

Planning, Land and Infrastructure

To maintain Hong Kong as a world-class city, the government continues to invest in infrastructure, promote development and enrich 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 departments of Architectural Services, Buildings, Civil Engineering and Development, Drainage Services, Electrical and Mechanical Services, Lands, Planning, and Water Supplies, as well as the Land Registry which helps co-ordination and the resolution of inter-departmental issues relating to infrastructure development at an early stage. The bureau also provides policy guidance to government departments on greening, landscape and tree management and is 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

Strategic Planning

'Hong Kong 2030: Planning Vision and Strategy' provides a strategic planning framework for Hong Kong's future development up to 2030. Under the overarching goal of sustainable development, it aims to provide Hong Kong with an environment which promotes quality of life, enhance economic competitiveness and improve connectivity with the Mainland and the world. The Development Bureau and Planning Department are updating this strategic planning framework, and are reviewing future land requirement for major economic land uses as part of the update.

Town Planning Board

The Town Planning Board (TPB), established under the Town Planning Ordinance, oversees the preparation and review of statutory plans and considers planning applications. In 2014, 22 statutory plans were amended and eight new Outline Zoning Plans and four new Development Permission Area Plans were published.

Any person may submit to the TPB his or her views on draft statutory plans. In 2014, the TPB examined 115,134 such submissions, 24 statutory plans were submitted to the Chief Executive in Council for approval, and the TPB considered 73 applications for amendments to statutory plans, 1,119 applications for planning permission, 649 applications for amendments to the approved schemes, and also reviewed the decisions of its Planning Committees on 107 applications.

Applicants aggrieved by the TPB's decisions may lodge appeals with the independent Town Planning Appeal Board. In 2014, the Appeal Board heard six cases, of which four 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 2014, there were 32 sets of guidelines.

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, chapters on internal transport facilities, environment and community facilities were revised.

Cross-Boundary Planning and Development

The government maintains close liaison with Mainland authorities, particularly Guangdong and Shenzhen. 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. 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 establish a platform to facilitate exchange of information and to promote sustainable development of the area was completed in 2014.

Lantau Planning and Development

Taking account of major infrastructure projects in the area, particularly the Hong Kong-Zhuhai-Macao Bridge, and the synergy between Hong Kong and the Pearl River Delta while striking a balance between development and conservation, the Lantau Development Advisory Committee was set up in January 2014 to advise the government on the planning, conservation, economic and social development strategy for Lantau. In July, the committee formulated broad development directions mainly for housing and economic developments in north and northeast Lantau and for developing sustainable recreation and tourism in the predominant part of Lantau which has high conservation value.

Harbourfront Enhancement

The government is committed to protecting and beautifying Victoria Harbour and enhancing the harbourfront. Kai Tak Runway Park Phase 1 was opened, and the works for Kwun Tong Promenade Stage 2 and Tai Kok Tsui Advance Promenade were completed in 2014. Sites at the new Central harbourfront for an observation wheel and ancillary entertainment facilities, events, open space and a pet garden were put to interim use in 2014 for public enjoyment and to enhance the harbourfront's vibrancy. In September, the Harbourfront Commission and the Development Bureau jointly launched a three-month Phase II Public Engagement Exercise to gauge the public's views on detailed proposals for the establishment of a Harbourfront Authority.

Energising Kowloon East

The Development Bureau's Energising Kowloon East Office (EKEO) 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, do business, walk, stay and play.

Ongoing work includes enhancing connectivity, improving the environment, releasing development potential and facilitating private and public sector projects. The face-lift of Tsun Yip Street Playground sitting out area was completed this year. The EKEO will take account of ideas put forward by entrants to the 'Kai Tak Fantasy' – International Ideas Competition on Urban Planning and Design in its plans for developing this recreational site for public enjoyment. The EKEO maintains close liaison with the local community and the general public, and since its establishment in June 2012 there have been more than 300 briefings, seminars, workshops, forums, exhibitions and visits with more than 9,000 participants, and delegations from over 20 countries have visited EKEO to exchange experiences.

Land Supply

Overview

Providing land for infrastructure, facilities and development is an important part of the government's work to meet Hong Kong's development needs.

The supply of new developable land through reclamation and site formation and different types of properties has slowed down significantly over the past decade despite the continued growth in population, number of households and Gross Domestic Product.

