

MESSAGE

The commitment to develop Hong Kong into one of the world's great international cities and a leading city in Asia presents opportunities and challenges on two broad fronts. We need to plan for new development to meet the needs of our growing population and their aspirations for a better environment and improved standards of living. We also need to examine how best to arrest and reverse the urban decay that is a blight on some of our older urban areas and to address the problems arising from poor maintenance in many of our older private buildings.



Through our study on “Hong Kong 2030 : Planning Vision and Strategy”, we will develop a long-term land use, transport and environmental strategy to guide our future development in a broader regional context and provide a range of development options. In planning and designing our next generation of new towns, we will apply the principles of sustainable development. The new towns will be built along existing and planned railway lines, while new trunk roads along the periphery will divert traffic away from residential areas. Within the new towns, we will take measures to reduce the impact of road traffic and encourage the use of environmentally friendly modes of transportation, such as electric and LPG vehicles to provide feeder service to and from the railway stations. We will also provide extensive networks of travellers, pedestrian corridors and cycle paths to promote a “car-free” environment.

To tackle the problems in older urban areas, the Urban Renewal Authority will be set up early next year to speed up the revitalisation of our older urban areas, taking account of the need for preservation of heritage. Our task force on building safety and maintenance has produced for public consultation comprehensive proposals for eradicating the structural and fire safety hazards caused by the proliferation of unauthorised building works and for promoting timely maintenance of buildings.

Realising our common vision for Hong Kong as one of the great international cities will require the Government, the private sector and the community to operate in partnership to achieve the ambitious plans and initiatives set out in this booklet. I welcome your comments and suggestions.

A handwritten signature in black ink, reading "Gordon Siu". The signature is fluid and cursive, with the first letter of "Gordon" being a large, stylized capital "G".

(Gordon K. C. Siu)
Secretary for Planning and Lands

Developing Hong Kong

Policy Objective and Key Result Areas

DEVELOPING HONG KONG

Our Policy Objective is to design and develop Hong Kong into an advanced international city through effective land use planning; adequate land supply; quality building and maintenance standards; and timely urban renewal.

Overall Targets

Our targets this year in pursuing this Policy Objective are –

- to ensure that our land use planning meets the long-term development needs of Hong Kong
- to ensure an adequate supply of land
- to ensure that buildings in Hong Kong are safe
- to prevent buildings from premature ageing
- to expedite urban renewal

Progress

In 1999, we had five targets at the Policy Objective level.

Our first target was to ensure that the concept of sustainable development is incorporated in the plans for developing Hong Kong. In the past year, we completed the “Sustainable Development for the 21st Century” Study. As an important step in taking forward the Study’s recommendations, the Government will set up a Sustainable Development Unit. In future, all major policy proposals will be required to take account of sustainability considerations.

Our second target was to set and attain planning standards and guidelines. During the year, we completed the revision of standards of residential densities, arts venues, overhead transmission lines, magistracies, sensitive community facilities, rural refuse collection points and general

revisions to incorporate integrated landuse-transport planning principles. We also started a review of the standard for petrol/liquefied petroleum gas stations. As an on-going process, we will continue to review planning standards and guidelines to keep up with the changing needs of the community.

Our third target was to ensure an adequate supply of land. In February this year, we announced a five-year Land Sale and Development Programme for 2000-2001 to 2004-2005. The market has responded positively to the land sale arrangements.

Our fourth target was to ensure that buildings in Hong Kong are safe. To better protect public safety, additional resources have been allocated to the Buildings Department to step up enforcement action against unauthorised building works and illegal rooftop structures, as well as to remove dangerous signboards overhanging major pedestrian and traffic thoroughfares. We have also embarked on a review of the adequacy and relevance of the provisions in the Buildings Ordinance, with a view to overhauling the statutory standards and requirements on buildings for better design and built quality.

Our fifth target was to prevent buildings from premature ageing. In February 2000, we set up a task force to formulate a comprehensive strategy on building safety and timely maintenance. A package of proposals is ready for public consultation.

We also achieved the following progress in our four Key Result Areas¹ (KRAs).

1 Land use planning

In the past year, we made good progress in the on-going territorial and strategic studies including the “Hong Kong 2030 : Vision and Development Strategy” (retitled as “Hong Kong 2030 : Planning Vision and Strategy”), the Stage II Study on Metroplan Review and

¹ In past years, we reported progress under three Key Result Areas: Assess development needs; Develop and review policies, legislation, standards, plans and programmes to meet development needs; and Implement and monitor development programmes and enforce legislation and standards. This year, we have restructured the Key Result Areas to bring our policy responsibilities more sharply into focus and to improve the presentation.

the related Kowloon Density Study Review, and studies on South-East New Territories and South-West New Territories Development Strategy Review. In all our planning studies, we conducted extensive public consultation through a series of consultation meetings, public forums, briefings and site visits to solicit views of the general public and other relevant stakeholders.

2 Land supply

In February 2000, we announced the Land Sale Programme for 2000-2001 and the Land Development Programme for 2001-2002 to 2004-2005, setting out the amount of land available for housing (441 hectares) and non-housing development (137.5 hectares) over the five-year period. To facilitate the property sector's planning for property developments, the Land Sale Programme provides details of each site to be put up for sale by auction or tender, including the timetable for land sales. The Land Sale Programme also provides an Application List of sites available for sale by application, which facilitates the balancing of land supply and demand.

