

## MESSAGE

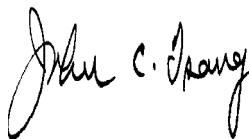
Our mission is to prepare Hong Kong to become the most cosmopolitan city in Asia. We are formulating a development strategy which will enable us to continue to meet the needs of our growing population. The “Hong Kong 2030 : Planning Vision and Strategy” study, which aims to set out a long-term strategy for land use, transport, infrastructural development as well as the enhancement of synergy with the Pearl River Delta, will serve as our blueprint for the future. In the planning and designing of the built environment, we are mindful of the importance of sustainable development and the qualitative well-being of our people. We will strive to balance the many competing needs, and make the best use of resources in achieving our mission.



Urban renewal is another priority area. We need to improve the living conditions of residents in the older urban areas. We are in the process of formulating an Urban Renewal Strategy which will provide us with a comprehensive planning framework. We will be taking a proactive approach to bring improvements to the quality of life of our people. We will rejuvenate older urban areas through development, rehabilitation and preservation.

We will also implement a wide range of measures to enhance the safety of our buildings. We will step up enforcement action against illegal structures, promote greater investment in maintenance and care of buildings, and improve community participation and public education on matters relating to building safety and maintenance.

We need to work closely together in a constructive partnership to realise our common vision for Hong Kong. I welcome your views on the plans and initiatives set out in this booklet.

A handwritten signature in black ink, appearing to read 'John C. Tsang', written in a cursive style.

( John C Tsang )  
Secretary for Planning and Lands

# **Developing Hong Kong**

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## **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 aging
- to expedite urban renewal

## Progress

In 2000, we had five targets at the Policy Objective level.

Our first target was to ensure that our land use planning meets the long-term development needs of Hong Kong. In the past year, we made good progress in the on-going important territorial study entitled “Hong Kong 2030 : Planning Vision and Strategy (HK2030 Study)” which aimed to develop a long-term land use, transport and environmental strategy to guide our future development in the next 30 years. We conducted a large-scale public consultation exercise early this year to gauge public views on the planning objectives and key study areas of the HK2030 Study. The general public feedback was that the HK2030 Study was timely launched and was in the right direction. Taking into account the valuable public comments, we are proceeding with the next stage of the study.

Our second target was to ensure an adequate supply of land. In February this year, we announced a five-year Land Sale and Development Programme for 2001-2002 to 2005-2006. The land sale arrangements have met the needs of the market.

Our third 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 completed a first stage review of the adequacy of the provisions in the Buildings Ordinance, with a view to tightening supervision and enhancing standards and requirements on buildings for better design and built quality. We plan to introduce our legislative proposals in this respect into the Legislative Council in 2002.

Our fourth target was to prevent buildings from premature aging. A task force was set up in February 2000 to formulate a comprehensive strategy on building safety and timely maintenance. The task force has produced comprehensive proposals for public consultation, which was completed in early 2001. The community warmly supported the comprehensive strategy proposed by the task force. We announced an implementation plan on “A Comprehensive Strategy for Building Safety and Timely Maintenance” in April 2001.

Our fifth target was to expedite urban renewal. We have brought into operation the Urban Renewal Authority Ordinance on 1 May 2001. The Urban Renewal Authority was established on the same date to replace the Land Development Corporation to carry out a 20-year urban renewal programme.

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

## **1 Land use planning**

In the past year, we completed the South-East New Territories and South-West New Territories Development Strategy Reviews. We also made good progress in the various on-going strategic studies including the Hong Kong 2030 : Planning Vision and Strategy Study, the

Stage II Study on Metroplan Review and the related Kowloon Density Study Review, the Planning Study on the Harbour and its Waterfront Areas, and the Study on Urban Design Guidelines. In all our planning studies, we attached great importance to public participation and conducted extensive public consultation to solicit views of the general public and relevant stakeholders on the objectives, contents and findings of the studies.

## **2 Land supply**

In February 2001, we announced the Land Sale Programme for 2001-2002 and the Land Development Programme for 2002-2003 to 2005-2006, setting out the amount of land available for housing (376 hectares) and non-housing development (160 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 provides flexibility for the market to maintain a right balance in land supply and demand. This will contribute to the long term stability of the property market.