There is a need to increase land supply to support Hong Kong's sustainable development. The government will continue to adopt 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 land supply measures in the following areas:

- (a) **increase development intensity of developable land:** mainly by increasing the development intensity of individual housing sites by up to 20 per cent where planning terms permit, and lifting development restrictions on specific areas where it is considered justified and acceptable to do so;
- (b) **change of use of existing land and convert reserved sites:** mainly by conducting land use reviews of existing land (eg government sites, green belt and industrial land) to identify potential sites suitable for housing and other development needs and initiate change of their uses, and converting to housing use reserved sites with no development plan or for which the original purpose is no longer pursued;
- (c) **facilitate/expedite development/redevelopment on existing land:** mainly by expediting railway property development projects and urban renewal projects, streamlining development processes and introducing new measures such as the Pilot Scheme for Arbitration on Land Premium to facilitate private development/redevelopment;
- (d) **take forward major land development projects:** mainly by taking forward planning and engineering studies and works for comprehensive development of new development areas and new town extensions, including the conversion of 'brownfield' sites and squatter areas in the rural New Territories for high density development; and
- (e) **explore new sources of developable land/space:** mainly by conducting studies to explore new mode or source of providing developable land/space, including reclamation outside Victoria Harbour.

In the short to medium term, the most immediate and effective way to augment land supply is to make more optimal use of the developed areas in the existing urban areas and new towns, and land in the vicinity of existing infrastructure, through appropriately increasing development intensity of developable land, changing the use of existing land, converting reserved sites, and facilitating and expediting development and redevelopment on existing land, where planning terms permit.

In the medium to long term, the government is taking forward a number of long-term land supply projects, including the Kwu Tung North (KTN) and Fanling North (FLN) New Development Areas (NDAs), Hung Shui Kiu (HSK) NDA, Tung Chung New Town Extension, and reviewing deserted agricultural land in Yuen Long and North District. The government is also exploring the development of Lantau Island and New Territories North.

Housing Land Supply

The government announced the Long Term Housing Strategy in December, and adopted 480,000 units as the total housing supply target for the coming 10 years (ie 2015-16 to 2024-25), with public housing accounting for 60 per cent of the new production. There is, however, no easy and painless option to increase and expedite housing land supply, particularly in the short run. The community as a whole has to make hard choices and accept trade-offs to realise the goal for the good of Hong Kong.

Public housing land supply comes from new government housing sites and redevelopment of existing public housing estates. Private housing land supply comes from various sources, including government sites for private residential development disposed of through the Land Sale Programme, railway property development projects, urban renewal projects and private development or redevelopment projects. The government aims to provide adequate land for public housing and a steady and sustained land supply for private housing development.

Increasing Development Intensity

The government announced in the 2014 Policy Address that, except for the north of Hong Kong Island and Kowloon Peninsula, the maximum domestic plot ratios allowable for housing sites in the Main Urban Areas and New Towns would be raised generally by about 20 per cent where planning terms permit (ie taking into account relevant planning considerations such as the traffic and infrastructure capacity in the area; the neighbourhood's existing character and development intensity; and the potential environmental, visual and air ventilation impacts).

Land Use Reviews

The Planning Department has reviewed various land uses in the territory, including reviews of vacant government land, which identified some 150 potential housing sites, most of which may be made available for housing development in the five years from 2014-15 to 2018-19 to provide over 210,000 flats (over 70 per cent for public housing units), subject to timely amendments to their respective statutory plans. The government is consulting the District Councils, informing them of potential housing sites requiring plan amendments.

Commercial Land Supply

Supply of commercial space and land is essential to sustaining Hong Kong's continued economic growth. Government action to increase the supply of commercial/business sites includes reviewing industrial land, converting suitable government office buildings and government, institutional or community sites in core business districts for commercial use, providing commercial space at the new Central Harbourfront upon completion of relevant works projects and continuing with the industrial building revitalisation measures until 31 March 2016. In January 2014, the Planning Department commenced a planning and design

study to investigate the feasibility of redeveloping Queensway Plaza in Admiralty for commercial use (including Grade A office and retail use).

Kowloon East has the potential to supply about five million square metres of commercial/office floor area in addition to its existing supply of about two million square metres. To release potential commercial/office space, the government is rationalising and relocating existing government facilities in two areas of Kowloon East with a potential to supply 500,000 square metres of commercial/office floor space. In 2013-14, two government sites in Kowloon East were sold, providing about 113,000 square metres of commercial/office floor space.