We are reviewing our New Territories Small House Policy with a view to enhancing the optimum use of scarce land resources. We will consult the public on the way forward.

To maintain an effective land administration system in Hong Kong and to facilitate property conveyancing, we are working on legislation to reconstitute missing or illegible leases and confer on them legal status as the original land documents. The legislation would enable land owners to have proper proof of land title and information about the terms of their land leases, which would facilitate property conveyancing and lease enforcement against illegal land use. We are also working on legislation to provide for centralised registration of land transactions, provide for new services and increase the efficiency of land registration.

3 Building safety and maintenance

During the year, the Buildings Department has stepped up enforcement actions against unauthorised building works, and encouraged building owners to join the Building Safety Inspection Scheme and the associated loan scheme to carry out rectification and maintenance works. The Buildings Department has set up a Working Group on Built Quality, which has recommended improvement

measures for site supervision and foundation works, including 100 per cent testing of large diameter bored piles. We have also strengthened the geotechnical design and controls on building developments and introduced mandatory provision of material recovery facilities in new buildings and provision of access facilities in new buildings for use by telecommunication and broadcasting services in the context of the recent Buildings (Amendment) Ordinance 2000.

4 Urban renewal

We have formulated a 20-year urban renewal programme, consisting of 200 urban redevelopment projects in nine urban renewal target areas and 25 uncompleted projects of the Land Development Corporation (LDC). An Urban Renewal Authority Bill was passed by the Legislative Council on 27 June 2000. The new Ordinance provides for the establishment of an Urban Renewal Authority (URA) to replace the LDC and sets out procedures for planning and land resumption which relate to projects of the URA.

One of the main purposes of the URA is to improve the built environment of Hong Kong and the layout of built-up areas by replacing old and run-down areas with new developments which are properly planned and provided with adequate infrastructure and community facilities. The URA will also promote the proper maintenance of individual buildings as regards their structural stability, integrity of external finishes and fire safety, and the improvement of the physical appearance and conditions of the environs of these buildings. Another important statutory purpose of the URA is to preserve buildings, structures and sites of historical, cultural or architectural interest within the urban renewal target areas and project areas.

Progress on each previously announced initiative under the above KRAs is set out in the “Detailed Progress” section of this report.

Looking Forward

To achieve our overall targets this year, we will undertake the following initiatives and targets under each of the KRAs for the coming year.

Land use planning is the process of formulating development plans to achieve the optimum use of land, with the aim of making Hong Kong a better place to work and live. Due to the scarcity of land, pressures from economic growth, and the dense and growing population, it is vitally important that our land use planning is efficient but at the same time balances the social, economic and environmental needs of Hong Kong.

We adopt a three-tier structure in our land use planning, namely long-term territorial development strategies; medium-term sub-regional development strategies and studies targeted at specific districts or sectors. At the territorial level, we are making good progress on the important study entitled “Hong Kong 2030 : Planning Vision and Strategy” which will produce a long-term planning framework for developing Hong Kong in the next 30 years. At the sub-regional level, we are pursuing in earnest a number of studies including the Stage II Study on Metroplan Review and the related Kowloon Density Study Review, and the South-East New Territories and South-West New Territories Development Strategy Reviews. At the district or sectoral level, we will shortly commence a number of studies including the Focus Study on Aberdeen Harbour and the Study on Planning for Pedestrians.

We attach great importance to public support for and satisfaction with our development plans. During the process of plan formulation, we consult widely and take full account of views and suggestions from the public, interest groups, professional bodies, affected residents, concerned District Councils and the Legislative Council.

We will assess our performance in respect of this KRA against the following indicators –

- The extent to which Government has articulated and obtained public support for a broad strategy for Hong Kong’s future development. Our target is to attain higher public satisfaction with Government’s vision of Hong Kong as a city of international prominence.

- The extent to which the planned developments meet the long-term development needs of Hong Kong. Our target is to complete by the end of 2002 the study on “Hong Kong 2030 : Planning Vision and Strategy”.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative *	Target
To recommend a new section in the Hong Kong Planning Standards and Guidelines on pedestrian planning <i>(Planning Department (Plan D))</i>	To commission a Study on Planning for Pedestrians in 2001
To develop baseline information for establishment of an indicator on existing landscape resources of Hong Kong as part of the sustainability evaluation tool <i>(Plan D)</i>	To commission a study to collect baseline information for analysis and production of a landscape character map and database of Hong Kong in mid-2001
To prepare a Recommended Harbour and Waterfront Plan as a framework to guide related commercial, recreation and leisure uses on the waterfront <i>(Plan D)</i>	To complete the Planning Study on the Harbour and its waterfront area in 2001
To review the planning standards for petrol/liquefied petroleum gas stations <i>(Plan D)</i>	To complete the review by mid-2001

* the bracketed information denotes the agency with lead responsibility for the initiative

Initiative	Target
<p>To set out the planning framework for the future development of Aberdeen Harbour including tourism and recreation</p> <p><i>(Plan D)</i></p>	<p>To complete the Focus Study on Aberdeen Harbour by end-2001</p>
<p>To conduct the “Consultancy Study on the Phase 2 of the Electronic Application System, Electronic Services Delivery, Electronic Services Hub and the Planning Information Management Centre”. The objective of the study is to assess the feasibility of setting up a system to receive and process electronic submissions under the Town Planning Ordinance</p> <p><i>(Plan D)</i></p>	<p>To complete the feasibility study in 2001</p>

We are committed to providing an adequate supply of land to meet market demand for housing and to facilitate infrastructural developments, which is essential to the long-term social and economic development of Hong Kong. Related to this, we seek to achieve the optimum use of land resources and maintain an effective land administration system in Hong Kong.

