via Internet</i>	
Number	Per cent	Number	Per cent
459,701	9%	4,653,809	91%

Hong Kong currently adopts a deeds registration system. To enhance certainty of title and simplify conveyancing procedures, the Land Titles Ordinance was enacted in 2004. As agreed with the Legislative Council, the ordinance will not come into effect until a comprehensive review is completed and the necessary amending legislation is passed. In 2012, the Land Registry consulted major stakeholders on a revised mechanism for converting existing land registers to registers under the new land titles registration system. The registry is considering their views and will continue preparatory work for the introduction of the land titles registration system.

Infrastructure Investment

The Government is committed to building new infrastructure and improving existing facilities to meet economic development needs, and to improve the living environment. Since 2007, the Government has been implementing a massive infrastructure development programme which

comprises 10 major infrastructure projects and other public works projects of varying scales. Infrastructure investment in Hong Kong reached \$58.4 billion in 2011-12 and a sum of \$62.3 billion has been earmarked for 2012-13. The annual infrastructure investment for the next few years is anticipated to exceed \$70 billion per year. The Government will continue to invest in infrastructure development in an orderly manner.

Major Development Projects

The Liantang/Heung Yuen Wai Boundary Control Point

The Liantang/Heung Yuen Wai Boundary Control Point (BCP) is a joint project by the Hong Kong Special Administrative Region Government and the Shenzhen Municipal People's Government 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.

For the convenience of users, it will be the first Hong Kong/Shenzhen land-based BCP with direct access facilities on the Hong Kong side, including a pedestrian subway linking the BCP and the adjacent area, a public carpark, pick-up/drop-off areas for private cars and a public transport interchange at the passenger terminal building. Site formation and infrastructure works are planned to commence in 2013, with the BCP scheduled to open in 2018.

Development of the Lok Ma Chau Loop

The 'Planning and Engineering Study on Development of the Lok Ma Chau Loop', jointly undertaken by Hong Kong and Shenzhen, is expected to be completed in 2013. A public engagement exercise on the 'Recommended Outline Development Plan' was completed in July 2012.

Kai Tak Development

The Kai Tak Development is a large-scale project of about 320 hectares covering the former airport site and the adjoining land. The first stage, including the Cruise Terminal Building together with the first berth, the first phase of the District Cooling System, the public housing development and the infrastructure supporting these projects, is expected to be completed in 2013. Construction has begun on projects in the next stage of the development, including the Trade and Industry Tower, the second stage of infrastructure works at the North Apron, and Kai Tak Runway Park Phase 1. In September, the draft Kai Tak Outline Zoning Plan incorporating the urban design enhancement proposals was approved. Separately, the Civil Engineering and Development Department sought public views on the proposed environmentally friendly linkage system connecting Kai Tak to Kwun Tong and Kowloon Bay to facilitate the transformation of the areas in Kowloon East to a core business district.

Wan Chai Development Phase II

The Wan Chai Development Phase II (WDII) project is the final phase of the Central and Wan Chai Reclamation project. Its main purpose is to provide land for essential transport infrastructures, including the Central-Wan Chai Bypass (CWB). The reclaimed land would also be

used to develop a vibrant and accessible harbourfront promenade from Central to North Point. Construction of WDII started in 2009 and the CWB will be commissioned in 2017.

New Development Areas in the New Territories

The 'North East New Territories New Development Areas (NDAs) Planning and Engineering Study' aims at formulating a planning and development framework for the proposed Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling NDAs to meet Hong Kong's long-term housing and socio-economic development needs. An exercise to solicit public views on the 'Recommended Outline Development Plans' for the NDAs was completed in September 2012 and the proposals will be adjusted as appropriate after examining the public comments from the planning and engineering feasibility perspectives.

The 'Hung Shui Kiu NDA Planning and Engineering Study' aims to formulate a land use framework and ascertain the feasibility of developing the Hung Shui Kiu NDA to meet housing and other land use needs of Hong Kong in the long term. The community engagement exercise on the strategic role and vision for the NDA was completed in February 2012. The public views provide useful input for 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 linking Sheung Shui and Ma On Shan are in progress and will be completed in 2013. The detailed design of another section between Tsuen Wan and Tuen Mun commenced in July 2012. Planning for the remaining phases of the network is under way.