We are continuing with the examination of the inter-related issues identified in our review of the New Territories Small House Policy with a view to enhancing the optimum use of scarce land resources and better land use planning. 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 legislative proposals 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. In January 2001, we introduced the Land Registration (Amendment) Bill into the Legislative Council 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 Co-ordinated Maintenance of Buildings Scheme and the Building Safety Loan Scheme to carry out rectification and maintenance works. The Buildings Department has implemented a new strategy to make inspections of construction sites more effective in terms of deterring malpractices. The strategy includes conducting surprise inspections, expanding the scope of checks and adopting a performance-based approach in determining the frequency of such audit checks. We have also introduced measures to promote the adoption of environmentally friendly features in private buildings. The first package of such green features include balconies, wider common corridors and lift lobbies, communal sky gardens, podium gardens, acoustic fins, sun-shades and reflectors, wing walls, wind catchers and wind funnels.

### **4 Urban renewal**

We have formulated a 20-year urban renewal programme, consisting of 200 new projects and 25 uncompleted projects of the Land Development Corporation (LDC). The Urban Renewal Authority Ordinance (Chapter 563) was brought into operation on 1 May 2001 and the Urban Renewal Authority (URA) was established on the same day to replace the LDC.

One of the main objectives 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 buildings within the urban renewal target areas. Another important statutory purpose of the URA is to preserve buildings of historical, cultural or architectural interest within the target areas and project areas. The URA will also preserve as far as possible the local characteristics of these 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 development 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 Planning Study on the Harbour and its Waterfront Areas. To improve the land use planning in our rural areas, we intend to commence a study on planning and land management for the rural New Territories. At the district or sectoral level, a number of studies including the Focus Study on Aberdeen Harbour and the Study on Planning for Pedestrians are underway. In addition, we will shortly embark on a planning and development study on Mui Wo and South Lantau to review the development potential of the area.

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 –

<b>Initiative *</b>	<b>Target</b>
To improve the existing land use planning and management practices in the rural New Territories <i>(Planning Department (Plan D))</i>	To commission a study on planning and land management for the rural New Territories in 2002
To formulate a Master Plan for the development of an Integrated Arts, Cultural and Entertainment District in West Kowloon Reclamation (WKR) based on the winning designs in the WKR Concept Plan Competition <i>(Plan D)</i>	To commission a study to formulate the Master Plan in late 2002

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

Initiative	Target
<p>To step up monitoring action in the New Territories so as to ensure compliance of planning conditions of temporary port back-up and open storage uses</p> <p><i>(Plan D)</i></p>	<p>To carry out site inspection on each case at least once every three months</p>
<p>To enhance public understanding of planning proposals through better architectural and graphic design and illustration in planning documents</p> <p><i>(Plan D)</i></p>	<p>To adopt a new practice by late 2002 to provide better architectural and graphic illustrations in planning documents</p>
<p>To review the development potential of Mui Wo and South Lantau</p> <p><i>(Plan D/Territory Development Department)</i></p>	<p>To commission a planning and development study on Mui Wo and South Lantau in 2002 to determine the optimum development capacity and land uses</p>
<p>To seek information about Hong Kong residents living and buying properties in the Pearl River Delta (PRD) Region (e.g. number, distribution and types of properties purchased), their socio-economic characteristics, and views and opinions on living in the Mainland</p> <p><i>(Plan D)</i></p>	<p>To commission a Study on Hong Kong Residents Living in the PRD Region in 2002</p>

Initiative	Target
<p>To conduct the “Cross Boundary Travel Survey 2001” to examine the patterns of cross boundary trips, the socio-economic characteristics of the trip makers and the commuting characteristics of drivers</p> <p><i>(Plan D)</i></p>	<p>To complete the Survey in 2002</p>
<p>To review the planning standards and guidelines on greening</p> <p><i>(Plan D/Environment and Food Bureau)</i></p>	<p>To launch the review in late 2001</p>
<p>To review the planning standards and guidelines on educational facilities</p> <p><i>(Plan D/Education and Manpower Bureau/Education Department)</i></p>	<p>To launch the review in 2002</p>

It has been our aim to provide an adequate supply of land to meet market demand and to facilitate infrastructural developments, which is essential to the long-term social and economic development of Hong Kong. Related to this, we also 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 Land Sale Programme providing details of 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
- a Land Development Programme setting out the amount of land for housing and non-housing development available in the following four financial years.