To meet the objective of providing an adequate supply of land to meet market demand, we announce around February each year a Land Sale and Development Programme (LSDP) comprising –

- (a) a Land Sale Programme providing particulars of residential sites to be sold by regular auctions and tenders as well as an Application List of sites which are available for sale in the first year; and
- (b) a Land Development Programme setting out the amount of land for housing and non-housing development available in the following four financial years.

The transparency of the LSDP and the certainty of land supply help promote stability in the property market. The Application List also enables the market to determine flexibly the optimum amount and timing of additional land required. The LSDP is administered by the Lands Department.

We will assess our performance in respect of this KRA against the following indicator –

- The certainty of the supply of land to meet market demand. Our target is to announce the LSDP before the start of each financial year.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative	Target
<p>To provide a Land Sale Programme for 2001-2002 on specific sites for auction, tender or application, and a Land Development Programme for 2002-2003 to 2005-2006 setting out the amount of land available for private housing and non-housing development</p> <p><i>(Planning and Lands Bureau)</i></p>	<p>To announce the Land Sale and Development Programmes in early 2001</p>
<p>To maintain an efficient and effective land registration system to facilitate the orderly conduct of land transactions</p> <p><i>(Land Registry)</i></p>	<p>To introduce legislation in 2000-2001 to provide for centralised registration of land and the introduction of new services, and to increase the efficiency of land registration</p>
<p>To extend the network of Global Positioning System Reference Stations to the northeast and southern areas of the Hong Kong Territory for improving the efficiency of surveying and mapping</p> <p><i>(Lands Department)</i></p>	<p>To establish the Global Positioning System Reference Stations Network for operation in these areas by mid-2002</p>

Our vision is a safe and healthy built environment and an attractive city outlook worthy of a dynamic world-class city. We aim to achieve this through quality construction, timely maintenance, clearance of illegal structures, public education and community participation in a culture of good building care.

In February this year, Government set up a task force under this Bureau to formulate a comprehensive strategy for building safety and timely maintenance to cover the whole spectrum of our building stock. The task force has adopted a comprehensive and flexible approach, with different solutions for different groups of private buildings according to their age and condition. Positive and proactive support is proposed for owners to face up to their personal responsibilities for building management and maintenance.

We envisage taking forward the proposed strategy in a partnership mode and in consultation with the community. Following the consultation exercise, we will consolidate a comprehensive strategy for implementation starting from 2001.

We will assess our performance in this KRA against the following indicators and targets to be achieved within the next seven years –

- Number of problematic buildings 20 to 40 years old improved in safety, condition and outlook. Our target is 6 550 such buildings.
- Number of illegal rooftop structures on single-staircase buildings cleared. Our target is to clear all 12 000 existing illegal rooftop structures.
- Number of signboards regulated or controlled. Our target is all 220 000 existing signboards.
- The extent of public recognition of the liability from unauthorised building works and the benefits of timely maintenance. Our target is to enhance public recognition on this aspect through various means such as consultation, public education and community participation.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative	Target
<p>To promote timely maintenance of buildings to prevent premature ageing</p> <p><i>(Planning and Lands Bureau (PLB)/ Buildings Department (BD))</i></p>	<ul style="list-style-type: none"> ● To complete a consultation exercise in early 2001 on the proposed strategy for building safety and timely maintenance ● To review the effectiveness of the pilot scheme in 2001 on the Building Department’s (BD’s) “co-ordinated maintenance of buildings scheme” in the light of experience before considering whether it is necessary to introduce mandatory periodic inspection and maintenance
<p>To help owners with financial difficulty to undertake maintenance and repairs</p> <p><i>(PLB/BD/ Fire Services Department/ Civil Engineering Department)</i></p>	<ul style="list-style-type: none"> ● To merge the Building Safety Improvement Loan Fund and the Fire Safety Improvement Loan Fund to form a single loan fund in 2001 ● To broaden the terms of reference for more comprehensive support to owners

Initiative	Target
<p>To enhance the role of Building Management Resource Centres, with advice from voluntary expert bodies, to act as regional one-stop shops for referral of complaints and to complement District Offices' efforts for owners and owners' corporations</p> <p><i>(BD/Home Affairs Bureau (HAB)/ Home Affairs Department (HAD))</i></p>	<p>In collaboration with the Home Affairs Bureau (HAB) and the Home Affairs Department (HAD), to put arrangements into effect in 2001</p>
<p>To issue a layman's manual on how to maintain buildings for quality homes</p> <p><i>(BD)</i></p>	<p>To issue the manual in 2001</p>
<p>To promote community awareness of owners' responsibilities for good management and timely maintenance, compliance with the law and risks from unsafe building works</p> <p><i>(BD/HAB/HAD)</i></p>	<ul style="list-style-type: none"> ● To enhance and sustain public education programmes and publicity campaigns via the media, schools and other relevant bodies from 2001 ● To strengthen the co-ordination between BD and HAD on building safety and management by establishing in 2001 District Building Management Liaison Teams in HAD and Building Co-ordination Teams in BD ● In collaboration with HAB/HAD, to involve District Councils in measures to promote building maintenance and improve our city environment, such as removing abandoned signboards, in 2001