Building Development

Private Sector

The Buildings Department continues to promote a good quality and sustainable built environment in private building developments by implementing a package of measures for controlling the amount of gross floor area concessions; requiring new buildings to undertake green building certification; promoting sustainable building designs in respect of buildings set back from abutting streets; building separation and greenery coverage; and tightening up the overall thermal transfer value of external walls and roofs in commercial buildings.

In 2012, work started on superstructures at 153 building sites, covering a gross floor area of 1.83 million square metres. A total of 606 such buildings, with a total gross floor area of 2.51 million square metres, was completed at a total cost of \$51.3 billion compared with 401 buildings, with a gross floor area of 1.65 million square metres, built at a total cost of \$24.5 billion, in 2011.

Major new construction works in progress as at the end of 2012 included the Science Park Phase 3 and the third themed area, 'Mystic Manor', in Hong Kong Disneyland's expansion, while its second themed area, 'Grizzly Gulch', was completed in 2012.

Public Sector

The Government develops and upkeeps most government buildings and public facilities, other than public housing, through the Architectural Services Department (ArchSD). Forty projects were completed by ArchSD in 2012, including the expansion of Tseung Kwan O Hospital, the Planning and Infrastructure Exhibition Gallery, the new Civil Aviation Department headquarters, the Lam Tin Complex, the North Lantau Hospital (Phase 1), and a crematorium, columbarium and garden of remembrance at Wo Hop Shek.

In 2012, ArchSD commenced construction of 20 projects, including open space, a library, cooked food stalls, offices, a magistracy, and a training school. ArchSD has also been assisting government departments to improve the universal accessibility to over 2,500 government buildings and facilities.

The Ping Shan Tin Shui Wai Leisure and Cultural Building and Kwun Tong Promenade (Stage 1) received awards from the Hong Kong Institute of Architects in 2012 in recognition of their architectural excellence. The Siu Sai Wan Complex was granted a Grand Award in the Green Building Award 2012.

Building Safety and Maintenance

Ensuring the safety of Hong Kong's aging buildings continued to be one of the Development Bureau's key areas of work in 2012. To enhance building safety, the Development Bureau, in collaboration with the Buildings Department, has implemented measures covering four major areas: legislation; enforcement; support and assistance to building owners; and publicity and public education.

The Minor Works Control System, which provides building owners with simplified statutory procedures for carrying out small-scale building works, is growing in popularity. In 2012, 66,517 minor works submissions were received as compared with 40,062 in 2011. The Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme were fully implemented in June, requiring building owners to inspect and repair their buildings and windows regularly. In July, the Buildings Legislation (Amendment) Ordinance 2012 was enacted, aiming to deter non-compliance with statutory orders or notices and enabling the Buildings Department to apply to the court for a warrant to enter individual premises for inspection and carrying out enforcement works.

The Government, the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) continued implementation of 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 assistance and technical advice to carry out repair and maintenance works on their buildings. The Government and the two organisations allotted \$3.5 billion to the programme to help repair and maintain

over 3,100 buildings and create more than 60,000 job opportunities in the building, repair and maintenance industries.

The HKHS administers, on behalf of the Government, a \$1 billion Building Maintenance Grant Scheme for Elderly Owners. Recipients may use the subsidy under the scheme to repair their premises or repay outstanding loans from the Buildings Department, the URA or the HKHS, which were made to keep their premises in proper condition. The scheme has received 14,719 applications since its inception in May 2008. Of these, 10,570 applications involving around \$264.56 million were approved.

Since April 2011, five financial assistance schemes operated by the HKHS and the URA have been consolidated into an 'Integrated Building Maintenance Assistance Scheme', which provides building owners with comprehensive financial support.

The Buildings Department continued to serve repair orders on owners and occupiers of dilapidated buildings requiring them to repair defects in their buildings. In 2012, some 811 such orders were served and repairs to 747 buildings were completed.

Action Against UBWs

The Buildings Department has also stepped up its enforcement policy on unauthorised building works (UBWs) since 2011 to remove all UBWs erected on the exterior of buildings, including those on rooftops and podiums, as well as those in backyards and lanes irrespective of their risks to public safety. Priority enforcement continues to be taken on other UBWs, including those associated with sub-divided units and those on cantilevered slab balconies, as well as large unauthorised signboards. In addition, steps were taken to combat the building of new UBWs and to foster greater public awareness of the dangers and nuisances caused by UBWs. The Buildings Department has also strengthened enforcement to progressively tackle UBWs in village houses.

