

Planning, Land and Infrastructure

To meet the needs of the community and sustain Hong Kong's position as a leading cosmopolitan city in Asia, the government continues to make timely investment in building new infrastructure and improving existing facilities. The government is also committed to enriching the city's living environment through effective land use planning, urban renewal, greening and heritage conservation.

Organisational Framework

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

The Planning and Lands Branch is responsible for policies 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, a facilitative building plan approval system, efficient registration of land, promotion and regulation of building safety and timely maintenance, and expedition of 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 the increase of land supply through reclamation outside Victoria Harbour and rock cavern development, the development of a new core business district in Kowloon East, greening and tree management, water supply, slope safety, lift and escalator 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 to co-ordinate and resolve 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 local heritage.

Planning

Strategic Planning

Strategic land use planning in Hong Kong has a long history, and the last review on territorial development strategy, entitled 'Hong Kong 2030: Planning Vision and Strategy', was completed and promulgated in 2007. The government is carrying out an exercise to update the strategy, namely 'Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030', which will seek to examine the strategies and feasible options for overall spatial planning, as well as land and infrastructure development beyond 2030, in order to plan for a liveable high-density city, embrace new economic challenges and opportunities, and create capacity for sustainable growth.

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 2015, it amended 26 statutory plans and published five new Outline Zoning Plans and one new Development Permission Area Plan.

Any person may submit views on draft statutory plans to the TPB. In 2015, the TPB examined 93,563 such submissions and filed 41 statutory plans with the Chief Executive in Council for approval. It also considered 87 applications for amendments to statutory plans, 1,187 applications for planning permission and 490 applications for amendments to the approved schemes, and reviewed the decisions of its Planning Committees on 74 applications.

Applicants aggrieved by the TPB's decisions may lodge appeals with the independent Town Planning Appeal Board. In 2015, the appeal board heard eight cases, of which four were dismissed, two were allowed, one was adjourned and one is awaiting the decision. The TPB also promulgates guidelines for statutory planning. At the end of 2015, 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. These 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 recreation, open space and greening, utility services and urban design guidelines 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 cross-boundary activities, such as travel patterns and characteristics and Hong Kong people's

experience of, and aspirations to, taking up residence on the Mainland. The findings help in planning cross-boundary infrastructure and formulating development strategies.

Lantau Island

Based on broad development directions of Lantau endorsed in July 2014, the Lantau Development Advisory Committee formulated in September 2015 initial major proposals covering spatial planning and land use, conservation, strategic traffic and transport infrastructure, recreation and tourism, and social development. Topical and strategic studies for Lantau development, as well as district improvement works, have started.

Harbourfront Enhancement

The government is committed to protecting Victoria Harbour and beautifying the harbourfront. Subject to the actual circumstances of harbourfront sites, the government is gradually constructing, through effective resources allocation, harbourfront promenades at both sides of Victoria Harbour to improve their accessibility for public enjoyment. Most recently, Kwun Tong Promenade Stage 2 was opened for public use in May 2015. During the year, an Urban Design Study for the Wan Chai North and North Point Harbourfront Areas was launched, while the Stage 1 Public Engagement Exercise of the study was conducted between June and August to gather public views on the urban design framework. Separately, the Civil Engineering and Development Department (CEDD) continued its study to establish the technical feasibility of a boardwalk under the Island Eastern Corridor. The Harbourfront Commission completed a Phase II Public Engagement Exercise on the proposed establishment of a Harbourfront Authority and will submit a report to the government setting out its recommended way forward.

Kowloon East

The 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.

Ongoing work includes enhancing connectivity, improving the environment, releasing development potential and facilitating private and public-sector projects. The EKEO is also carrying out feasibility studies and taking forward recommendations to improve the pedestrian and traffic environment and to release development potential. A study will begin in February 2016 to examine the feasibility of developing Kowloon East as a Smart City pilot area. The EKEO maintains close liaison with the local community and the public. Since its establishment in June 2012, it has taken part in more than 380 briefings, seminars, workshops, forums, exhibitions and visits with more than 10,000 participants, and hosted delegations from over 20 countries to exchange experiences.