Initiative	Target
<p>To undertake a comprehensive review to modernise the Buildings Ordinance</p> <p><i>(BD)</i></p>	<p>To complete the first stage of the review by 2001</p>
<p>To introduce statutory registration of minor works contractors for building repairs, removal of unauthorised building works (UBWs), and erection of signboards</p> <p><i>(BD)</i></p>	<p>To introduce legislation to define “minor works” and create a new category of registered contractors for such works by 2002</p>
<p>To improve the framework for the management and maintenance of new buildings</p> <p><i>(Lands Department)</i></p>	<p>To add new lease conditions and revise the guidelines for deeds of mutual covenant in 2001, with focus on owners’ responsibilities for building management and maintenance</p>
<p>To step up enforcement action against UBWs</p> <p><i>(BD)</i></p>	<p>To clear high-risk UBWs mainly on external walls, and some on roofs and podiums, in backlanes and yards, targeting an additional 400 buildings in 2001, over and above the current clearance programme targeting 500 buildings</p>
<p>To speed up action on removal of risks posed by illegal rooftop structures</p> <p><i>(BD)</i></p>	<p>To clear illegal rooftop structures from an additional 300 single-staircase buildings in 2001, over and above the 400 buildings targeted in the current programme</p>
<p>To establish a control system for signboards</p> <p><i>(BD)</i></p>	<p>To introduce legislation for a self-financing statutory registration system in 2002</p>

Initiative	Target
<p>To computerise and maintain up-to-date information on buildings <i>(Planning Department)</i></p>	<p>To set up a central database for monitoring, co-ordinating and updating information for use by relevant authorities by early 2003</p>
<p>To computerise building plans of private buildings for ready retrieval <i>(BD)</i></p>	<p>To review the pilot scheme for the conversion of plans into electronic images in 2001</p>
<p>To conduct a consultancy study on water seepage to find better ways to detect and remedy seepage <i>(BD)</i></p>	<p>To complete the consultancy study in 2001</p>
<p>To ensure 9 000 lifts over 20 years old are safe and properly maintained <i>(Electrical and Mechanical Services Department)</i></p>	<p>To develop a monitoring programme in 2001</p>

Urban renewal is the regeneration, re-planning and restructuring of older urban areas by way of redevelopment, rehabilitation and conservation. To arrest the problem of urban decay and to improve the living conditions of the residents in old dilapidated areas, we have adopted a proactive and people-oriented approach to urban renewal. An Urban Renewal Authority (URA) will be set up to implement a 20-year urban renewal programme, consisting of 200 urban redevelopment projects in nine urban renewal target areas and 25 uncompleted projects of the Land Development Corporation. Our approach to urban renewal will be guided by three underlying principles, namely, property owners should be offered fair and reasonable compensation; affected tenants should be provided with proper rehousing; and the community at large should benefit from urban renewal.

The Government and the URA will work closely together to achieve our policy objectives on urban renewal. An Urban Renewal Strategy, providing policy guidelines for the urban renewal programme, will be formulated and reviewed from time to time. We will consult the public before finalising the Urban Renewal Strategy. Affected owners and tenants, as well as the general public, will be given an opportunity to object to individual urban renewal projects. This procedure will ensure that our urban renewal programme genuinely addresses the needs of the community and that the interests of those affected are adequately protected.

We will assess our performance in respect of this KRA against the following indicators and targets to be achieved over the next 20 years –

- Number of urban renewal projects undertaken. Our target is to complete around 200 urban renewal projects.
- Number of dilapidated buildings redeveloped. Our target is to redevelop some 1 400 dilapidated buildings.
- Number of buildings, structures and sites of historical, cultural or architectural significance preserved within the urban renewal target areas and project areas. Our target is to preserve at least 27 identified buildings of historical, cultural or architectural interest.

- Number of affected tenants rehoused. Our target is to rehouse some 16 000 households affected by URA's 200 redevelopment projects.
- Additional open space and Government/Institution/Community (GIC) facilities provided as a result of the urban renewal projects. Our target is to provide around 50 000m² of open space and about 70 000m² of floor space for use as GIC facilities.
- Improvements brought about to the environment and infrastructure. Our target is to improve the environment of over 50 hectares of land in old urban areas.

