

Infrastructure Development and Heritage Conservation

The government continues to promote economic and community development through investment in infrastructure, 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.

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. Harbourfront enhancement projects such as Kai Tak Runway Park Phase 1, Kwun Tong Promenade Stage 2 and Tai Kok Tsui Advance Promenade are expected to be completed in 2014. The government is also putting sites at the new Central harbourfront into interim use (including a site for an observation wheel and ancillary entertainment facilities, an event site, open space and a pet garden) for public enjoyment and to enhance the harbourfront's vibrancy pending permanent development. In October, the Development Bureau and the Harbourfront Commission jointly launched Phase I Public Engagement Exercise to gauge the public's views on 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.

Energising Kowloon East

The Energising Kowloon East Office (EKEO) under the Development Bureau continues 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.

Version 3.0 of the Conceptual Master Plan for Kowloon East was published in June. Up to the end of 2013, more than 205 briefings, seminars, workshops, forums, exhibitions and visits with more than 6,630 participants were held to gauge public views and 66 organisations and delegations from 21 countries/cities visited the EKEO. Work is ongoing on various fronts, including public engagement and branding activities, improvement of the environment (including conversion of unused vacant government sites underneath Kwun Tong Bypass and a face-lift for Tsun Yip Street Playground), implementation of short-term traffic improvement measures, studies on improving Kowloon Bay Business Area's pedestrian environment and on Kowloon East's industrial culture, launching of the Kai Tak Fantasy international idea competition 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, 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 2013, 26 statutory plans were amended and 12 new Outline Zoning Plans and three new Development Permission Area Plans were published.

Any person may submit to the TPB his or her views on draft statutory plans. In 2013, the TPB examined 23,441 such submissions, 26 statutory plans were submitted to the Chief Executive in Council for approval, and the TPB considered 24 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 the TPB's permission. In 2013, the TPB considered 707 applications for planning permission, 594 applications for amendments to the approved schemes, and also reviewed its decisions on 77 applications.

Applicants aggrieved by the TPB's decisions may lodge appeals with the independent Town Planning Appeal Board. In 2013, the Appeal Board heard six cases, of which two were allowed, two were dismissed, one was abandoned by the appellant during hearing and one is awaiting decision. The TPB also promulgates guidelines for statutory planning. At the end of 2013, there were 32 sets of guidelines.

Planning Enforcement

The Town Planning Ordinance 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 2013, 393 new UD, including unauthorised open storage, workshops, vehicle parks and land/pond fillings, were discovered and 3,292 warning letters or reminders (involving 628 cases), 1,730 enforcement notices (involving 305 cases), 445 reinstatement notices (involving 85 cases) and 1,746 compliance notices (involving 324 cases) were issued. A total of 119 defendants in 45 cases were convicted. The enforcement and prosecution actions resulted in the discontinuation of 185 UD on 31 hectares of land. Another 49 UD occupying 13 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 through 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 help in planning cross-boundary infrastructure and formulating development strategies.

The 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 proposals

for a strategic planning framework to enhance the quality of life in the Bay Area will complete in 2014.

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 2012 to identify Tung Chung's development potential and opportunities. Development proposals for the Tung Chung New Town extension will be formulated taking into account nearby major infrastructure projects, environmental and conservation considerations, and the public's views. More than 3,000 public comments were received in the second stage of public engagement which ended in July 2013, and the public's views will be taken into account in the preparation of the Outline Development Plan. The next round of public engagement is expected to commence in 2014.

Planning and Engineering Study for Tuen Mun Areas 40 and 46 and the Adjoining Areas - Feasibility Study

The Planning Department and the Civil Engineering and Development Department jointly commissioned this study in May. The study will examine the areas' development potential, opportunities and future land use, with a view to recommending appropriate land uses and development parameters to optimise the use of the area's land resources. The first of the study's two stages of community engagement is expected to commence in 2014.

Future Use of Quarry Sites

Studies to examine the future land use of some existing and previous quarry sites commenced in 2011 and 2012, with a view to meeting housing and other development needs. The planning studies on Anderson Road and Cha Kwo Ling quarry sites will be completed in 2014. The second stage of community engagement of the Planning and Engineering Study for Ex-Lamma Quarry Area, Sok Kwu Wan is expected to commence in March 2014.