The LSDP is a transparent system and provides the market with a certainty of land supply. This helps 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 to meet the demand. 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 initiative and target to deliver results in this area –

<b>Initiative</b>	<b>Target</b>
To provide a Land Sale Programme for 2002-2003 on specific sites for auction, tender or application, and a Land Development Programme for 2003-2004 to 2006-2007 setting out the amount of land available for private housing and non-housing development <i>(Planning and Lands Bureau)</i>	To announce the Land Sale and Development Programmes in early 2002

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, removal of illegal structures, public education and community participation in a culture of good building care.

We will implement the proposals in the “Comprehensive Strategy for Building Safety and Timely Maintenance” announced in April 2001 in accordance with the timeable therein.

We will assess our performance in this KRA against the following indicators and targets to be achieved within the period from 2001 to 2007 –

- 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 follow up the legislative proposals of the Task Force on Building Safety and Preventive Maintenance</p> <p><i>(Buildings Department (BD))</i></p>	<p>To introduce the first batch of legislative amendments in 2002</p>
<p>To set up a voluntary scheme for classification of private buildings against benchmarks for safety and maintenance as a means of using market forces to promote a culture of building care</p> <p><i>(BD)</i></p>	<p>To develop a framework for the scheme by 2002</p>
<p>To provide further incentives for the development of green and innovative buildings</p> <p><i>(BD)</i></p>	<p>To introduce the further incentives in 2002</p>
<p>To set up a “green building” label system as a means of using market forces to promote environmentally friendly buildings</p> <p><i>(BD)</i></p>	<p>To commission a consultancy study to devise a system for assessing environmental design and performance of buildings in 2002</p>

Urban renewal is the rejuvenation, 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-centred approach to urban renewal. The Urban Renewal Authority (URA) was established on 1 May 2001 to implement a 20-year urban renewal programme, consisting of 200 new projects 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 objective of urban renewal is to improve the quality of life of residents in the urban areas. The Government and the URA will work closely together to achieve this policy objective. A public consultation exercise on the draft Urban Renewal Strategy, which sets out policy guidelines for the URA in the implementation of the urban renewal programme, was launched in August 2001. The most important guideline in the Strategy is that people come first. Taking into account public comments, we will finalise the Urban Renewal Strategy and issue it to the URA for implementation. The Urban Renewal Strategy will be reviewed and updated regularly to take account of any change in circumstances and the changing needs of the community. The public will be consulted on the revised urban renewal strategy before it is finalised.

In the process of implementing a redevelopment project, affected owners and tenants, as well as the general public, will be given an opportunity to object to the project. 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 225 urban renewal projects.
- Number of dilapidated buildings redeveloped. Our target is to redevelop some 2 000 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 27 000 households affected by URA's 225 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 60 000m<sup>2</sup> of open space and about 90 000m<sup>2</sup> 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 67 hectares of land in old urban areas.

We will pursue the following initiative and target to deliver results in this area –

<b>Initiative</b>	<b>Target</b>
<p>To finalise the first 5-year urban renewal programme and secure resources for implementing the projects <i>(Planning and Lands Bureau)</i></p>	<p>To finalise the first 5-year urban renewal programme in early 2002 and to submit the financing proposals to the Finance Committee of the Legislative Council in 2002</p>

# **Developing Hong Kong**

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## **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 –

<b>Initiative</b> *	<b>Target</b> #	<b>Present Position</b> +
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 <i>(2000)</i>	The Study was commissioned in March 2001. <i>(Action Completed)</i>
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 <i>(2000)</i>	The Study was commissioned in September 2001. <i>(Action Completed)</i>