We will pursue the following initiatives and targets to deliver results in this area –

Initiative	Target
To review the ex-gratia allowances for owners and tenants of properties affected by land resumption <i>(Planning and Lands Bureau (PLB))</i>	To complete the review in late 2000 and to submit recommendations to the Finance Committee of the Legislative Council for approval
To set up an Urban Renewal Authority (URA) to implement the urban renewal programme <i>(PLB)</i>	To set up the URA in 2001
To consult the public on the Urban Renewal Strategy <i>(PLB)</i>	To launch a public consultation exercise after the Urban Renewal Authority Ordinance has come into effect in 2001
To issue guidelines on valuation of properties under resumption <i>(Lands Department)</i>	To publish the guidelines in early 2001

Developing Hong Kong

Detailed Progress

1

Land use planning

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below –

Initiative *	Target #	Present Position +
<p>To formulate a territorial land use planning framework to meet Hong Kong's future development needs in a wider regional perspective and a longer planning time horizon up to 2030</p> <p><i>(Planning Department (Plan D))</i></p>	<p>To produce the "Hong Kong 2030 - Vision and Development Strategy" in mid-2001</p> <p><i>(1999)</i></p>	<p>Funding approval for the study, now retitled as "Hong Kong 2030 : Planning Vision and Strategy", was obtained in June 2000. The submission to Finance Committee was made later than expected because of the need to take account of the recommendations in the report published by the Commission on Strategic Development in February 2000. We aim to complete the study by end-2002.</p> <p><i>(Action in Progress: Under Review)</i></p>
<p>To examine the feasibility of developing Strategic Growth Areas in North-East New Territories (NENT) and North-West New Territories (NWNT)</p> <p><i>(Plan D/ Territory Development Department (TDD))</i></p>	<p>To complete the Planning and Development Studies on NENT and NWNT by end-2000</p> <p><i>(1999)</i></p>	<p>The two studies have been substantially completed. Detailed engineering investigations and impact assessments of the proposed New Development Areas are in progress.</p> <p><i>(Action in Progress: On Schedule)</i></p>

* the bracketed information denotes the agency with lead responsibility for the initiative

the bracketed information denotes the year in which the target was set

+ the bracketed information denotes the status of the target

Initiative	Target	Present Position
<p>To set out the planning framework for tourism and recreational development of South-East New Territories (SENT) <i>(Plan D)</i></p>	<p>To complete the SENT Development Strategy Review by mid-2000 <i>(1999)</i></p>	<p>The review has been completed. Public consultation on the review findings will start in the last quarter of 2000. <i>(Action Completed)</i></p>
<p>To provide an updated development strategy to guide planning and development in the Metro Area up to 2016 and beyond, and to review the current density control in Kowloon <i>(Plan D)</i></p>	<p>To complete the Stage II Study on Review of Metroplan and the related Kowloon Density Study Review by end-2000 <i>(1999)</i></p>	<p>Analysis of development opportunities and constraints in the Metro Area has been completed. Proposed development options are being formulated. <i>(Action in Progress: On Schedule)</i></p>
<p>To draw up a revised scheme that would meet our needs for housing and transport infrastructure in the Kennedy Town area <i>(Plan D/TDD)</i></p>	<p>To complete the review on Green Island Development in early 2001 <i>(1999)</i></p>	<p>The review has recommended the Western District Development Strategy (WDDS). Public consultation on the revised conceptual plan is scheduled for October to December 2000. <i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To explore the overall tourist and recreation potential of the Lei Yue Mun area</p> <p><i>(Plan D)</i></p>	<p>To complete the Village Improvement Study of Lei Yue Mun in early 2000</p> <p><i>(1999)</i></p>	<ul style="list-style-type: none"> ● Public consultation on development options was conducted in mid-1999. The development options may need to be revised, pending an examination by the Territory Development Department of a tunnel option for the Western Coastal Road. ● The study is now scheduled to be completed by early 2001. <p><i>(Action in Progress: Behind Schedule)</i></p>
<p>To review the requirements and provision of industrial land and consider replanning of obsolete industrial land</p> <p><i>(Plan D)</i></p>	<p>To complete the review and formulate a strategy for rezoning surplus industrial land in mid-2000</p> <p><i>(1999)</i></p>	<p>The review has been completed and a strategy for rezoning surplus industrial land has been formulated.</p> <p><i>(Action Completed)</i></p>
<p>To revise the Hong Kong Planning Standards and Guidelines for cultural facilities provision</p> <p><i>(Plan D)</i></p>	<p>To complete the revision in early/mid-2000</p> <p><i>(1999)</i></p>	<p>The revision has been completed and revised standards and guidelines on cultural facilities (now known as “arts venues”) have been formulated.</p> <p><i>(Action Completed)</i></p>
<p>To revise the Hong Kong Planning Standards and Guidelines in respect of public housing density</p> <p><i>(Plan D)</i></p>	<p>To complete the revision in mid-2000</p> <p><i>(1999)</i></p>	<p>The revision has been completed, with revised standards and guidelines promulgated in June 2000.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To implement one of the recommendations of the Departmental Business Study to set up a system to receive electronic submissions</p> <p><i>(Plan D)</i></p>	<p>To set up the electronic receiving system by end-2000</p> <p><i>(1999)</i></p>	<p>A detailed study to assess the feasibility of setting up an electronic receiving system has been completed. Based on the consultant's recommendations, it is considered not cost-effective for the Planning Department to produce hard copies of electronic submissions for the applicants. As a result, the proposed system to receive only electronic submissions will not be further pursued. A system to receive and process electronic submissions at the same time will be considered in a further study.</p> <p><i>(Action Completed)</i></p>
<p>To review the Central Reclamation Phase III (CRIII)</p> <p><i>(TDD)</i></p>	<p>To complete a review of the engineering feasibility study of the reduced CRIII scheme in early 2000</p> <p><i>(1999)</i></p>	<p>The review of the reduced CRIII scheme has been completed. The detailed design commenced in July 2000.</p> <p><i>(Action Completed)</i></p>
<p>To review the overall engineering feasibility of all the key transport infrastructure and the new waterfront for Wan Chai and Causeway Bay</p> <p><i>(TDD)</i></p>	<p>To complete the study of Wan Chai Development II in early 2001</p> <p><i>(1999)</i></p>	<p>Various impact assessments required under the study of Wan Chai Development II are in progress.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To undertake the design and engineering feasibility study of the reduced South-East Kowloon Development (SEKD) scheme <i>(TDD)</i></p>	<p>To complete the study on SEKD by end-2000 <i>(1999)</i></p>	<p>Public consultations on the SEKD Preliminary Layout Plan had been conducted since May 2000. Detailed engineering feasibility study is in progress. <i>(Action in Progress: On Schedule)</i></p>
<p>To improve the urban design of Tseung Kwan O (TKO) with a view to creating an attractive waterfront and a prominent extension of Town Centre (South) <i>(TDD)</i></p>	<p>To provide conceptual plans by end-2000 for reclamation in TKO to provide the necessary space <i>(1999)</i></p>	<p>Water quality assessment was completed. A conceptual plan for the full reclamation scenario has been formulated. <i>(Action Completed)</i></p>
<p>To reclaim and form land and provide infrastructure support for housing developments in new towns and strategic growth areas <i>(TDD)</i></p>	<p>To provide 26 hectares of reclaimed or formed land and 77 hectares of serviced land in 2000-2001 for housing development <i>(1999)</i></p>	<p>Unusual settlement in Tseung Kwan O will likely reduce the production of serviced land in 2000-2001. The final land production also depends on the land use planning in the north apron of the former Kai Tak Airport currently under review. <i>(Action in Progress: Under Review)</i></p>
<p>To develop a planning framework for developing tourism and recreation in North-East Lantau <i>(Civil Engineering Department)</i></p>	<p>To complete the Northshore Lantau Development Feasibility Study by mid-2000 <i>(1999)</i></p>	<p>The Study has been extended to take account of the development of the International Theme Park at Penny's Bay. We aim to complete the Study by the end of 2000. <i>(Action in Progress: Behind Schedule)</i></p>