Land Supply

Providing land for infrastructure, facilities and development is an important part of the government's work to meet 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 land supply measures in the following areas:

- **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;
- **change use of existing land and convert reserved sites:** mainly by conducting land use reviews of existing land, such as government sites and green belt, to identify potential sites suitable for housing, economic and other development needs, and to initiate change of their uses, and by converting reserved sites with no development plan or for which the original purpose is no longer pursued for other suitable uses where planning terms permit;
- **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;
- **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
- **explore new sources of developable land/space:** mainly by conducting studies to explore new modes or sources 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 developed areas in urban areas and new towns, and land in the vicinity of existing infrastructure, through appropriately increasing the development intensity of developable land, changing land use, 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 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 development of former quarry sites, and reviewing brownfield sites and deserted agricultural land in the New Territories. The government is also exploring the development of Lantau and New Territories

North, as well as reclamation outside the harbour, cavern and underground space developments.

Housing Land Supply

The government announced the Long Term Housing Strategy in December 2014, and subsequently updated the total housing supply target for the 10 years between 2016-17 and 2025-26 to 460,000 units, 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 the disposal of government sites for private residential development 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.

Land Use Reviews

Under reviews of land uses in the territory, including vacant government land, the Planning Department 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 more than 210,000 flats, of which over 70 per cent can be public housing, subject to timely amendments to their respective statutory plans. The government will continue to consult District Councils and stakeholders on the potential housing sites that require plan amendments. As at end-2015, the government has submitted statutory plan amendment proposals for 63 of the sites to the Town Planning Board, estimating to produce about 74,000 flats, comprising 42,000 public housing units and 32,000 private residential flats. The statutory planning procedures for 46 of these sites have been completed, involving about 41,000 units.

Commercial Land Supply

Supply of commercial space and land is essential to sustaining Hong Kong's continued economic growth. The government's measures to increase the supply of commercial/business sites include converting suitable government properties and government, institution or community sites in core business districts for commercial use, providing commercial space at the new Central Harbourfront upon completion of works projects and continuing with industrial-building revitalisation measures until 31 March 2016.

In 2015, the Planning Department initiated rezoning of the Murray Road Multi-Storey Carpark Building and Queensway Plaza in Admiralty for commercial/office uses. The department began another planning and design study in March to examine the development potential of government sites at Sai Yee Street and Mong Kok East Station for a comprehensive development including housing, commercial/office/hotel projects, open space and/or government, institution or community facilities.

Kowloon East has the potential to supply about 5 million square metres of commercial/office floor space in addition to its existing supply of about 2 million sq m. In 2014-15, two government sites in Kowloon East were sold, providing about 128,000 sq m of commercial/office floor space.

On a separate front, the government is studying how to optimally utilise land at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge for commercial and other economic uses. Subject to technical feasibility and financial viability assessments, a total gross floor area of up to 500,000 sq m for development will be available.

Land Disposal

The government's policy objective is to provide a steady, sustained land supply to cater for housing and socio-economic development needs. 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 to provide transparency and certainty for the market. The 2015-16 Land Sale Programme was announced in February 2015. In June, the government fine-tuned the arrangements by introducing the practice of adding sites for sale in the course of a quarter, with a view to responding more flexibly and swiftly to changing market conditions.

Government land is usually disposed of through public land sale for private residential, commercial and other developments. In 2015, 17 residential sites, five commercial/business sites, one industrial site and two petrol stations, covering a total area of about 20.92 hectares, were sold for about \$44.88 billion.

For leased land, lessees (commonly known as 'private landowners') who wish to change the terms of their leases so as to, for instance, redevelop based on the prevailing town plan may apply to the Lands Department for a lease modification or land exchange. Such applications are considered by the department as a private landlord. Approvals, if granted, are subject to terms and conditions that may include the payment of premiums and administrative fees. In 2015, 121 lease modification and land exchange transactions were concluded, involving an area of about 288.19 hectares and land premiums amounting to about \$5.88 billion. A Pilot Scheme for Arbitration on Land Premium, launched in October 2014 for two years, aims to facilitate agreement on the land premiums payable for lease modifications and land exchange transactions.

Reclamation Outside Victoria Harbour

During the year, the CEDD began technical studies on reclamation at Ma Liu Shui, Siu Ho Wan and Lung Kwu Tan. The government also intends to carry out a planning and engineering study on Sunny Bay reclamation and strategic studies on the feasibility of constructing artificial islands in the central waters between Hong Kong Island and Lantau for the development of an East Lantau Metropolis.

Cavern Development

In 2015, the Drainage Services Department started a 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 and other uses. The government also launched feasibility studies on the relocation of three other service reservoirs or sewage treatment works to caverns.