Planning and Engineering Study for Housing Sites in Yuen Long South

The Planning Department and the Civil Engineering and Development Department launched the Planning and Engineering Study for Housing Sites in Yuen Long South in 2012 to examine the development potential of the area's brownfield sites for housing developments and other uses, together with provision of infrastructure and community facilities. A community engagement exercise on the development constraints and opportunities, guiding principles and aspirations was completed in June 2013 and the public's views will be taken into account in the preparation of development options.

Environmental and Area Improvement

A Planning Department consultancy study completed in March produced a comprehensive set of standardised and reasonably representative site wind availability data as inputs to both qualitative and quantitative Air Ventilation Assessments for planning and development projects in Hong Kong.

The Planning Department also commenced the Planning and Design Study for the Redevelopment of Queensway Plaza in Admiralty in November. The study aims to investigate the feasibility of redeveloping Queensway Plaza for commercial use (including Grade A office and retail use) and to propose improvement to the existing public areas and pedestrian environment nearby.

Hong Kong Planning Standards and Guidelines

The Hong Kong Planning Standards and Guidelines provide the criteria for determining the scale, location and site requirements of various land uses and facilities applicable to planning studies, town plans and development control. They are 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 utility services and internal transport facilities were revised.

Land Sale Arrangement

The government's policy objective is to maintain the healthy and steady development of the property market. The government abolished the Application Mechanism in 2013-14 and fully resumed the lead in selling government sites. The government includes in the Land Sale Programme sites that it anticipates can be made available for sale in the year, and announces in advance on a quarterly basis the land sale programmes, providing transparency and certainty for the market. Since the announcement of the 2013-14 Land Sale Programme in February, the government has been selling land in a proactive manner. Between April and December 2013, the government put up for sale 24 residential sites, which were capable of providing about 8,250 flats. To ensure the quantity of flat supply, the government specified the minimum number of flats to be built at 14 sites on which at least 6,990 flats would be built.

Land Supply

To meet Hong Kong's growing housing and other development needs, the government adopts a multi-pronged strategy to increase land supply in the short, medium and long term, through the continued and systematic implementation of a series of measures, including the optimal use of developed land as far as practicable and the creation of new land for development.

Ten initiatives put forward in the 2013 Policy Address will increase the supply of housing land in the short to medium term. They include reviewing various land use zonings to identify suitable sites for conversion to residential use, converting land to housing or other uses that meet more pressing community needs where the land's original intended use is no longer required, and increasing the development density of residential sites as far as allowable in planning terms.

Creating new land is an important source of land in the long term. The government is determined to develop new land extensively and build up a land reserve so future demand can be met in a timely manner. The government is therefore taking forward a number of long-term land supply projects, including the North East New Territories New Development Areas (NDAs), Hung Shui Kiu NDA, development of Lantau Island (including the Tung Chung New Town Extension), review of deserted agricultural land in North District and Yuen Long, developing the New Territories North, reclamation on an appropriate scale outside Victoria Harbour, and rock cavern and underground space development. These long-term land supply projects will meet future population growth, provide land resources for economic development and improve people's living space and environment.

Reclamation on an appropriate scale outside Victoria Harbour and rock cavern and underground space development are viable options for increasing land supply and building up a land reserve. From March to June, the public's views were sought on five proposed near-shore reclamation sites, three pilot rock cavern developments, as well as a strategic study of potential artificial islands. The Civil Engineering and Development Department (CEDD) and Drainage Services Department (DSD) are carrying out preparatory work on the relevant studies. In addition, the DSD has also substantially completed a feasibility study on the relocation of the Sha Tin sewage treatment works to caverns to free the original 28 hectare site for housing and other uses.

Separately, the CEDD is conducting a study on the long-term strategy for rock cavern development in Hong Kong, and has also commenced a territory-wide study to identify potential areas for more underground space development to create usable space and enhance connectivity in the urban areas.

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 40,375 square metres of private land, comprising about 6,849 square metres of building land and 33,526 square metres of agricultural land, were acquired in 2013. Compensation amounting to \$2,604.2 million was paid.