\* 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 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></p>	<p>To complete the Planning Study on the Harbour and its waterfront area in 2001 <i>(2000)</i></p>	<p>Stage One Public Consultation on the Harbour Planning Framework was completed in May 2001. Taking into account the public comments received, a draft Harbour and Waterfront Plan has been produced. A Tourism Plan showing the tourism development proposal for the Harbour and its waterfront area, Action Area Plans and possible mechanisms for implementation will be formulated for public consultation.  <i>(Action in Progress: On Schedule)</i></p>
<p>To review the planning standards for petrol/liquefied petroleum gas stations <i>(Plan D)</i></p>	<p>To complete the review by mid-2001 <i>(2000)</i></p>	<p>The revised standards were promulgated in June 2001. <i>(Action Completed)</i></p>
<p>To set out the planning framework for the future development of Aberdeen Harbour including tourism and recreation <i>(Plan D)</i></p>	<p>To complete the Focus Study on Aberdeen Harbour by end-2001 <i>(2000)</i></p>	<p>The Study commenced in April 2001. Proposed development options are being formulated. Public consultation will be conducted in late 2001.  <i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<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> <p><i>(2000)</i></p>	<p>The study is in progress. Technical reports on user requirements and business solution options have been completed.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<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>(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>The Study commenced later than expected because of the need to take account of the recommendations in the report published by the Commission on Strategic Development. Stage One Public Consultation was completed in April 2001. Stage Two Public Consultation is scheduled to start in the last quarter of 2001. We aim to complete the study by end-2002.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>

Initiative	Target	Present Position
<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 planning studies on North-West and North-East New Territories have been completed. Detailed engineering investigations and impact assessments of the proposed New Development Areas are in progress. Taking into account the public views received during public consultation, the studies were extended to examine measures to address public concerns.</p> <p><i>(Action in Progress: Behind Schedule)</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</p> <p><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</p> <p><i>(1999)</i></p>	<p>Due to complexity of the issues involved, it has taken longer than expected to complete the review. Analysis of development opportunities and constraints in the Metro Area has been completed. Proposed development options are being formulated. We aim to complete the review in 2002.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>

Initiative	Target	Present Position
<p>To draw up a revised scheme that would meet our needs for housing and transport infrastructure in the Kennedy Town area</p> <p><i>(Plan D/TDD)</i></p>	<p>To complete the review on Green Island Development in early 2001</p> <p><i>(1999)</i></p>	<p>The review has been completed and has recommended a revised Western District Development Strategy. Public consultation on the revised strategy has been completed. The Administration is considering the public views collected.</p> <p><i>(Action Completed)</i></p>
<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>	<p>Due to the uncertainty associated with the alignment of the Western Coast Road (WCR), the Study has examined an additional development option with the WCR in tunnel and not passing through the Lei Yue Mun Village. The Study has been completed.</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>Study completed. A recommended Outline Development Plan has been formulated.</p> <p><i>(Action Completed)</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>Study completed. Based on the Study findings, amendments to the relevant Draft Outline Zoning Plans were gazetted in July 2001. <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>Twenty-one hectares of land were reclaimed or formed for housing development in 2000-2001. The reduction in land for housing development was due to revision in land use planning in the north apron of the former Kai Tak Airport. One hundred and three hectares of land were serviced due to very good works progress in Tin Shui Wai. <i>(Action Completed)</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 was extended to take account of the development of the International Theme Park at Penny's Bay. The Study was completed in mid-2001. <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"> <li>● To complete the studies for North-West and North-East New Territories in 2000</li> <li>● To complete Stage I of the study for Hong Kong Island South and Lamma Island in 2000</li> <li>● To complete Green Island Development-Engineering Investigation and Planning Review by late 1999</li> </ul> <p><i>(1997)</i></p>	<ul style="list-style-type: none"> <li>● The planning studies on North-West and North-East New Territories have been completed.</li> <li>● Stage I of the Study for Hong Kong Island South and Lamma Island has been completed.</li> <li>● The planning review has been completed. The Western District Development Strategy has been revised.</li> </ul> <p><i>(Action Completed)</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"> <li>● To complete development and engineering works in West Kowloon and the remaining reclamation in that area by 2005-2006</li> </ul>	<ul style="list-style-type: none"> <li>● Remaining engineering works mainly on road infrastructure are in good progress. About eight hectares out of the remaining reclamation of 13 hectares have been completed.</li> </ul> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
	<ul style="list-style-type: none"> <li>● To complete detailed design and preparation work for the initial development phases of the Kai Tak – Kowloon Bay Development by 2002-2003</li> <li>● To complete the intensification study for Tung Chung – Tai Ho by end-1998</li> <li>● To complete the intensification study for Tseung Kwan O by end-1998</li> </ul> <p>(1997)</p>	<ul style="list-style-type: none"> <li>● Preparation work in progress. Detailed design for associated infrastructure to start in early 2002. <i>(Action in Progress: On Schedule)</i></li> <li>● We are in the process of revising the development plans for Tung Chung and Tai Ho to take account of the environmental concern of the public and the relocation of the proposed Mass Transit Railway Tai Ho Station. <i>(Action in Progress: Under Review)</i></li> <li>● The study has been completed. <i>(Action Completed)</i></li> </ul>