The CEDD is continuing with a consultancy study on the long-term strategy for cavern development, with the aim of formulating a territory-wide Cavern Master Plan and new initiatives to facilitate cavern development.

Underground Space Development

The CEDD is continuing with a territory-wide study to identify the constraints for urban underground space development. The department began a pilot study in Causeway Bay, Happy Valley, Admiralty/Wan Chai and Tsim Sha Tsui West in 2015 to formulate master plans for underground development in these areas and identify priority projects.

Major Planning Studies and Development Projects

Kwu Tung North and Fanling North New Development Areas

The KTN and FLN Outline Zoning Plans were approved in June 2015. These plans provide a land use framework for the NDAs to meet Hong Kong's long-term housing, social and economic development needs. The KTN and FLN NDAs will provide about 60,000 new flats altogether, 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 areas will also produce about 37,700 new job opportunities. Development works are being implemented in phases for full completion by 2031. The Advance Works and First Stage Works are the first phase, involving site formation and associated engineering infrastructure for about 16,000 flats to accommodate the first intake of about 46,500 residents by 2023, and to support subsequent NDA development. Detailed design and site investigation for this first phase began in November 2014 and major construction works are anticipated to start in 2018.

Tung Chung New Town Extension

Following the end of a Tung Chung New Town Extension Study, the government proposed building about 49,400 flats and a commercial hub with gross floor area of about 877,000 sq m for office, retail and hotel use along with the creation of about 40,000 jobs to meet housing, social, economic, environmental and local needs in the area. The Planning Department and the CEDD submitted an environmental impact assessment report in October 2015 and are preparing to gazette the statutory plans and reclamation works. Subject to funding approval, detailed design and site investigation would start around mid-2016. The construction works are anticipated to begin in 2017 for the first population intake in end-2023 at the earliest.

Quarry Sites

Outline zoning plans for the Anderson Road and Cha Kwo Ling quarry sites were amended in 2014 and 2015 to take forward land use proposals recommended under planning studies completed for the two areas. It is envisaged that these sites will provide about 9,400 and 2,200 new flats to accommodate additional populations of about 25,000 and 6,000 respectively. At Anderson Road, design of the site formation and infrastructure works started in 2014 and construction is anticipated to begin in 2016 for the first population intake in 2022-23.

For the Ex-Lamma Quarry Area in Sok Kwu Wan, the government is exploring how to implement developments proposed under an ongoing planning and engineering study and will review the Recommended Outline Development Plan (RODP), taking into account the public's views and aspirations collected during the community engagement. The study is expected to be completed in 2016.

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 housing and other needs. According to the RODP prepared under the study, the NDA will provide more than 60,000 new flats to accommodate an additional population of about 173,000, and will produce about 150,000 new job opportunities. Between June and September 2015, a Stage 3 Community Engagement exercise was conducted to seek comments from the public on the RODP. The government is refining the recommended development proposals, taking into account the public's comments.

Yuen Long South

A planning and engineering study of housing sites in Yuen Long South aims to examine the area's development potential for housing and other uses, together with the provision of infrastructure and community facilities. The government is formulating a draft RODP to seek more views from the public following the completion of a public consultation on a Preliminary Outline Development Plan in mid-2014.

Cycle Track Network in New Territories

The government is developing a comprehensive cycle track network in the New Territories in phases, from Ma On Shan in the east to Tuen Mun and Tsuen Wan in the west. So far, it has opened a continuous 30km cycle track network from Ma On Shan to Sheung Shui to the public. Works for the Tuen Mun-Yuen Long section are progressing satisfactorily, while the Yuen Long-Sheung Shui section is scheduled to start construction in mid-2016.

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 of the two places for long-term economic growth and further regional co-operation. It is also one of the major projects involving co-operation between Guangdong and Hong Kong under the 12th National Five-Year Plan.

The BCP will be the first Hong Kong and Shenzhen land-based boundary crossing facility allowing direct access by passengers and vehicles. It features a pedestrian subway linked to the adjacent area, a public car park, and pick-up/drop-off areas for private cars at a passenger terminal building. Construction started in phases in 2013 and is targeted for completion in 2018.

Lok Ma Chau Loop

Covering an area of 87 hectares, the Lok Ma Chau (LMC) Loop will be developed with higher education as the leading use, complemented by high-tech research and development and cultural and creative industries. A statutory draft Outline Zoning Plan for the LMC Loop is under preparation following the start of a detailed design of land decontamination and advance engineering works in June 2014.