The Lands Department was also involved in the resumption of land for urban renewal projects. In 2013, compensation totalling \$354 million was paid to owners of 51 resumed properties affected by 11 urban renewal projects. Compensation amounting to \$18 million was paid for a number of railway projects, including the Hong Kong section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link, the West Island Line, and the South Island Line East.

Land Disposal

Government land is usually disposed of through public auction or tender. In 2013, 27 residential sites, three commercial sites, one logistics development site, one hospital site, two hotel sites,

one site for high-tier data centre and two petrol filling stations (covering a total area of about 38.41 hectares) were sold for about \$65 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 a private landlord. Approvals, if granted, are subject to terms and conditions, which may include the payment of premiums and administrative fees. In 2013, 89 lease modification and land exchange transactions were concluded, involving an area of about 107.37 hectares of land and land premiums amounting to about \$5.81 billion.

Land Management and Lease Enforcement

The Lands Department currently manages 477 properties which have reverted to government ownership through surrender, lease expiry, re-entry, and other similar actions. During the year, 21 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 about 20,000 of them. The department inspects these slopes regularly with the help of consultants and in 2013 routine maintenance works were carried out on 6,940 slopes and stabilisation work on 180 slopes. The department's website provides information about the responsibility for maintenance of registered 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 2013, 1,011 applications to build small houses and 343 applications to rebuild 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 about 384,520 in the New Territories. Under the current policy, these structures are tolerated until they cease to exist or are to be cleared for development, environmental improvement or safety reasons. During the year, 259 illegal structures and extensions were demolished by the Squatter Control Unit.

The Lands Department's Tree Unit 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 un-leased and unallocated government land not taken up by other departments. The unit handled 3,650 cases concerning trees and landscape issues on private and government land in 2013.

In 2013, the department handled 10,713 cases of unlawful occupation of government land, of which 7,358 cases required site clearance, and 969 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 2013, 27 applications were approved. Of them, 20 applications related to residential developments, involving a total of 10,884 residential units. The office also approves Deeds of Mutual Covenant. In 2013, 26 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 2013, the SMO and the Cartography and Cadastre Bureau of the Macao Special Administrative Region Government (SARG) signed a Memorandum of Understanding on Work Arrangement for Sharing of Satellite Positioning Reference Station Data between Hong Kong and Macao. This will enhance the data service by extending the coverage of positioning applications for the area between Hong Kong and Macao.

The SMO sells and supplies 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 HK' (a mobile version of the GeoInfo Map) allows users to view digital maps or search for community facilities with their mobile devices.

The SMO's digital '3D Spatial Data' 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, building information modelling and engineering design works. In 2013, SMO launched a complete set of High Resolution Orthophoto using aerial photos taken in 1963. This new digital map identifies old ground features facilitating land boundary surveys of Old Scheduled Lots of the Demarcation Districts in the New Territories.

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 2013

Registration Services

(Distribution of Land Documents Lodged for Registration)

Nature	Number
Agreements for sale and purchase of building units	70,503
Agreements for sale and purchase of land	2,147
Assignments of building units	98,928
Assignments of land	7,223
Building mortgages/building legal charges	89
Other mortgages/legal charges	87,123
Others	204,343
Total	470,356

Search Services

(Distribution by Search Mode)

Counter Searches		Online Searches via Internet	
Number	Per cent	Number	Per cent
436,654	9%	4,420,127	91%

Hong Kong currently adopts a deeds registration system. To enhance certainty of title and simplify conveyancing procedures, the Land Titles Ordinance has been enacted but it will not come into effect until a comprehensive review is completed and the necessary amending legislation is passed. During the year, the Land Registry consulted major stakeholders on a further revised mechanism for converting existing land registered under the current system into land 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. Infrastructure investment in Hong Kong reached \$62.4 billion in 2012-13 and a sum of about \$70 billion has been earmarked for 2013-14. The government will continue to invest in infrastructure development and investment is anticipated to exceed \$70 billion per year for the next few years.

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 SARG 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 construction of connecting roads commenced in phases in April, with the BCP scheduled to open in 2018.