Land Disposal

The government's policy objective is to increase land supply to cater for the community's housing and socio-economic development needs. 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 quarterly Land Sale Programmes in advance, providing transparency and certainty for the market. The 2014-15 Land Sale Programme was announced in February 2014.

Government land is usually disposed of under the Land Sale Programme through public auction or tender for private residential, commercial and other developments. In 2014, 28 residential sites, one residential and commercial/hotel site, one commercial site, one commercial/office site, one commercial/office/hotel site, one hotel site, one marine fuelling station and four petrol filling stations (covering a total area of about 36.89 hectares) were sold for about \$51.69 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 2014, 125 lease modification and land exchange transactions were concluded, involving an area of about 50.94 hectares of land and land premiums amounting to about \$7.37 billion.

Reclamation Outside Victoria Harbour

The government plans to carry out technical studies on reclamation outside Victoria Harbour. The Civil Engineering and Development Department (CEDD) has substantially completed an environmental impact assessment on the total environmental effects of proposed reclamation projects in the western Hong Kong waters. Preparatory work is also in hand for a major strategic study on the feasibility of constructing one or more artificial islands in the central waters between Hong Kong Island and Lantau for development of an 'East Lantau Metropolis'.

Cavern Development

The Drainage Services Department has completed a feasibility study and has now started a more detailed investigation and design study on the relocation of the Sha Tin sewage

treatment works to caverns to release the original 28-hectare site for residential development and other uses. The government has also commenced feasibility studies on the relocation of three other service reservoirs or sewage treatment works to caverns to free another six hectares of land.

The CEDD is conducting a consultancy study on the long-term strategy for rock cavern development in Hong Kong to prepare Cavern Master Plans and formulate guidelines for future cavern development projects.

Underground Space Development

The CEDD is undertaking a territory-wide study to identify potential areas for underground space development to make available more usable space and to enhance connectivity in the urban areas and new towns. The CEDD will start a pilot study on underground space development soon in four selected strategic urban areas (Causeway Bay, Happy Valley, Admiralty/Wan Chai and Tsim Sha Tsui West) to formulate an underground master plan for each of these areas and identify priority projects.

Major Planning Studies and Development Projects

North East New Territories New Development Areas

The 'North East New Territories NDAs Planning and Engineering Study', completed in 2014, formulates a feasible land use framework for the proposed NDAs to meet Hong Kong's long-term housing, social and economic development needs. The Kwu Tung North and Fanling North NDAs will provide a total of about 60,000 new housing units, of which 60 per cent will be Public Rental Housing and Home Ownership Scheme units, to accommodate an additional population of about 173,000. The two NDAs will also provide about 37,700 new employment opportunities. Detailed design of the NDAs' advance works and first stage works commenced in November 2014. The major construction works are anticipated to commence in 2018 for the first population intake in 2023.

Tung Chung New Town Extension

The Planning Department and the CEDD jointly commissioned the Tung Chung New Town Extension Study in 2012 to meet housing, social, economic, environmental and local needs. About 48,000 flats are proposed in the extension areas and the study's Stage 3 Public Engagement was completed in October 2014. The first population intake is expected in 2023. A commercial hub is proposed in Tung Chung East, providing a gross floor area of about 850,000 square metres for office, retail and hotel use. About 40,000 jobs will be created. The study is expected to be completed by 2015.

Future Use of Quarry Sites

Planning studies on the future land use of Anderson Road and Cha Kwo Ling quarry sites were completed in 2014, as well as the second stage of community engagement on the Planning and Engineering Study for Ex-Lamma Quarry Area in Sok Kwu Wan .

Hung Shui Kiu New Development Area

The 'Hung Shui Kiu NDA Planning and Engineering Study' aims to formulate a feasible land use framework for development to meet Hong Kong's housing and other land use needs. It is anticipated that the 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 government is now formulating a 'Recommended Outline Development Plan' (RODP) for further consultation with the public.