Kai Tak

The Kai Tak Development (KTD) is an ongoing large-scale and highly complex urban development project of about 320 hectares, covering the former airport site and the adjoining land. Since 2013, initial infrastructure packages, including the Kai Tak Cruise Terminal Building, two public housing estates, the Trade and Industry Tower, Kwun Tong Promenade, Runway Park Phase 1, and early stages of infrastructure works and the District Cooling System (DCS) have been commissioned. Major public works that are now under construction or about to start include the Hong Kong Children's Hospital, further stages of infrastructure works and DCS, and the section of the Shatin to Central Link within the KTD.

To explore the opportunity of suitably increasing office and housing supply in the KTD, the Civil Engineering and Development Department completed a technical study on minor relaxations of restrictions on building heights and plot ratios at 21 development sites. Planning applications for the changes received Town Planning Board approval in April 2015.

The department also launched a detailed feasibility study for an Environmentally Friendly Linkage System in Kowloon East in October 2015 to evaluate and formulate the most suitable green public transport mode(s) for the system, which aims to enhance connectivity and support the transformation of Kowloon East into a new core business district.

Wan Chai

The Wan Chai Development Phase II 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. The reclaimed land will also be used to develop a harbourfront promenade from Central to North Point. Construction, which started in 2009, is expected to be completed in 2017 for the commissioning of the bypass.

Tuen Mun

The Planning Department and the CEDD are continuing with a planning and engineering study to examine the development potential of Tuen Mun areas 40 and 46 and the adjoining areas, exploring suitable land uses and development parameters to optimise the use of land resources. They completed a two-month Stage 1 Community Engagement exercise on the proposed land use in November 2015. The comments received would be taken into account in formulating a Preliminary Outline Development Plan at the next stage of the study.

New Territories North

The Planning Department and the CEDD are continuing with a 'Preliminary Feasibility Study on Developing the New Territories North' to examine the area's development potential, the

infrastructure provisions required and the scope for developing a new town. The findings will provide input to the consideration of long-term spatial development in the Hong Kong context.

Hong Kong Boundary Crossing Facilities (HKBCF) Island of Hong Kong-Zhuhai-Macao Bridge

The Planning Department and the CEDD jointly commissioned a planning, engineering and architectural study in January 2015 to explore the optimum utilisation of land at the HKBCF Island for aboveground and underground commercial development and other economic uses. The study will recommend an overall development concept and formulate suitable development parameters. Having completed the first stage of public engagement, the government is formulating more detailed proposals for further consultation with the public.

Urban Renewal

Urban renewal addresses the problem of urban decay and improves living conditions in 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 demand-led scheme. As at 31 December 2015, the URA had commenced and implemented nine such redevelopment projects. 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. As at 31 December 2015, one application was successfully auctioned for joint sale under the facilitation scheme.

The government is considering measures to facilitate the implementation of proposals made in an Urban Renewal Plan for Kowloon City, which the Kowloon City District Urban Renewal Forum submitted in January 2014.

The \$500 million independent Urban Renewal Trust Fund endowed by the URA provides funding support to social service teams rendering assistance to residents affected by URA redevelopment projects. The fund's Urban Renewal Heritage Preservation and District Revitalisation Funding Scheme, launched in 2012, had approved seven projects proposed by the community.

Industrial Land

The Planning Department completed the 2014 Area Assessments of Industrial Land in the Territory in August 2015. The purpose was to obtain an updated overview and conduct a trend analysis of privately owned industrial buildings in traditional industrial areas in terms of their usage by key industries, and to consider future planning of industrial land with the objective of meeting changing needs and optimising the use of land resources. Based on the assessment findings and observations, it was considered that there was a continued genuine need for industrial floorspace to conduct a wide range of economic activities and hence the 'Industrial' zone should be retained in different parts of the territory to achieve a better balance in the distribution of population and employment. As such, the 2014 Area Assessments

recommended adopting a cautious approach by retaining the existing zoning of most industrial areas.

Building Development

Private Sector

In 2015, work started on superstructures at 147 building sites, covering a gross floor area of 2.51 million sq m. Altogether 623 such buildings, with a total gross floor area of 1.90 million sq m, were completed at a total cost of \$50 billion, compared with 468 buildings, with a gross floor area of 1.91 million sq m, built at a total cost of \$43 billion in 2014.