During the year, 44,562 cases of UBWs were attended to; 12,292 statutory removal orders were served and 13,581 UBWs were removed. A total of 2,104 offenders were prosecuted for failure to comply with the statutory removal orders and 1,716 cases were adjudicated, resulting in 1,285 convictions and fines totalling \$4.76 million.

Urban Renewal

Urban renewal addresses the problem of urban decay and improves the living conditions in the old urban areas, while preserving buildings of historical, cultural or architectural value, and mitigates the potential social impact as far as practicable. The Development Bureau formulates policy on urban renewal and oversees the work of the URA, a statutory body established to conduct urban renewal.

The key initiatives of the Development Bureau's new Urban Renewal Strategy are now in place. The URA has implemented a new 'Flat-for-Flat' scheme offering affected owner-occupiers an option to purchase a flat in the URA's new development at the original site, or in the same

district or at other available sites. A site at the Kai Tak Development Area was handed over to the URA in July 2012 for the 'Flat-for-Flat' scheme.

Under the new strategy, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings through a new 'demand-led' scheme launched in 2011. Apart from the 'demand-led' scheme, the URA may also provide assistance to owners to help them assemble titles for joint sale of their properties for redevelopment under a new 'facilitation' scheme provided by the Urban Redevelopment Facilitating Services Company Limited since 2011.

The first advisory District Urban Renewal Forum, set up in Kowloon City in 2011 to collect public views on district urban renewal planning, commissioned a planning study, a district social impact assessment study and Stage One of a public engagement programme in 2012. The forum is now preparing a draft plan for Kowloon City, taking into account the public views received and study findings, for Stage Two public engagement. The recommended Urban Renewal Plan for Kowloon City is expected to be ready in 2013.

The \$500 million independent Urban Renewal Trust Fund was set up in 2011. New service contracts for the social service teams providing assistance and advice to residents affected by URA-redevelopment projects were issued under the Trust Fund in 2012. A new Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme to provide support to urban renewal preservation and revitalisation projects proposed by the community was also launched in 2012.

To accelerate the renewal of old industrial areas to release land for residential or commercial development, the Financial Secretary invited the URA to launch a pilot scheme to redevelop industrial buildings in his 2012-13 Budget Speech. The URA has since identified two target projects and commenced the first one in October.

As at the end of December, the URA and its partners had commenced 56 redevelopment projects, including 10 taken over from the former Land Development Corporation, and four preservation projects.

Lifts and Escalators Safety

The Lifts and Escalators Ordinance was enacted in April with most provisions coming into operation in December, strengthening the regulatory control over the operation and maintenance of lifts and escalators to ensure their safety.

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 the active engagement of stakeholders and the general public.

By the end of 2012, four projects launched under the 'Revitalising Historic Buildings Through Partnership Scheme' of the Commissioner for Heritage's Office (CHO) had commenced operation: the former North Kowloon Magistracy, Old Tai O Police Station, Lui Seng Chun and Phase I of the former Lai Chi Kok Hospital. The Government is also partnering non-profit-making organisations to revitalise selected historic buildings. For example, the Government and the Hong Kong Jockey Club are revitalising the Central Police Station Compound as a heritage, art and leisure centre, with construction expected to be completed in 2015. The Government and the Musketeers Education and Culture Charitable Foundation Limited and its partners are transforming the former Police Married Quarters on Hollywood Road into a creative industries landmark, with completion expected by the end of 2013.

In the private domain, the CHO and the Antiquities and Monuments Office (AMO) closely monitor any works or development of declared monuments and graded historic buildings and proactively engage owners of historic buildings to discuss possible preservation options. To help owners of historic buildings carry out maintenance works, the CHO approved grants for maintenance works at nine privately-owned graded historic buildings in 2012.

Restoration and repair works were carried out on a number of historic buildings, including the Yan Tun Kong Study Hall in Ping Shan, Tung Wah Museum in Yau Ma Tei and Maryknoll Convent School in Kowloon Tong. Archaeological investigations were carried out in Yuen Long, Sai Kung, Tuen Mun, Cheung Chau and Lamma Island to protect underground archaeological artefacts from damage during the building of village houses at those sites.