Initiative	Target	Present Position
<p>To develop the following strategic growth areas –</p> <ul style="list-style-type: none"> <li>● Au Tau – Kam Tin – Yuen Long South</li> <li>● Central-Wanchai Reclamation (Remainder)</li> <li>● Fanling North – Kwu Tung</li> <li>● Green Island Reclamation</li> <li>● Hong Kong Island South</li> <li>● Southeast Kowloon</li> <li>● Tsuen Wan Bay Reclamation</li> <li>● Tseung Kwan O</li> <li>● Tung Chung – Tai Ho</li> <li>● West Kowloon Reclamation</li> </ul> <p>This will produce sufficient land for supplying over 270 000 flats between 2006 and 2011</p> <p><i>(TDD)</i></p>	<p>To complete three integrated planning and development studies by early to mid-2000</p> <p><i>(1997)</i></p>	<p>The planning studies on North-West and North-East New Territories and that on Hong Kong Island South and Lamma Island have been completed. The detailed engineering feasibility studies for these new development areas are in progress. Taking into account the views received during the public consultation on the three New Development Areas in the New Territories, the studies on North-East and North-West New Territories were extended to examine measures to address public concerns. The scope of the study on Hong Kong Island South and Lamma Island was expanded to examine the recreation and tourism potential of the area.</p> <p><i>(Action in Progress: Behind Schedule)</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 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 (PLB))</i></p>	<p>To announce the Land Sale and Development Programmes in early 2001</p> <p><i>(2000)</i></p>	<p>The Land Sale Programme for 2001-2002 and the Land Development Programme for 2002-2003 to 2005-2006 were announced on 12 February 2001.</p> <p><i>(Action Completed)</i></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><i>(2000)</i></p>	<p>The Land Registration (Amendment) Bill was introduced into the Legislative Council in January 2001.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<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> <p><i>(2000)</i></p>	<p>Sites have been selected. Land use approval being sought.</p> <p><i>(Action in Progress: On Schedule)</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 complex technical and legal issues which need more time to examine and resolve. We will prepare legislative proposals for consultation with the concerned parties before introducing the Bill.</p> <p><i>(Action in Progress: Behind Schedule)</i></p>
<p>To review the New Territories Small House Policy</p> <p><i>(PLB)</i></p>	<p>To complete the review in early 1999</p> <p><i>(1998)</i></p>	<p>Due to the complexity of the issues involved, it has taken longer than expected to complete the review. We have revised the scope of the review and will need to further examine a number of complex and closely inter-related issues such as optimum use of land resources. We will consult the public when possible options have been worked out.</p> <p><i>(Action in Progress: Under Review)</i></p>