Public Sector

The government develops and upkeeps most government buildings and public facilities, other than public housing, through the Architectural Services Department. The department completed 33 projects in 2015, including relocation of the Court of Final Appeal, swimming pool complexes, schools, community green stations, government offices, an ambulance depot, a fire services training school and an open space project.

During the year, the department started construction of 20 projects, including buildings and associated facilities at boundary control points, schools, staff quarters and a joint-user complex with an indoor recreation centre, a community hall and other facilities providing public services. The department took into account the views and suggestions of stakeholders in continuously improving barrier-free features at government facilities.

Government projects won a number of local and international awards in 2015. The PMQ creative industries landmark received awards from the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Planners and the Royal Institute of Chartered Surveyors (HK) in recognition of its excellence by different professional disciplines.

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 public.

By the end of 2015, eight projects launched under the Revitalising Historic Buildings Through Partnership Scheme of the Commissioner for Heritage's Office (CHO) of the Development Bureau had started operation. Works in progress on four other projects were expected to be completed in 2016 and 2017, and pre-works preparation for a further three projects was in progress and renovation works were expected to be completed by 2019. The government also partnered with non-profit-making organisations to revitalise selected historic buildings, including the Central Police Station Compound with the Hong Kong Jockey Club, and the former Police Married Quarters on Hollywood Road with the Musketeers Education and Culture

Charitable Foundation Limited and its partners, with the latter transformed into PMQ, a creative industries landmark.

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 preservation options. To help such owners carry out maintenance works, the CHO approved grants for maintenance works at five privately owned graded historic buildings in 2015.

Restoration and repair works were carried out on a number of historic buildings, including the Former Kowloon British School in Tsim Sha Tsui and Tin Hau Temple in Causeway Bay. Archaeological investigations were conducted in Sai Kung, 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 MTR station along the Shatin to Central Link. Most of these unearthed features would 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 gradings of 1,309¹ historic buildings to provide an objective basis for guiding conservation efforts. In 2015, following the approval of the Chief Executive, Signal Tower in Tsim Sha Tsui, the Race Course Fire Memorial at So Kon Po and the facade of the Old Mental Hospital in Sai Ying Pun were declared as monuments in accordance with the Antiquities and Monuments Ordinance.

Development Framework

Planning Control and Enforcement

The Planning Authority has enforcement powers under the Town Planning Ordinance to tackle unauthorised developments (UDs) in Development Permission Areas. It 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 2015, the Planning Authority discovered 430 new UD, including unauthorised open storage, workshops, vehicle parks and land/pond fillings, and issued 3,340 warning letters or reminders involving 613 cases, 1,903 enforcement notices involving 319 cases, 480 reinstatement notices involving 97 cases and 1,513 compliance notices involving 273 cases. A total of 106 defendants in 43 cases were convicted. The enforcement and prosecution actions resulted in the discontinuation of 252 UD on 44 hectares of land. Another 48 UD occupying 8 hectares of land were regularised through the planning application system.

¹ This figure comprises items on the list of 1,444 historic buildings and new items proposed for grading.

Land Management and Lease Enforcement

The Lands Department manages 427 properties which have reverted to government ownership through surrender, lease expiry, re-entry and other similar actions. During the year, the department took over 28 properties for management and disposed of 10 properties.

The department keeps a register of man-made slopes and is responsible for the maintenance and safety of about 20,000 of them. It inspects these slopes regularly with the help of consultants and in 2015 oversaw routine maintenance and improvement works on 7,034 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 2015, it approved 989 applications to build small houses and 461 applications to rebuild old village houses. The department processes rent exemption requisitions for indigenous villagers' rural properties in accordance with exemption criteria listed in the Government Rent (Assessment and Collection) Ordinance.

The department carries out squatter control work. There are about 6,710 surveyed squatter structures in urban areas and about 382,300 in the New Territories. Under 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, 212 illegal structures and extensions were demolished by the Squatter Control Unit, in addition to unauthorised structures cleared by other sections of the department in the context of land control and lease enforcement.

In 2015, the department handled 10,485 cases of reported unlawful occupation of government land, of which 7,131 cases required site clearance, including clearance by the occupiers in response to the department's enforcement actions, and 1,508 were cases of breaches of lease conditions.

The 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 conditions of trees on unleased and unallocated government land not taken up by other departments. The unit handled 4,422 cases concerning trees and landscape issues on private and government land in 2015.