The Antiquities Advisory Board advises the Government on matters relating to antiquities and monuments. So far, it has confirmed the grading of 1,227¹ historic buildings to provide an objective basis for guiding future conservation efforts. In December, it supported the declaration of Bethanie in Pokfulam and the Cenotaph in Central as monuments.

Greening, Landscape and Tree Management

The Greening, Landscape and Tree Management (GLTM) Section, consisting of the Greening and Landscape Office (GLO) and the Tree Management Office (TMO), was established under the Works Branch of the 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 co-ordinates policy and departmental efforts on greening and landscape planning and design, while the TMO encourages a high quality tree management approach to tree management among tree management departments and in the community at large.

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

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

To better protect public safety, the GLTM Section's tree risk assessment arrangements for government departments were refined in 2012, and a new electronic Tree Management Information System developed in collaboration with the Efficiency Unit was launched to facilitate a more holistic approach to tree management. In collaboration with relevant departments, District Councils, schools and other interested organisations, the GLTM Section fosters a tree care culture and promotes public awareness of greening issues through community involvement and public education activities. To this end, the GLO published the 'Tree and Landscape Map' in 2012 which introduces special trees, unique landscape design and green spaces in each of the 18 districts in Hong Kong, and aims to enhance public understanding and appreciation of local greening and landscape.

Better living environment through quality greening

The GLTM Section oversees the implementation of greening measures across departments to improve the environment. In addition to developing practical guidelines for departments to achieve design excellence and co-ordinated greening effect, the 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. The GLO encourages the adoption of new greening techniques by sharing technical knowledge among practitioners and in 2012 organised a Skyrise Greenery Awards Scheme to promote further development and wider adoption of skyrise greening in Hong Kong by showcasing the best skyrise greenery projects for public appreciation.

The Government has implemented Greening Master Plans (GMPs) for various districts, defining those districts' overall greening frameworks and themes. Greening works for the urban areas, consisting of around 25,000 trees and over five million shrubs, were completed in 2011 and the New Territories GMPs are being developed.

Drainage Services

Flood Prevention Programme

To address flooding risks, the Drainage Services Department (DSD) has completed various flood protection projects and manages about 2,735 kilometres of drains and watercourses 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 \$13.5 billion.

The majority of major flood protection works in the New Territories have been completed, including about 97.5 kilometres of trained rivers, about 23.5 kilometres of storm-water drains and 27 village floodwater pumping schemes, substantially reducing the risk of flooding in the New Territories. The department has started the planning, design and construction of improvement works to about 23 kilometres of rivers and about 14 kilometres of storm-water drains in the northern New Territories. The flood prevention level in these regions will be further enhanced upon completion of these works.

Completed major flood protection works in the urban areas include the Lai Chi Kok Drainage Tunnel and the Hong Kong West Drainage Tunnel. To reduce further the flooding risk in urban areas, the department is working on the construction of the Tsuen Wan Drainage Tunnel, the Kai Tak River improvements and the Happy Valley Underground Storm-water Storage Scheme. These projects, when completed in phases from 2013 to 2018, will further reduce the risk of flooding in Tsuen Wan, Kwai Chung, Central Kowloon, Wan Chai and Happy Valley districts.

Under a preventive maintenance programme, the department continues to carry out inspection, de-silting and repair works for drainage systems. In 2012, over 2,130 kilometres of drains and watercourses were inspected and about \$125 million was spent on maintenance work.

Nullah Improvement Works

The improvement works of Fuk Man Road Nullah and Tai Hang Nullah, completed in June and September respectively, have not only eradicated the odour problem arising from the nullahs but also provided unique leisure space to the respective districts.

The DSD has commenced the detailed design of the Stage 1 Improvement Works for the Yuen Long Town Centre Nullah, scheduled for completion by the end of 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) deals 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. About \$1 billion was spent under the LPMitP in 2012 to improve slope safety. Upgrading works for 153 sub-standard government man-made slopes and mitigation works for 28 natural hillside catchments were completed, all landscaped to blend in with their surroundings. Safety screening studies were completed on 107 private man-made slopes. In 2012, the department also provided assistance and advisory services to help private slope owners better maintain their slopes.