Initiative	Target	Present Position
<p>To conduct a Public Education and Awareness and Stakeholder Consultation Programme on the proposed Sustainable Development System</p> <p><i>(Plan D)</i></p>	<p>To launch a large scale consultation programme on the Sustainable Development System, including roving exhibitions and consultation meetings, before the end of 1999</p> <p><i>(1998)</i></p>	<p>The consultation programme has been completed.</p> <p><i>(Action Completed)</i></p>
<p>To reclaim and form land and provide infrastructure support for housing developments in new towns and strategic growth areas</p> <p><i>(TDD)</i></p>	<p>To provide 40 hectares of reclaimed or formed land and 90 hectares of serviced land in 1999-2000 for housing development</p> <p><i>(1998)</i></p>	<p>Owing to revision in land use planning in Tung Chung, West Kowloon Reclamation and the north apron of the former Kai Tak Airport, only 19 hectares of reclaimed or formed land and 70 hectares of serviced land were formed in 1999-2000.</p> <p><i>(Action Completed)</i></p>
<p>To overhaul the existing Town Planning Ordinance to make the plan-making process more efficient, effective, open, accountable and adaptable to changing development needs</p> <p><i>(Plan D)</i></p>	<p>To introduce the Town Planning Bill and subsidiary legislation into the Legislative Council in early 1999</p> <p><i>(1998 and 1997)</i></p>	<p>The Town Planning Bill was introduced into the Legislative Council in February 2000. A Bills Committee was formed in March 2000 to consider the Bill. Due to insufficient time to complete consideration of the Bill, the Bills Committee was dissolved in May 2000. The Administration will take the opportunity to review the Bill again in the light of the comments received before re-introducing the Bill into the Legislative Council.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To plan for additional urban development arising from proposed strategic rail and road projects, including the West Rail, the port and airport development in North Lantau and Hong Kong Island, and provision of new East-west and North-south strategic road links</p> <p><i>(Plan D)</i></p>	<ul style="list-style-type: none"> ● To complete the studies for North-West and North-East New Territories in 2000 ● To complete Stage I of the study for Hong Kong Island South and Lamma Island in 2000 ● To complete Green Island Development-Engineering Investigation and Planning Review by late 1999 <p><i>(1997)</i></p>	<ul style="list-style-type: none"> ● The two studies have been substantially completed. Detailed engineering investigations and impact assessments of the proposed New Development Areas are in progress. <p><i>(Action in Progress: On Schedule)</i></p> <ul style="list-style-type: none"> ● Stage I of the study for Hong Kong Island South and Lamma Island will be completed in December 2000. <p><i>(Action in Progress: On Schedule)</i></p> <ul style="list-style-type: none"> ● The review has been superseded by the review on Green Island Development. <p><i>(Action in Progress: Under Review)</i></p>
<p>To form some 137 hectares of new land in West Kowloon, Kai Tak - Kowloon Bay, Tseung Kwan O and Tung Chung - Tai Ho. This will produce over 200 000 flats between 2001 and 2006</p> <p><i>(TDD)</i></p>	<ul style="list-style-type: none"> ● To complete development and engineering works in West Kowloon and the remaining reclamation in that area by 2005-2006 	<ul style="list-style-type: none"> ● About 2 hectares out of the remaining reclamation of total 13 hectares has been completed. <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
	<ul style="list-style-type: none"> ● To complete detailed design and preparation work for the initial development phases of the Kai Tak - Kowloon Bay Development by 2002-2003 ● To complete intensification study for Tung Chung - Tai Ho by end-1998 ● To complete intensification study for Tseung Kwan O by end-1998 (1997) 	<ul style="list-style-type: none"> ● Detailed design is scheduled to start in early 2001. <i>(Action in Progress: On Schedule)</i> ● Public consultation on the Recommended Outline Development Plan has been conducted. A further study on future development in Tai Ho will be conducted to take account of public views and MTRC's latest proposal on relocation of Tai Ho station. <i>(Action in Progress: Under Review)</i> ● Due to the more complicated environmental issues than expected, the intensification study for Tseung Kwan O will be completed by end-2000. <i>(Action in Progress: Behind Schedule)</i>