Land Conveyancing

The Lands Department's Legal Advisory and Conveyancing Office provides legal advice and conveyancing services for government land transactions. These include drafting all government land disposal and lease modification documents and checking titles in land acquisitions. It also processes applications for the sale of units under construction in the Lands Department Consent Scheme. In 2015, 41 applications were approved. Of these, 32 applications related to residential developments, involving a total of 11,540 flats. The office also approves Deeds of Mutual Covenant. In 2015, 43 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 those 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 9,781 sq m of private land were acquired in 2015. Compensation amounting to \$450 million was paid.

The Lands Department was also involved in resuming land for urban renewal projects. In 2015, compensation totalling \$400.2 million was paid under the relevant ordinance to owners of 58 resumed properties affected by 18 urban renewal projects. Compensation amounting to about \$27 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 Rail and the West Island Line.

Land Registration

The Land Registry provides a comprehensive service for registering documents affecting land and keeping land records in electronic format for public search. More than three million land registers and 23 million documents can be retrieved electronically.

Land Registry Business Volume in 2015

Registration Services

(Distribution of Land Documents Lodged for Registration)

Nature	Number
Agreements for sale and purchase of building units	76,159
Agreements for sale and purchase of land	3,292
Assignments of building units	96,636
Assignments of land	6,758
Building mortgages/building legal charges	65
Other mortgages/legal charges	95,626
Others	207,977
Total	486,513

Search Services

(Distribution by Search Mode)

Counter Searches		Online Searches via Internet	
Number	Per cent	Number	Per cent
411,776	8%	4,834,585	92%

Hong Kong 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 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 awaiting their feedback while continuing with 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 to support land administration and infrastructure development, and develops maps of different themes to meet the public's needs, such as conventional topographic maps, countryside maps and guide books. It 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 and land boundary survey standards.

The Satellite Positioning Reference Station Network's data service supports positioning applications for mapping, construction works, navigation, land use planning and scientific research. In 2015, a new reference station was established at Shenzhen Bay Port to enhance the coverage and reliability of the data service. This helps users to determine positions to a high level of precision within the territory.

The SMO also operates the GeoInfo Map, a publicly accessible service which provides a convenient means of gaining access to digital maps and geospatial information provided by various departments through the internet. MyMapHK is a mobile map application which provides users with convenient on-the-go access to the department's digital maps and community facilities via their mobile devices.

In 2015, the SMO continued to launch new types of i-Series digital maps. These offer more comprehensive data sets and modernised formats. A seamless version allows users to define their areas of interest, so they can save themselves the trouble of combining discrete tiles of digital maps into one single file.

During the year, the SMO extended its map coverage to Guangdong with a Hong Kong and Guangdong Province Satellite Image Map. This is a mosaic map of 31 Landsat-8 satellite images of Guangdong and features names of prefectures, mountains, islands, major rivers and so on.

Building Safety and Maintenance

Ensuring the safety of Hong Kong's ageing building stock continued to be one of the Development Bureau's key areas of work in 2015. In this regard, the bureau joined hands with the Buildings Department and partner organisations to enhance building safety under a multi-pronged approach comprising legislation, enforcement, help and support to building owners, and publicity and public education.

Applying the principle that prevention is better than cure to building maintenance, the Mandatory Building and Window Inspection Schemes were launched in mid-2012 to tackle building decay at its root by requiring owners of target buildings to inspect and repair their buildings and windows regularly. In 2015, the department continued to follow up on buildings

selected under the schemes and support owners served with statutory notices to promptly carry out the required inspection and repair.

During the year, the department served 589 repair orders on owners over defects; 947 dilapidated buildings were repaired.

The Operation Building Bright programme is administered by the government, the Hong Kong Housing Society and the Urban Renewal Authority to create more job opportunities for the building repair and maintenance industry and to improve building safety. It gives financial help and technical advice to owners of old and dilapidated buildings to carry out repair and maintenance works. The government and the two organisations allotted \$3.5 billion to the programme when it was set up in 2009. Since then, the programme had helped repair and maintain about 3,100 buildings and created more than 60,000 job opportunities in the industry.

The Housing Society 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 to repay outstanding loans from the Buildings Department, the URA or the Housing Society that have been granted to keep their premises in proper condition. The scheme has received 24,196 applications since its inception in May 2008 and approved 18,566 of the applications, involving around \$44.1 million.