Water Supplies

Water from Guangdong

Hong Kong has been receiving raw water from Dongjiang since 1965 and is now Hong Kong's major source of raw water. To accommodate seasonal fluctuations in the local yield, the January 2012 agreement for Dongjiang water supply maintains flexibility in the daily supply rate, securing a reliable source of supply of high quality fresh water to Hong Kong and avoiding wastage of precious water resources. About 710 million cubic meters of water was imported from Dongjiang in 2012.

Water Storage and Consumption

Full supply was maintained throughout the year. At the end of 2012, some 370 million cubic metres of water was in storage, with Hong Kong's two largest reservoirs, High Island and Plover Cove, holding a total of around 320 million cubic metres. Rainfall of around 1,900 millimetres was recorded in 2012.

The average daily supply of fresh water in 2012 was around 2.6 million cubic metres. Some 940 million cubic metres of fresh water was consumed in 2012 and around 270 million cubic metres of salt water was supplied for toilet flushing.

Total Water Management

The Government's Total Water Management strategy 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. In 2012, the Government continued the voluntary Water Efficiency Labelling Scheme on showerheads for bathing, water taps and washing machines and extended it to cover urinal equipment.

To manage water supply, the Government initiated a planning and investigation study for a desalination plant at Tseung Kwan O and continued to study a proposal to supply reclaimed water from Shek Wu Hui Sewage Treatment Works to Sheung Shui, Fanling and New Development Areas in the north-eastern part of the New Territories for toilet flushing and other non-potable uses. The Government also commissioned a consultancy study on promoting the re-use of grey water and rainwater harvesting.

Water Works

The replacement and rehabilitation programme involves some 3,000 kilometres of old water mains. The works completed so far, coupled with proactive leakage control and pressure management measures, have considerably reduced the number of burst mains from around 2,500 cases in 2000 to about 260 cases in 2012. The leakage rate has also been significantly reduced from 25 per cent in 2001 to 18 per cent in 2012. The entire works programme is scheduled to complete by the end of 2015.

The first part of the works to expand Tai Po Water Treatment Works and its ancillary water transfer facilities was completed in 2011 and the second part of the works are scheduled to

commence in early 2013. The detailed design for the re-provisioning of the South Works of the Sha Tin Water Treatment Works is progressing.

Water Accounts and Customer Relations

The number of water consumer accounts rose to approximately 2.82 million at the end of 2012. Water bills payment service through convenience stores was launched successfully in February and the Water Supplies Department also acts as an agent for collecting sewage charges and trade effluent surcharges on behalf of the Drainage Services Department.

About 1.11 million households now benefit under the voluntary Quality Water Recognition Scheme for Buildings, encouraging proper maintenance of internal plumbing systems.

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's training centres provide training and trade testing services for the construction industry.

Up to the end of 2012, 7,031 applications for registration in the Voluntary Subcontractor Registration Scheme had been received and 6,594 had been approved.

Construction Workers Registration

To improve the CIC's operational efficiency and the construction workers registration system, legislation was enacted in June (coming into operation on 1 January 2013) to amalgamate the CIC and the Construction Workers Registration Authority. The CIC will become a single statutory body for the construction industry, undertaking both training and registration of construction workers. As at October, there were about 300,000 registered construction workers.

Construction Manpower Development

The Finance Committee of the Legislative Council approved funding totalling \$320 million in May 2010 and April 2012 for the CIC to enhance the skills and competitiveness of the construction workforce through training and trade testing, and to attract through promotion and public education more new blood to join the construction industry. The measures have been successful in increasing the number of new trainees, with most being young people.

Promotion of Professional Services

The Development Bureau continued discussions in 2012 with stakeholders of the Hong Kong construction industry and the Ministry of Housing and Urban-Rural Development on the tenth phase of the Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA). Under Supplement IX to CEPA signed between the Mainland and Hong Kong in June, the Mainland will allow Hong Kong professionals, who have obtained Mainland qualifications as supervision engineers, or through examination obtained the qualifications of registered architect, registered structural engineer, registered civil engineer (harbour and waterway),

registered public facility engineer, registered chemical engineer or registered electrical engineer, to register as practitioners and have their registration status recognised as enterprise qualifications for setting up enterprises within Guangdong Province. In addition, the two sides will continue with the mutual recognition of professional qualifications between the Mainland real estate appraisers and Hong Kong general practice surveyors, and between the Mainland cost engineers and Hong Kong quantity surveyors.

Website

Development Bureau: www.devb.gov.hk