Initiative	Target	Present Position
<p>To put in place a system of land title registration by introducing the Land Titles Bill <i>(PLB)</i></p>	<p>To introduce the Land Titles Bill into the Legislative Council by mid-1999 <i>(1998)</i></p>	<p>A draft Bill was released in late 1998 and a report on the pre-consultation was issued in September 1999. A number of new issues have been identified and need to be addressed. Consultation with the concerned parties is on-going with a view to finalising the draft Land Titles Bill for public consultation.  <i>(Action in Progress: Under Review)</i></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
<p>To promote timely maintenance of buildings to prevent premature aging</p> <p><i>(Planning and Lands Bureau (PLB)/ Buildings Department (BD))</i></p>	<ul style="list-style-type: none"> <li>● To complete a consultation exercise in early 2001 on the proposed strategy for building safety and timely maintenance</li> <li>● To review the effectiveness of the pilot scheme in 2001 on 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</li> </ul> <p><i>(2000)</i></p>	<ul style="list-style-type: none"> <li>● The consultation exercise was completed in early 2001 and an implementation plan on "A Comprehensive Strategy for Building Safety and Timely Maintenance" was announced in April 2001</li> </ul> <p><i>(Action Completed)</i></p> <ul style="list-style-type: none"> <li>● The half-term review on the pilot scheme of "co-ordinated maintenance of buildings scheme" has been completed. A final evaluation will be undertaken in the full review at end-2001 to establish whether there is a need to introduce a mandatory scheme for periodic inspection and maintenance.</li> </ul> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<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"> <li>● To merge the Building Safety Improvement Loan Fund and the Fire Safety Improvement Loan Fund to form a single loan fund in 2001</li> <li>● To broaden the terms of reference for more comprehensive support to owners</li> </ul> <p><i>(2000)</i></p>	<ul style="list-style-type: none"> <li>● A \$700 million Building Safety Loan Scheme was launched in July 2001.</li> <li>● The terms of reference have been broadened to cover all types of repairs and maintenance works for building and slope safety in all types of private buildings.</li> </ul> <p><i>(Action Completed)</i></p>
<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 and the Home Affairs Department, to put arrangements into effect in 2001</p> <p><i>(2000)</i></p>	<p>Since April 2001, Building Management Resource Centres have been referring enquiries and complaints to government departments and relevant bodies (such as the Consumer Council) for follow-up actions.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To issue a layman's manual on how to maintain buildings for quality homes (BD)</p>	<p>To issue the manual in 2001 (2000)</p>	<p>A consultant has been appointed to prepare the manual. The first draft of the manual has been approved. The final draft will be completed for publication by end-2001.  (Action in Progress: On Schedule)</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 (BD/HAB/HAD)</p>	<ul style="list-style-type: none"> <li>● To enhance and sustain public education programmes and publicity campaigns via the media, schools and other relevant bodies from 2001</li> <li>● 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</li> </ul>	<ul style="list-style-type: none"> <li>● An Announcement of Public Interest on the importance of timely maintenance has been on the air since August 2001.  Between April and June 2001, HAD organised 18 training courses for owners of private buildings.</li> <li>● District Building Management Liaison Teams have been set up in five districts (Yau Tsim Mong, Sham Shui Po, Kowloon City, Central &amp; Western, Wan Chai) since June 2001. More teams will be set up in other districts in the near future.</li> </ul>

Initiative	Target	Present Position
	<ul style="list-style-type: none"> <li>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</li> </ul> <p>(2000)</p>	<ul style="list-style-type: none"> <li>The proposed measures were included in the Report of the Working Group on District Councils Review for public consultation between July and September 2001.</li> </ul> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To undertake a comprehensive review to modernise the Buildings Ordinance</p> <p>(BD)</p>	<p>To complete the first stage of the review by 2001</p> <p>(2000)</p>	<p>The first stage review has been completed and necessary legislative amendments identified. Consultation exercise is in progress. We aim to introduce an amendment bill into the Legislative Council in 2002.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To introduce statutory registration of minor works contractors for building repairs, removal of unauthorised building works, and erection of signboards</p> <p>(BD)</p>	<p>To introduce legislation to define “minor works” and create a new category of registered contractors for such works by 2002</p> <p>(2000)</p>	<p>Legislative proposals for the designation of certain building works as minor works and registration of minor works contractors have been formulated. Consultation exercise is in progress. We aim to introduce an amendment bill into the Legislative Council in 2002.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To improve the framework for the management and maintenance of new buildings <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 <i>(2000)</i></p>	<p>Drafting of new lease conditions and revised guidelines for deeds of mutual covenant is in progress. We expect completion by end-2001. <i>(Action in Progress: On Schedule)</i></p>
<p>To step up enforcement action against unauthorised building works (UBWs) <i>(PLB/BD)</i></p>	<ul style="list-style-type: none"> <li>● 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 <i>(2000)</i></li> <li>● To review our 1988 enforcement policy and to announce a new policy by end-2000 <i>(1999)</i></li> </ul>	<ul style="list-style-type: none"> <li>● Nine hundred target buildings are being selected for the forthcoming "Blitz" operation to remove UBWs mainly on external walls of these buildings. <i>(Action in Progress: On Schedule)</i></li> <li>● Following public consultation, a new enforcement policy was announced in April 2001 and is currently being implemented. <i>(Action Completed)</i></li> </ul>