Over the years, the Housing Society and the URA have also offered building owners comprehensive financial support via their joint Mandatory Building Inspection Subsidy Scheme and Integrated Building Maintenance Assistance Scheme.

The Minor Works Control System, which provides building owners with simplified statutory procedures for carrying out small-scale works, continues to grow in popularity. In 2015, 115,832 minor works submissions were received, compared with 106,829 in 2014.

In 2015, the Buildings Department put in place various internal measures to enhance the effectiveness of its actions against unauthorised building works (UBWs). The department continued to step up enforcement against unauthorised signboards, including carrying out large-scale street operations. It took priority enforcement against new 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, podiums and yards, continued. The department also strengthened enforcement action at New Territories village houses in line with the strategy implemented in 2012.

In 2015, the department attended to 41,048 reports on UBWs, served 12,918 statutory removal orders and removed 24,362 UBWs. A total of 3,030 offenders were prosecuted for failure to comply with the statutory removal orders and 3,006 cases were adjudicated, resulting in 2,426 convictions and fines totalling \$15.49 million.

Lifts and Escalators

To enhance the safety of lifts and escalators, the government, in consultation with the Lift and Escalator Safety Advisory Committee, implemented a series of long-term improvement

measures in 2015, including strengthening inspections, releasing for public reference the lift maintenance price figures for private commercial premises, and launching a pilot Quality Lift Service Recognition Scheme to promote modernisation of aged lifts and encourage responsibility in managing and maintaining lifts better.

Greening, Landscape and Tree Management

The Greening, Landscape and Tree Management Section, established under the bureau's Works Branch in 2010, seeks to implement a holistic approach to landscaping based on enriching biodiversity and enhancing 'place ecology'.

Since 2010, the section has worked with government departments, green groups, schools and non-governmental organisations to plant about 50 million trees and shrubs. The section has been promoting the principles of 'Right Tree, Right Place' with a view to achieving a more activated place ecology. This means that trees are one of the elements of an urban setting and contribute to a holistic outlook further enriching Hong Kong's living environment.

The section has also issued technical circulars and guidelines on good practices in proper planting, tree risk assessment, management and maintenance for public safety. In 2015, it revamped the 'Guidelines on Tree Risk Assessment and Management' to enhance robustness of the risk assessment approach. It also launched a *Handbook on Tree Management* for inclusion in a Code of Practice issued under the Building Management Ordinance (Cap. 344). The handbook encourages private property owners to adopt a holistic approach in tree management.

The government's landscape policies promote liveability through delivering higher quality landscape planning and design in the upstream and more diligent landscape management downstream. This is supported by the life-cycle planning of urban forestry assets and moderation of the vegetation's life expectancy within a dense and compact city such as Hong Kong. The target is to bring noticeable enrichment in biodiversity and urban ecology, to enhance green areas and to maximise the liveability of the local environment at every opportunity.

Infrastructure

Infrastructure Investment

The government is committed to building new infrastructure and improving existing facilities to meet economic development needs and enhance the living environment. Capital works expenditure was about \$70 billion in 2014-15. The government will continue to invest in infrastructure development, with the annual expenditure expected to stay at a high level for the next few years.

Drainage Services

Flood Prevention

The Drainage Services Department manages about 2,746km of drains and watercourses. To reduce flooding risks, it completed various flood prevention projects in the past years and embarked on the planning, design and construction of further flood prevention works at a total cost of about \$12.3 billion.

Most of the major flood prevention works in the New Territories have been completed, including about 102.5km of trained rivers, about 25.4km of stormwater drains and 27 village floodwater pumping schemes. The department also started the planning, design and construction of improvement works to about 14.3km of rivers and about 14.6km of stormwater drains in the northern and northwestern New Territories to cater for local developments and to address probable effects of climate change.

Phase 1 of Happy Valley Underground Stormwater Storage Scheme was commissioned in March 2015, substantially raising the flood prevention capacity of Happy Valley and Wan Chai. Phase 2 of the scheme and the Kai Tak River Improvement Works, when completed in phases by 2018, will further reduce the risk of flooding in the relevant areas. The department has applied to the Kai Tak River Improvement Works a 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 2015, it inspected about 2,253km of drains and watercourses and spent about \$160 million on maintenance work.