Development of the Lok Ma Chau Loop

The Stage 2 Public Engagement Report and the Recommended Outline Development Plan of the 'Planning and Engineering Study on Development of the Lok Ma Chau Loop', jointly undertaken by Hong Kong and Shenzhen, were published in July. The Environmental Impact Assessment (EIA) Report was approved with conditions under the EIA Ordinance in October. Work on the preparation of the statutory Outline Zoning Plan has commenced.

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 Kai Tak Cruise Terminal (KTCT) Building together with the first berth, the first phase of the District Cooling System, the public housing development and advance infrastructure) was largely completed in 2013. Construction has begun on projects in the next stage of the development, including the Trade and Industry Tower, the second berth of KTCT, school developments, and the second stage of infrastructure works at the North Apron. The Lung Tsun Stone Bridge Remnants Preservation Corridor Design Ideas Competition was launched in September with the result to be announced in early 2014.

The government proposes to connect Kai Tak Development with Kwun Tong and Kowloon Bay by an Environmentally Friendly Linkage System in the form of a monorail to help transform Kowloon East into a central business district. In October, the CEDD sought the public's views and suggestions on a detailed feasibility study for the proposed system.

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 infrastructure, including the Central-Wan Chai Bypass (CWB). The reclaimed land would also be used to develop a harbourfront promenade from Central to North Point. Construction of WDII started in 2009 to enable the commissioning of the CWB in 2017.

New Development Areas in the New Territories

The 'North East New Territories NDAs Planning and Engineering Study' formulates a planning and development framework for the proposed Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL) NDAs to meet Hong Kong's long-term housing, social and economic development needs. Taking into account the public's comments and planning and technical assessments, the revised development proposals were published in July. As

extensions to the existing Fanling/Sheung Shui New Town, the KTN and FLN NDAs will provide a total of about 60,000 new housing units to accommodate an additional population of about 173,000. The two NDAs will also provide about 37,700 new employment opportunities. The re-planning of the PC/TKL NDA will be considered under the Preliminary Feasibility Study on Developing the New Territories North, with a view to optimising the use of valuable land resources to meet the demand for housing and economic development.

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 Hong Kong's housing and other land use needs in the long term. The community engagement exercise to gauge public views on the 'Preliminary Outline Development Plan' was completed in October. According to the plan, the Hung Shui Kiu NDA will provide about 60,000 new housing units to accommodate an additional population of about 175,000, and provide about 100,000 new employment opportunities. The public views collected will be considered for the formulation of the 'Recommended Outline Development Plan' in the next stage of the study.

Cycle Track Network in the New Territories

The government is developing a comprehensive cycle track network in the New Territories in phases, from Ma On Shan in the east through Sha Tin, Tai Po, Fanling, Sheung Shui, Yuen Long and Tuen Mun to Tsuen Wan in the west. A major section of this network, from Ma On Shan to Sheung Shui, is close to completion and expected to be open for public use in 2014.

Building Development

Private Sector

In addition to continuing to promote sustainable building design in new private buildings through restrictions on gross floor area concessions, green building certification, setting buildings back from abutting streets, building separation, and greenery coverage, in 2013 the Buildings Department drafted the design and construction guidelines for improving energy efficiency in private residential buildings, to be implemented in 2014.

In 2013, work started on superstructures at 115 building sites, covering a gross floor area of 1.58 million square metres. A total of 679 such buildings, with a total gross floor area of 1.47 million square metres, were completed at a total cost of \$31.4 billion, compared with 606 buildings, with a gross floor area of 2.51 million square metres, built at a total cost of \$51.3 billion, in 2012.

Major new construction works completed in 2013 included the third themed area, 'Mystic Manor', in Hong Kong Disneyland's expansion while Science Park Phase 3 was near completion.

Public Sector

The government develops and upkeep most government buildings and public facilities (other than public housing) through the Architectural Services Department (ArchSD). Forty projects were completed by ArchSD in 2013, including the cruise terminal building and ancillary facilities for the Kai Tak Cruise Terminal Development, joint-user complex in To Kwa Wan and the fire station-cum-ambulance depots located in Aberdeen and Kowloon Bay.