Initiative	Target	Present Position
<p>To develop the following strategic growth areas –</p> <ul style="list-style-type: none"> ● Au Tau - Kam Tin - Yuen Long South ● Central-Wanchai Reclamation (Remainder) ● Fanling North - Kwu Tung ● Green Island Reclamation ● Hong Kong Island South ● Southeast Kowloon ● Tsuen Wan Bay Reclamation ● Tseung Kwan O ● Tung Chung - Tai Ho ● West Kowloon Reclamation <p>This will produce sufficient land for supplying over 270 000 flats between 2006 and 2011 (TDD)</p>	<p>To complete three integrated planning and development studies by early to mid-2000 (1997)</p>	<p>The three integrated planning and development studies on North-West and North-East Territories, Hong Kong Island South and Lamma Island have been substantially completed. Detailed engineering investigations are in progress.</p> <p>The studies for North-East and North-West New Territories were extended to include earlier and longer public consultation on the initial results of the studies. The ambit of the Study on Hong Kong Island South and Lamma Island was expanded to include examination of the recreation and tourism potential of Aberdeen Harbour.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>

Initiative	Target	Present Position
<p>To launch a study on “Sustainable Development for the 21st Century” in early 1997 at a cost of \$40 million to –</p> <ul style="list-style-type: none"> ● define the concept of “sustainability” as applied to Hong Kong ● develop sustainability indicators ● develop a system which enables incorporation of the concept of “sustainable development” into the process of policy formulation, strategic planning and implementation ● propose publicity strategies to increase public understanding of the concept of “sustainability” <p><i>(Plan D)</i></p>	<p>To complete the study by early 2000 and to consult the public on the findings of the study before formulating detailed plans on how to take the matter forward</p> <p><i>(1996)</i></p>	<p>The study has been completed.</p> <p><i>(Action Completed)</i></p>
<p>To guide development in the New Territories by completing sub-regional development strategies for the South-West New Territories in 1998</p> <p><i>(Plan D)</i></p>	<p>To complete the recommended strategies by end-1998</p> <p><i>(1996)</i></p>	<p>The revised Recommended Strategy has been completed.</p> <p><i>(Action Completed)</i></p>

2

Land supply

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below –

Initiative	Target	Present Position
<p>To provide a Land Sale Programme for 2000-2001 on specific sites for tender or auction, and a Land Development Programme for 2001-2002 to 2004-2005 on land available for housing and non-housing development</p> <p><i>(Planning and Lands Bureau (PLB))</i></p>	<p>To announce the Programme in early 2000</p> <p><i>(1999)</i></p>	<p>The Land Sale Programme for 2000-2001 and the Land Development Programme for 2001-2002 to 2004-2005 were announced on 29 February 2000.</p> <p><i>(Action Completed)</i></p>
<p>To resolve the problem of missing or illegible Government leases and grants</p> <p><i>(PLB)</i></p>	<p>To introduce the requisite legislation in early 2000</p> <p><i>(1999)</i></p>	<p>This exercise involves a number of technical and legal issues which have taken longer than expected to resolve. We are finalising the legislative proposals with a view to consulting the concerned parties before introducing the Bill.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>

Initiative	Target	Present Position
<p>To review the New Territories Small House Policy (PLB)</p>	<p>To complete the review in early 1999 (1998)</p>	<p>Due to the complexity of the issues involved, it has taken longer than expected to complete the review. We are finalising the options for public consultation in 2000-2001. (Action in Progress: Behind Schedule)</p>
<p>To put in place a system of land title registration by introducing the Land Titles Bill (PLB)</p>	<p>To introduce the Land Titles Bill into the Legislative Council by mid-1999 (1998)</p>	<p>A draft Bill was released in late 1998 and a report on the pre-consultation was issued in September 1999. Consultation with the concerned parties is on-going with a view to finalise the draft Land Titles Bill for public consultation. (Action in Progress: Under Review)</p>
<p>To grant two hectares of land to the Housing Society for the development of 2 000 additional flats to provide re-housing for the redevelopment projects of the Land Development Corporation (Lands Department)</p>	<p>To grant the site at West Kowloon Reclamation to the Housing Society in early 2000 (1996)</p>	<p>The Housing Society has not taken up the offer of basic terms together with premium for the proposed land grant as made to them on a number of occasions including the latest offer made in July 1999. (Action Completed)</p>