Slope Safety

The Civil Engineering and Development Department's comprehensive slope safety system has brought about a substantial improvement in slope safety by improving standards and technology, ensuring all new man-made slopes meet the current safety standards, improving the safety of existing man-made slopes, and mitigating natural terrain landslide risks. The department also issues landslip warnings and provides information, education and community advisory services on slope safety.

Under a long-term Landslip Prevention and Mitigation Programme, the department spent about \$1.2 billion in 2015 to upgrade 155 substandard government man-made slopes and to mitigate the landslide risk of 33 natural hillside catchments, all landscaped to blend in with their surroundings. It also conducted safety screening studies on 102 private man-made slopes.

Water Supplies

Water from Guangdong

Hong Kong has received raw water from the 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 766 million cubic metres of Dongjiang water was imported in 2015.

Water Storage and Consumption

Full supply was maintained throughout the year, during which the territory recorded rainfall of about 1,875 millimetres. Storage reservoirs held some 401 million cubic metres of water at the end of 2015.

The average daily supply of fresh water in 2015 was about 2.66 million cubic metres. Some 973 million cubic metres of fresh water was consumed and around 272 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, multisectoral and sustainable manner. In 2015, the government continued to promote water conservation, including launching an integrated education programme on water conservation for primary schools and installing flow controllers in public housing estates, schools and government buildings.

The government started a consultancy study on the investigation review, design and construction of the first stage of a proposed desalination plant in Tseung Kwan O. It also began the design of infrastructure works for reclaimed water supply to the northeastern New Territories for non-potable uses. A consultancy study of reviewing the Total Water Management strategy continued.

Water Works

A replacement and rehabilitation programme, which involves some 3,000km of aged water mains, has considerably reduced the number of mains bursts from around 2,500 cases in 2000 to about 145 in 2015. The leakage rate has also been significantly lowered from 25 per cent in 2001 to 15 per cent in 2015. The entire works programme was substantially completed at the end of 2015.

Works to expand Tai Po Water Treatment Works and its ancillary water transfer facilities are continuing. Advance work for the in situ reprovisioning of the South Works of the Sha Tin Water Treatment Works started in October 2015, with targeted overall project completion in early 2023.

Water Accounts and Customer Relations

The number of water consumer accounts rose to about 2.9 million at the end of 2015.

The Water Supplies Department is among the first batch of government bodies providing a Electronic Bill Presentment and Payment Service, which is a one-stop platform launched by the Hong Kong Monetary Authority for users to receive, manage and schedule payments for electronic bills through internet banking accounts. The service began in September.

Construction Industry

Construction Industry Council

The Construction Industry Council continued implementing initiatives to raise standards in the industry, including construction site safety, subcontracting, environment and technology, procurement, and manpower training and development. The council's training centres provide training and trade testing services for the industry.

In 2015, the council received 649 applications for the Subcontractor Registration Scheme and approved 610, bringing the totals to 8,854 and 8,316 respectively since the scheme was introduced in 2003.

Construction Workers Registration

As at December, the council had about 369,000 registered construction workers. A new requirement to classify 'designated workers for designated skills' under the Construction Workers Registration Ordinance will come into effect in April 2017. This seeks to raise the status of construction workers by statutorily recognising their skill levels through registration in designated trades. To ensure smooth implementation of the requirement, the council is conducting an extensive publicity campaign and deploying outreach teams to help eligible workers apply for registration at their workplaces.

Construction Manpower Development

The council continued its efforts to enhance manpower supply by training local workers and attracting new entrants, particularly young people, to join the industry. Training initiatives included an Enhanced Construction Manpower Training Scheme carried out by the council and Development Bureau. This had trained more than 8,700 semi-skilled workers by the end of 2015 for trades with projected labour shortages, acute ageing or recruitment difficulties. In 2015, the council rolled out two pilot schemes to further raise the skill levels of the labour force. One was dedicated to training ethnic minorities who had received registered general worker status to become semi-skilled workers, while the other was to train semi-skilled workers to become skilled workers.

Promotion of Professional Services

The Development Bureau continued discussions in 2015 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 on the Mainland. Following the signing of the CEPA Agreement on Trade in Services in November, Hong Kong professionals who have obtained the Mainland's construction-related qualifications, including urban planners and supervision engineers, are allowed to register and practise in Guangdong, Guangxi and Fujian.

In April 2014, 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, in Nepal and Cambodia, were awarded to two Hong Kong consultancy firms in 2015 for pilot implementation. The two projects began in April and July respectively.

Website

Development Bureau: www.devb.gov.hk