Housing Sites in Yuen Long South

The planning and engineering study of housing sites in Yuen Long South aims to examine the development potential of the area for housing developments and other uses, together with provision of infrastructure and community facilities. The community engagement exercise on the 'Preliminary Outline Development Plan' (PODP) was completed in July 2014. The PODP envisages that Yuen Long South will provide about 26,100 new housing units to accommodate an additional population of about 78,000, and provide about 10,900 new employment opportunities.

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 was completed and opened for public use in March 2014.

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 works and construction of connecting roads commenced in phases in 2013 and the project is targeted for completion in 2018.

Lok Ma Chau Loop

The Lok Ma Chau (LMC) Loop's 87 hectares will be developed with higher education as the leading use, complemented by high-tech research and development and cultural and creative industries. The 'Planning and Engineering Study on Development of the LMC Loop', jointly undertaken by Hong Kong and Shenzhen, was completed in 2013. The statutory Outline Zoning Plan for the LMC Loop is being prepared.

Kai Tak Development

The Kai Tak Development (KTD) is a large-scale and highly complex development 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 substantially 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. A design competition for Kai Tak River was launched in 2014 with the result to be announced in early 2015.

To tie in with the redevelopment of Kowloon East, the government is reviewing the planning of KTD, and exploring the feasibility of increasing the development intensity to gain extra floor space for residential and commercial use.

The government also proposes to construct a green transport system to connect Kai Tak Development with Kwun Tong and Kowloon Bay. In February, the CEDD completed a two-stage public consultation 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 will also be used to develop a harbourfront promenade from Central to North Point. WDII construction started in 2009, with commissioning of the CWB anticipated in 2017.

Tuen Mun Areas 40 and 46 and the Adjoining Areas

The Planning Department and the CEDD jointly commissioned a planning and engineering study in May 2013 to examine the areas' development potential and opportunities to recommend appropriate future land uses and development parameters to optimise the use of land resources. A preliminary feasibility study is being conducted to examine the possible relocation of Public Cargo Working Area to the seafront of Tuen Mun Area 40. Subject to the findings of the preliminary feasibility study, initial land use options will be formulated and promulgated for public consultation. The first of the study's two stages of community engagement is expected to commence in 2015.

New Territories North

The Planning Department and the CEDD jointly commissioned a preliminary feasibility study on developing the New Territories North in January 2014 to examine its development potential, the strategic infrastructure provisions required, and the scope for developing a new town of a scale similar to that of Fanling/Sheung Shui New Town.

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 Urban Renewal Authority (URA), a statutory body established to undertake urban renewal.

Under the 2011 Urban Renewal Strategy, the URA may respond to a joint approach from building owners to initiate redevelopment of their buildings through a new 'demand-led' scheme. As at 31 December 2014, the URA had received 110 applications and commenced 10 redevelopment projects (including two which were ended after failing to achieve the required 80 per cent owners' acceptance). After reviewing the scheme, in December 2014 the URA announced its revised application requirements and scoring criteria. Apart from the 'demand-led' scheme, the URA may also help owners assemble titles for joint sale of their properties for redevelopment under a 'facilitation' scheme. In December 2014, the 'facilitation' scheme was extended to cover commercial buildings and industrial buildings within non-industrial zones.

The Kowloon City District Urban Renewal Forum submitted an Urban Renewal Plan of Kowloon City to the government in January 2014 is being considered.

The \$500 million independent Urban Renewal Trust Fund provides funding support to 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, has approved seven projects proposed by the community.

Building Development

Private Sector

In 2014, work started on superstructures at 124 building sites, covering a gross floor area of 1.22 million square metres. A total of 468 such buildings, with a total gross floor area of 1.91 million square metres, were completed at a total cost of \$43 billion, compared with 679 buildings, with a gross floor area of 1.47 million square metres, built at a total cost of \$31.4 billion, in 2013.

Major new construction works completed in 2014 included Science Park Phase 3.

Public Sector

The government develops and upkeeps most government buildings and public facilities (other than public housing) through the Architectural Services Department (ArchSD). ArchSD completed 35 projects in 2014, including the District Open Space, Sports Centre cum Library in Tseung Kwan O and parks and open space projects in the Kai Tak Development Area, Kowloon City and Tin Shui Wai.

In 2014, ArchSD commenced construction of 10 projects, including hospital redevelopment and environmental hygiene facilities. ArchSD also completed the enhancement of accessibility to over 2,500 government buildings and facilities.