3

Building safety and maintenance

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below –

Initiative	Target	Present Position
To legislate for the control of advertisement signboards <i>(Planning and Lands Bureau (PLB))</i>	To formulate a detailed control scheme for the purpose of a second round of consultation with concerned parties by mid-2000 <i>(1999)</i>	In February 2000, we set up a task force to formulate a comprehensive strategy for building safety and timely maintenance. The proposed strategy which includes inter alia a signboard registration system is ready for public consultation. <i>(Action Completed)</i>
To step up enforcement action against unauthorised building works <i>(PLB)</i>	To review our 1988 enforcement policy and to announce a new policy by end-2000 <i>(1999)</i>	The 1988 enforcement policy has been reviewed by the task force. The policy has been revised along with the practices. These are included in the task force's proposals for public consultation. <i>(Action in Progress: On Schedule)</i>
To step up clearance of high-risk illegal rooftop structures <i>(Buildings Department (BD))</i>	To deal with high-risk illegal rooftop structures in 200 buildings in 2000 <i>(1999)</i>	As at end-September 2000, 120 buildings have been cleared of high-risk illegal rooftop structures. <i>(Action in Progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To step up enforcement action on unsafe old buildings and encourage owners to join the Building Safety Inspection Scheme (BSIS) (BD)</p>	<ul style="list-style-type: none"> ● To increase the annual inspection from 1 850 buildings in 1998 to 2 100 buildings in 1999 ● To encourage owners of 60 buildings to join the BSIS in 1999 <p>(1998)</p>	<p>By the end of December 1999, 2 140 buildings had been inspected and owners from 109 buildings had joined the BSIS voluntarily. <i>(Action Completed)</i></p>
<p>To step up clearance of high-risk illegal rooftop structures and appendages (BD)</p>	<p>To deal with high-risk illegal rooftop structures on 100 buildings annually, and to remove 2 000 dangerous appendages from the external walls of buildings annually (1998)</p>	<p>By the end of December 1999, illegal rooftop structures on 95 single-staircase buildings and 2 773 dangerous appendages were removed. <i>(Action Completed)</i></p>
<p>To manage a Building Safety Improvement Loan Scheme to provide low interest loans to assist building owners to undertake inspection and improvement works (BD)</p>	<p>To approach the owners of 800 buildings in need of improvement works each year and invite them to apply for the Loan in case of need (1998)</p>	<p>Owners of 860 buildings in need of improvement works had been approached by the end of December 1999 and invited to apply for the Loan. <i>(Action Completed)</i></p>
<p>To develop a Code of Practice on the inspection, assessment and repair of existing buildings and their acceptance criteria (BD)</p>	<p>To finalise the Code of Practice by the end of 1999 (1998)</p>	<p>The final draft of the Code of Practice has been completed. <i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>After completing the consultation exercise on the mandatory BSIS, to put forward legislation to implement the Scheme in 1998 <i>(BD)</i></p>	<p>To review the voluntary BSIS to decide whether and how to implement the mandatory BSIS <i>(1997)</i></p>	<p>The review of the voluntary BSIS has been completed. A strategy for building safety and timely maintenance is being developed by the task force under Planning and Lands Bureau. <i>(Action Completed)</i></p>

4

Urban renewal

To achieve results in this area, various initiatives have been undertaken in the past years. Details are set out below –

Initiative	Target	Present Position
<p>To consult the public on proposals regarding the establishment of an Urban Renewal Authority (URA) and to formulate an Urban Renewal Strategy as a blueprint for the urban renewal programme for the next 20 years</p> <p><i>(Planning and Lands Bureau (PLB))</i></p>	<ul style="list-style-type: none"> ● To launch a public consultation exercise in late 1999 on the establishment of a URA ● To set up a URA in 2000 <p><i>(1999)</i></p>	<ul style="list-style-type: none"> ● The public consultation exercise was conducted in late 1999. ● A Provisional URA will be set up to carry out necessary preparatory work for the establishment of the URA. The Government intends to set up the URA after a review of ex-gratia allowances for property owners affected by land resumption. <p><i>(Action Completed)</i></p>
<p>To set up a URA with statutory powers to expedite urban renewal on a larger scale and in a more comprehensive manner</p> <p><i>(PLB)</i></p>	<ul style="list-style-type: none"> ● To finalise our initial proposals for an Urban Renewal Strategy and draw up the suggested terms of reference, powers and operational guidelines for the new URA by 1999 <p><i>(1998)</i></p>	<ul style="list-style-type: none"> ● An Urban Renewal Strategy has been formulated. The public will be consulted before the strategy is finalised.

Initiative	Target	Present Position
	<ul style="list-style-type: none"> ● To study how to improve the financial viability of projects, and explore with the Housing Authority in 1999 how we might seek its assistance in re-housing those affected by the projects <i>(1998)</i> ● To introduce the URA Bill into the Legislature in early 1999 and to set up a URA in 1999 <i>(1998 and 1997)</i> 	<ul style="list-style-type: none"> ● Arrangements aiming to improve the financial viability of urban renewal projects have been identified. Both the Housing Authority and the Housing Society have agreed to be rehousing agents for the URA. ● A URA Bill was introduced into the Legislative Council in February 2000 and was passed in June 2000. The Government intends to set up the URA after a review of ex-gratia allowances for property owners affected by land resumption. <i>(Action Completed)</i>