In 2013, ArchSD commenced construction of 29 projects, including hospitals and clinics, schools, a sports centre, open space, a police station and the relocation works of the Court of Final Appeal. ArchSD also assisted government departments to progressively enhance accessibility to over 2,500 government buildings and facilities.

The Provision of Columbarium and Garden of Remembrance at Wo Hop Shek, the Sai Kung Tseung Kwan O Complex and the STFA Lee Kam Primary School received awards from the Hong Kong Institute of Architects in 2013 in recognition of their architectural excellence.

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 2013. 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, continues to grow in popularity. In 2013, 87,938 minor works submissions were received (as compared with 66,517 in 2012) and there have been 194,517 submissions since the scheme's implementation in December 2010. In 2013, the Buildings Department continued to administer the Mandatory Building Inspection Scheme and the Mandatory Window Inspection Scheme, requiring building owners to inspect and repair their buildings and windows regularly. The Validation Scheme for Unauthorised Signboards under the Signboard Control System commenced in September, allowing the continued use of certain unauthorised signboards after safety inspection, strengthening (if necessary) and certification by relevant building professionals and/or contractors.

The 'Operation Building Bright' programme, administered by the government, the Hong Kong Housing Society (HKHS) and the Urban Renewal Authority (URA) to create more job opportunities for the building repair and maintenance industry and to improve building safety, gives financial assistance and technical advice to owners of old and dilapidated buildings to carry out repair and maintenance works on their buildings. The government and the two organisations allotted \$3.5 billion to the programme when it was set up in 2009 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 17,932 applications since its inception in May 2008. Of these, 12,911 applications involving around \$314.25 million were approved.

The HKHS and URA's 'Integrated Building Maintenance Assistance Scheme' has been providing building owners with comprehensive financial support since 2011.

In 2013, the Buildings Department served 682 repair orders on owners and occupiers of dilapidated buildings requiring them to repair defects in their buildings and repairs to 600 buildings were completed.

Action Against UBWs

Since 2011, the Buildings Department has also stepped up its enforcement against unauthorised building works (UBWs) 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 or whether they are newly constructed. Priority enforcement continues to be taken on other UBWs, including those associated with sub-divided units, those on cantilevered slab balconies, and large unauthorised signboards. In addition, steps are taken to combat the building of new UBWs and to foster greater public awareness of the dangers and nuisances caused by UBWs. In 2013, the Buildings Department progressively strengthened enforcement action against UBWs in New Territories village houses in line with the enhanced enforcement policy implemented in 2012.

In 2013, 44,512 reports on UBWs were attended to, 12,005 statutory removal orders were served and 14,972 UBWs were removed. A total of 2,513 offenders were prosecuted for failure to comply with the statutory removal orders and 2,387 cases were adjudicated, resulting in 1,984 convictions and fines totalling \$8.84 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 Development Bureau's 2011 Urban Renewal Strategy (URS) comprises a number of initiatives, including a '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 a site at the Kai Tak Development Area earmarked for the 'Flat-for-Flat' scheme.

Under the URS, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings through a new 'demand-led' scheme. As at 31 December 2013, the URA had received some 110 applications and commenced eight redevelopment projects (including one which was ceased in November 2013 after failing to achieve the required 80 per cent owners' acceptance). Apart from the 'demand-led' scheme, the URA may also help owners assemble titles for joint sale of their properties for redevelopment under a new 'facilitation' scheme. The site of the first facilitation project was successfully sold by public auction in November 2013.

The first District Urban Renewal Forum, set up in Kowloon City in 2011 to advise the government on a district urban renewal plan for Kowloon City, endorsed the District Urban

Renewal Plan for Kowloon City in December. The plan will be submitted to the government for consideration in early 2014.

The \$500 million independent Urban Renewal Trust Fund has funded social service teams appointed to provide assistance and advice to residents affected by URA-redevelopment projects. The fund's Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme, launched in 2012, supports urban renewal preservation and revitalisation projects proposed by the community.

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. Two projects were started, but the project at Kennedy Town was ceased because all the property owners objected. The other project at Cheung Sha Wan is under way. As at the end of December, the URA and its partners had commenced 66 redevelopment projects, including 10 taken over from the former Land Development Corporation and three preservation-cum-revitalisation projects.