Initiative	Target	Present Position
<p>To speed up action on removal of risks posed by illegal rooftop structures (BD)</p>	<ul style="list-style-type: none"> <li>● 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 (2000)</li> <li>● To deal with high-risk illegal rooftop structures in 200 buildings in 2000 (1999)</li> </ul>	<ul style="list-style-type: none"> <li>● Seven hundred target buildings are being selected to implement the accelerated clearance programme. By end-September 2001, 209 buildings have been cleared of high-risk illegal rooftop structures. <i>(Action in Progress: On Schedule)</i></li> <li>● As at end-2000, 220 buildings have been cleared of high-risk illegal rooftop structures. <i>(Action Completed)</i></li> </ul>
<p>To establish a control system for signboards (BD)</p>	<p>To introduce legislation for a self-financing statutory registration system in 2002 (2000)</p>	<p>The legislative proposal is being prepared after consultation with concerned parties. We aim to introduce legislation into the Legislative Council in 2002. <i>(Action in Progress: On Schedule)</i></p>
<p>To computerise and maintain up-to-date information on buildings (Planning Department)</p>	<p>To set up a central database for monitoring, co-ordinating and updating information for use by relevant authorities by early 2003 (2000)</p>	<p>The feasibility study for the proposed Building Dilapidation and Rehabilitation Information System will be completed in October 2001. <i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To computerise building plans of private buildings for ready retrieval (BD)</p>	<p>To review the pilot scheme for the conversion of plans into electronic images in 2001 (2000)</p>	<p>The pilot scheme for the conversion of plans into electronic images has been completed. The electronic plan retrieval system was put to public use in June 2001. A review report was completed in August 2001.  (Action Completed)</p>
<p>To conduct a consultancy study on water seepage to find better ways to detect and remedy seepage (BD)</p>	<p>To complete the consultancy study in 2001 (2000)</p>	<p>Due to technical difficulties in preparing the consultancy brief, tender will only be awarded in late 2001.  (Action in Progress: Behind Schedule)</p>
<p>To ensure 9 000 lifts over 20 years old are safe and properly maintained  (Electrical and Mechanical Services Department)</p>	<p>To develop a monitoring programme in 2001 (2000)</p>	<p>A monitoring programme has been developed.  (Action Completed)</p>

# 4

## Urban renewal

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

Initiative	Target	Present Position
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 <i>(2000)</i>	The review was completed and the ex-gratia allowance proposals were approved by the Finance Committee of the Legislative Council in March 2001. <i>(Action Completed)</i>
To set up an Urban Renewal Authority (URA) to implement the urban renewal programme <i>(PLB)</i>	To set up the URA in 2001 <i>(2000)</i>	The URA was established on 1 May 2001. <i>(Action Completed)</i>
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 <i>(2000)</i>	The public consultation exercise on the draft Urban Renewal Strategy was conducted in August and September 2001. <i>(Action Completed)</i>

<b>Initiative</b>	<b>Target</b>	<b>Present Position</b>
<p>To issue guidelines on valuation of properties under resumption <i>(Lands Department)</i></p>	<p>To publish the guidelines in early 2001 <i>(2000)</i></p>	<p>Due to the complexity of the issues involved, it has taken longer than expected to draw up the guidelines. The draft guidelines are being finalised, and will be published in 2002 after consultation.  <i>(Action in Progress: Behind Schedule)</i></p>