Government projects won a number of local and international awards, including the Design for Asia Awards, the Design for Well-being Award, the Green Building Award, and the Urban Land Institute Global Awards for Excellence. The Reprovisioning of Wo Hop Shek Crematorium also received an award from the Hong Kong Institute of Architects in 2014 in recognition of its architectural excellence.

Built Heritage Conservation

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 2014, six projects launched under the 'Revitalising Historic Buildings Through Partnership Scheme' of the Commissioner for Heritage's Office (CHO) of the Development Bureau had commenced operation, works in progress on three other projects were expected to be completed in 2015, and pre-works preparation for a further three projects were in progress and renovation works are expected to commence by late 2015. The results of the applications for 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) are expected to be announced in the second quarter of 2015. The government has also partnered with 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. The revitalisation project of the former Police Married Quarters, which was transformed into 'PMQ', a creative industries landmark, was commissioned in April.

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 13 privately-owned graded historic buildings in 2014.

Restoration and repair works were carried out on a number of historic buildings, including the Morrison Building in Tuen Mun and Fan Sin Temple in Tai Po. Archaeological investigations were carried out in Sai Kung, Tai Po, Tuen Mun, Cheung Chau and Lamma Island. Archaeological features including ancient wells and stone building remnants dated to the Song-Yuan period were discovered at the works site for To Kwa Wan Station on the Shatin to Central Link. The majority of these unearthed features will be preserved in situ for future public display.

The Antiquities Advisory Board advises the government on matters relating to antiquities and monuments. So far, it has confirmed the grading of 1,304¹ historic buildings to provide an

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

objective basis for guiding future conservation efforts. In 2014, following the approval of the Chief Executive, Lin Fa Temple in Tai Hang, Hau Wong Temple in Kowloon City and Hung Shing Temple in Ap Lei Chau were declared as monuments in accordance with the Antiquities and Monuments Ordinance.

Development Framework

Planning Control and 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 2014, 376 new UD, including unauthorised open storage, workshops, vehicle parks and land/pond fillings, were discovered and 2,871 warning letters or reminders (involving 554 cases), 1,637 enforcement notices (involving 294 cases), 412 reinstatement notices (involving 80 cases) and 1,806 compliance notices (involving 319 cases) were issued. A total of 62 defendants in 32 cases were convicted. The enforcement and prosecution actions resulted in the discontinuation of 286 UD on 54 hectares of land. Another 48 UD occupying 15 hectares of land were regularised through the planning application system.

Land Management and Lease Enforcement

The Lands Department currently manages 409 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 eight 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 2014 routine maintenance and improvement works were carried out on 6,963 and 190 slopes respectively. 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 2014, 1,060 applications to build small houses and 446 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 6,720 surveyed squatter structures in the urban areas and about 383,300 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, 371 illegal

structures and extensions were demolished by the Squatter Control Unit, in addition to unauthorised structures cleared by other sections of Lands Department in the context of land control and lease enforcement.

In 2014, the department handled 10,820 cases of reported unlawful occupation of government land, of which 7,936 cases required site clearance (including clearance by the occupiers in response to the department's enforcement actions), and 1,138 cases of breaches of lease conditions.

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 4,673 cases concerning trees and landscape issues on private and government land in 2014.

Land Conveyancing

The Lands Department's Legal Advisory and Conveyancing Office provides legal advice and conveyancing services for government land transactions. These include drafting of all government land disposal and lease modification documents and checking of titles in land acquisitions. It also processes applications for sale of units under construction under the Lands Department Consent Scheme. In 2014, 36 applications were approved. Of them, 31 applications related to residential developments, involving a total of 12,836 residential units. The office also approves Deeds of Mutual Covenant. In 2014, 54 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.

Land Acquisition

Acquisition of private land for public use may be achieved through voluntary surrender, where appropriate, 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 111,774 square metres of private land, all being agricultural land, were acquired in 2014. Compensation amounting to \$682.9 million was paid.

The Lands Department was also involved in the resumption of land for urban renewal projects. In 2014, compensation totalling \$173.9 million was paid under the relevant ordinance to owners of 58 resumed properties affected by 14 urban renewal projects. Compensation amounting to about \$19 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 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 22 million documents can be retrieved electronically.