Lifts and Escalators Safety

To further enhance lifts and escalators safety, the government in 2013 implemented a series of measures, including strengthening inspections, and enhancing publicity to trade practitioners on their obligations under the Lifts and Escalators Ordinance. In July, the government established the Lift and Escalator Safety Advisory Committee to give advice to the Director of Electrical and Mechanical Services on the administration and enforcement of the ordinance.

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 2013, six 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, Fong Yuen Study Hall, Mei Ho House and Phase I of the former Lai Chi Kok Hospital. In December, applications were invited under Batch IV of the scheme for the adaptive re-use of four historic buildings: No 12 School Street, Old Dairy Farm Senior Staff Quarters, Lady Ho Tung Welfare Centre and King Yin Lei. The government is also partnering non-profit-making organisations to revitalise selected historic buildings, including (with the Hong Kong Jockey Club) the Central Police Station Compound and (with the Musketeers Education and Culture Charitable Foundation Limited and its partners) the former Police Married Quarters on Hollywood Road.

In the private domain, the CHO and the Antiquities and Monuments Office 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 six privately-owned graded historic buildings in 2013.

Restoration and repair works were carried out on a number of historic buildings, including the Yan Tun Kong Study Hall in Ping Shan, Tang Kwong U Ancestral Hall in Kam Yin, Tang Chung Ling Ancestral Hall in Fanling, King Law Ka Shuk in Tai Po and St. John's Cathedral in Central. Archaeological investigations were carried out in Yuen Long, Sai Kung, Tuen Mun 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 1,268¹ historic buildings to provide an objective basis for guiding future conservation efforts. In 2013, following the approval of the Chief Executive, the Béthanie in Pok Fu Lam, the Cenotaph in Central, Tat Tak Communal Hall in Ping Shan and Fat Tat Tong in Ha Wo Hang were declared as monuments in accordance with the Antiquities and Monuments Ordinance.

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 Development Bureau's Works Branch in 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 high quality tree management among relevant departments and in the community at large.

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, planting on footbridges and flyovers, tree preservation, and management of stonewall trees), 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 TMO's tree risk assessment arrangements for government departments were further refined in 2013.

The GLTM Section fosters a tree care culture and promotes public awareness of greening issues through community involvement and public education. The section's 'Be Our Greening Partner'

¹ This figure includes items on the list of the territory's 1,444 historic buildings, and new items proposed for grading.

campaign launched in 2013 aims to enlist wider public support and involvement in promoting good greening and tree management.

Better living environment through 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, the GLO also works closely with departments to identify greening opportunities, promote good landscape design and designate good 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. Greenery publications in 2013 included the 'Skyrise Greenery Awards 2012', the 'Pictorial Guide to Plant Resources for Skyrise Greenery in Hong Kong', and the 'Tree and Landscape Map' (launched with smart phone apps).

The government's Greening Master Plans (GMPs) for each district define their overall greening frameworks and themes. The GMPs' greening works for urban areas were completed in 2011 and the GMPs for the New Territories 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 2,748 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 \$12 billion.

The majority of major flood protection works in the New Territories have been completed, including about 102.5 kilometres of trained rivers, about 23.9 kilometres of stormwater drains and 27 village floodwater pumping schemes. The department has also started the planning, design and construction of improvement works to about 14.9 kilometres of rivers and about 14 kilometres of stormwater drains in the northern New Territories. The flood prevention level in these regions will be further enhanced upon completion of the works.

Completed major flood protection works in the urban areas include the Tsuen Wan Drainage Tunnel, 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 constructing the Kai Tak River improvement works and the Happy Valley Underground Stormwater Storage Scheme. These projects, when completed in phases from 2014 to 2018, will further reduce the risk of flooding in 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 2013, over 2,442 kilometres of drains and watercourses were inspected and about \$123 million was spent on maintenance work.

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, and mitigating natural terrain landslide risk. The department also issues public warnings and provides information, education and community advisory services on slope safety.

Under a long-term Landslip Prevention and Mitigation Programme, about \$1 billion was spent in 2013 to upgrade 153 sub-standard government man-made slopes and mitigate the landslide risk of 30 natural hillside catchments, all landscaped to blend in with their surroundings. In addition, safety screening studies on 102 private man-made slopes were conducted.