Land Registry Business Volume in 2014

Registration Services

(Distribution of Land Documents Lodged for Registration)

	Number
Nature	
Agreements for sale and purchase of building units	81,489
Agreements for sale and purchase of land	2,480
Assignments of building units	92,025
Assignments of land	6,733
Building mortgages/building legal charges	103
Other mortgages/legal charges	90,262
Others	198,925
Total	472,017

Search Services

(Distribution by Search Mode)

Counter Searches		Online Searches via Internet	
Number	Per cent	Number	Per cent
424,881	9%	4,532,586	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 conversion mechanism and options for dealing with the existing land under the current system and other related issues. The registry is considering their views and will continue with the preparatory work for the introduction of a land titles registration system.

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 2014, three new reference stations were established in Lamma Island, Sha Tau Kok and Kau Sai Chau to enhance the coverage and reliability of the data service. With the enhanced service, users can now determine position to a high level of precision within the territory.

In 2014, the SMO extended the online ordering service to cover the sale and supply of both digital and paper map products to the general public and government departments 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. It also launched 'MyMapHK', a new mobile map application which provides users with convenient 'on-the-go' access to the Lands Department's digital maps and community facilities via 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 work. In 2014, SMO launched the new i-Series digital maps which allow users to enjoy the more comprehensive datasets and the new data formats. Users may also select the seamless version covering users' defined area-of-interest so that they no longer need to combine discrete tiles of digital maps into one single file.

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 2014. To enhance building safety, the Development Bureau, in collaboration with the Buildings Department and other relevant organisations, 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 2014, 106,829 minor works submissions were received (as compared with 87,938 in 2013) and there have been 301,346 submissions since the scheme's implementation in December 2010. In 2014, 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 '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 about 3,100 buildings and create more than 60,000 job opportunities in the building repair and maintenance industry.

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 20,895 applications since its inception in May 2008. Of these, 15,677 applications involving around \$363.21 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 2014, the Buildings Department served 540 repair orders on owners of dilapidated buildings requiring defects repair and repairs to 849 buildings were completed.

In 2014, the Buildings Department stepped up its enforcement against unauthorised signboards as well as use of industrial buildings for domestic purposes. Priority enforcement was taken against new unauthorised building works (UBWs) and those creating high risks of fire or to a building's structural safety, including UBWs associated with subdivided units. Removal of UBWs erected on the exterior of buildings, including rooftops, podia and yards, has continued. The Buildings Department also progressively strengthened enforcement action against UBWs in New Territories village houses in line with the strategy implemented in 2012.

In 2014, 42,402 reports on UBWs were attended to, 11,816 statutory removal orders were served and 22,866 UBWs were removed. A total of 2,532 offenders were prosecuted for failure to comply with the statutory removal orders and 1,966 cases were adjudicated, resulting in 1,632 convictions and fines totalling \$8.718 million.

Lifts and Escalators Safety

To enhance lifts and escalators safety, the government, in consultation with the Lift and Escalator Safety Advisory Committee, implemented a series of long-term improvement measures in 2014, including strengthening inspections, updating the contractor performance rating scheme, releasing for public reference the lift maintenance prices for government and private residential buildings, and promoting modernisation of aged lifts.

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, 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 2014.

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' campaign launched in 2013 aims to enlist wider public support and involvement in promoting good greening and tree management. 'Our Favourite Old and Valuable Trees' contest was

organised in 2014 to encourage the public to care for and appreciate these valuable assets. The 'Tree Care Partner' programme of seminars and workshops for schools was launched in 2014 to raise students' interest in and awareness of tree care.

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, 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, in particular a wider application of 'skyrise greenery'.

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 priority greening works in the southeast and northwest New Territories commenced in 2014.

Infrastructure

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 \$70 billion in 2013-14. The government will continue to invest in infrastructure development and investment is anticipated to remain at about \$70 billion per year for the next few years.

Drainage Services

Flood Prevention Programme

To reduce flooding risks, the Drainage Services Department (DSD) has completed various flood prevention projects and manages about 2,765 kilometres of drains and watercourses throughout the territory. The department has also embarked on the planning, design and construction of further flood prevention works at a total cost of about \$13.4 billion.

The majority of major flood prevention works in the New Territories have been completed, including about 102.5 kilometres of trained rivers, about 25.4 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 11.6 kilometres of stormwater drains in the north and northwest New Territories to cater for local developments and to address probable effects of climate change.