In June, Hong Kong and Seoul entered into a Memorandum of Understanding on the mitigation of landslide hazards, which helps strengthen co-operation between the two cities on slope safety.

Water Supplies

Water from Guangdong

Hong Kong has received raw water from Dongjiang since 1965 and this is now the city's major source of raw water. The current 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 612 million cubic meters of water was imported from Dongjiang in 2013.

Water Storage and Consumption

Full supply was maintained throughout the year. At the end of 2013, some 386 million cubic metres of water was in storage. Rainfall of around 2,847 millimetres was recorded in 2013.

The average daily supply of fresh water in 2013 was around 2.56 million cubic metres. Some 933 million cubic metres of fresh water was consumed in 2013 and around 278 million cubic metres of sea 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 active leakage control, pressure management, extending the use of sea water for toilet flushing, enhancing public education on water conservation and promoting the use of water saving devices. In 2013, the government continued the voluntary Water Efficiency Labelling Scheme on showerheads for bathing, water taps, washing machines

and urinal equipment, and engaged studies to extend its coverage. Based on the domestic water consumption survey, the government has drawn up target measures to appeal to the public to adopt proactive water conservation practices.

The government continued the feasibility study for a proposed desalination plant at Tseung Kwan O as a new source of fresh water supply. It also continued studying a proposal to supply reclaimed water to the north-eastern part of the New Territories for non-potable uses. The government has completed 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 have considerably reduced the number of mains bursts from around 2,500 cases in 2000 to about 260 cases in 2013. The leakage rate has also been significantly reduced from 25 per cent in 2001 to 17 per cent in 2013. The entire works programme is scheduled to be completed 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 commenced 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 2.85 million at the end of 2013. An average of 130,000 transactions per month used convenience stores for payment, a new payment option launched in 2012.

A voluntary Flushing Water Plumbing Quality Maintenance Recognition Scheme was launched in July to encourage proper maintenance of internal flushing plumbing systems.

Construction Industry

Construction Industry Council

The Construction Industry Council (CIC) continued its 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.

In 2013, 570 applications were received for registration in the Subcontractor Registration Scheme and 515 were approved, bringing the totals to 7,601 and 7,109 respectively since the scheme was introduced in 2003.

Construction Workers Registration

The government plans to introduce amendments to the Construction Workers Registration Ordinance to the Legislative Council in 2014. These will facilitate the prohibition of anyone from undertaking construction work of designated trades unless they have been registered for

that trade. The amendments have been formulated according to the prevailing practice of the construction industry. As at October, there were about 320,000 registered construction workers.

Construction Manpower Development

The CIC's measures to enhance the training for construction personnel and to attract more people to join the construction industry have been successful in attracting and training more new blood, with most being young people. In particular, the 'Enhanced Construction Manpower Training Scheme' (launched by the CIC and DEVB) aims to train 6,000 semi-skilled workers by the end of 2014 for trades with projected labour shortages, acute ageing or recruitment difficulties.

Promotion of Professional Services

The Development Bureau continued discussions in 2013 with the Hong Kong construction industry and the Ministry of Housing and Urban-Rural Development on liberalisation measures to allow Hong Kong professionals to provide services in the Mainland. Under Supplement X to the Mainland and Hong Kong Closer Economic Partnership Arrangement signed in August, Hong Kong architects are allowed to complete in Hong Kong the elective continuing education courses which Mainland-registered architects must complete to maintain their practice registration. Persons employed under contracts with Hong Kong service suppliers are also allowed to provide professional architectural and engineering services in the Mainland.

The Development Bureau is collaborating with the relevant Mainland authorities to extend mutual recognition of professional qualifications to more professional disciplines in the construction industry.

In September, the Development Bureau and the Authority of Qianhai Shenzhen – Hong Kong Modern Service Industry Co-operation Zone of Shenzhen signed the Qianhai and Hong Kong Co-operation Agreement to explore further liberalisation measures for Hong Kong construction industry professionals and enterprises to provide services directly in Qianhai.

Website

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