The Kai Tak River Improvement Works and the Happy Valley Underground Stormwater Storage Scheme, when completed in phases from 2015 to 2018, will further reduce the risk of flooding in these areas. The department has applied to the Kai Tak River Improvement Works the concept

of revitalising water bodies to promote greening, biodiversity, beautification and water friendliness to turn the drainage facility into a green river corridor, in addition to enhancing flood prevention.

The department carries out regular inspection, de-silting and repair works for drainage systems. In 2014, about 2,483 kilometres of drains and watercourses were inspected and about \$118 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 that all the new man-made slopes meet the current safety standards, improving the safety of existing man-made slopes, and also mitigating natural terrain landslide risks. The department also issues public warnings and provides information, education and community advisory services on slope safety.

Under the long-term Landslip Prevention and Mitigation Programme, about \$1 billion was spent in 2014 to upgrade 154 sub-standard government man-made slopes and mitigate the landslide risk of 33 natural hillside catchments, all landscaped to blend in with their surroundings. In addition, safety screening studies on 110 private man-made slopes were conducted.

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 and avoiding wastage of precious water resources. About 724 million cubic meters of water was imported from Dongjiang in 2014.

Water Storage and Consumption

Full supply was maintained throughout the year. At the end of 2014, some 378 million cubic metres of water was in storage reservoirs. Rainfall of around 2,638 millimetres was recorded in 2014.

The average daily supply of fresh water in 2014 was around 2.63 million cubic metres. Some 959 million cubic metres of fresh water was consumed in 2014 and around 271 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. In 2014, the government continued to promote water conservation in both the domestic and non-domestic sectors, including launching the 'Let's Save 10L Water' campaign, installing flow controllers in selected

housing estates, schools and government buildings and extending the voluntary Water Efficiency Labelling Scheme to cover flow controllers.

The government continued the feasibility study for a proposed desalination plant at Tseung Kwan O and started the planning work for reclaimed water supply to the north-eastern part of the New Territories for non-potable uses. The government also commenced a consultancy study to review the Total Water Management strategy.

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 170 cases in 2014. The leakage rate has also been significantly reduced from 25 per cent in 2001 to 16 per cent in 2014. The entire works programme is scheduled to be completed by the end of 2015.

The works to expand Tai Po Water Treatment Works and its ancillary water transfer facilities are continuing. 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 2.88 million at the end of 2014.

A new 'WSD Mobile App' was launched in June, enabling customers to access account-related information through their smart phones. Application procedures for e-bill services were simplified in December. Apart from electronic water bills, customers can receive e-mail reminders for water bill payment before the due date and check their water consumption records online.

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 2014, 604 applications were received for registration in the Subcontractor Registration Scheme and 598 were approved, bringing the totals to 8,205 and 7,707 respectively since the scheme was introduced in 2003.

Construction Workers Registration

Amendments to the Construction Workers Registration Ordinance were approved by the Legislative Council in December. 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, and the prohibition requirement will come into effect 24 months after

the commencement of the amendment legislation in April 2015. As at December, there were about 342,000 registered construction workers.

Construction Manpower Development

The CIC continued its efforts to enhance the manpower supply by training local workers and attracting more new entrants, particularly young people, to join the construction industry. Training initiatives included the 'Enhanced Construction Manpower Training Scheme' (launched by the CIC and the Development Bureau) which had trained over 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 2014 with the Hong Kong construction industry and the Ministry of Housing and Urban-Rural Development on liberalisation measures to allow Hong Kong construction professionals to provide services in the Mainland. An agreement to achieve basic liberalisation of trade in services between the Mainland and Hong Kong in Guangdong was signed in December. Under the agreement, Hong Kong construction-related enterprises with a commercial presence in Guangdong will be treated in the same way as Mainland enterprises, subject to restrictions in limited service areas only.

The Development Bureau will continue to collaborate with the relevant Mainland authorities to promote mutual recognition of construction professional qualifications.

In April, the Development Bureau and the Ministry of Commerce signed a Memorandum of Co-operation to facilitate the engagement of Hong Kong consultants to undertake supervision work for the Mainland's foreign aid construction projects. Two projects, one in Cambodia and the other in Nepal, have been selected for pilot implementation. Two Hong Kong consultancy firms have successfully won the contracts.

Website

Development Bureau: www.devb.gov.hk