

MESSAGE

The Policy Objective of “Developing Hong Kong” announced in the 1998 Policy Address has attracted much public attention and discussion. Events in the past year have shown that for Hong Kong to continue to develop in a sustainable manner many of our conventional ways of thinking and planning need to be reviewed.

There is also a need to remap our development strategy. In the search for diversity and new opportunities, there has been no lack of proposals with far-reaching implications. These invariably have a land-use dimension and the Government has the responsibility not just for providing the necessary land in a timely manner but also for ensuring that developments are not frustrated by volatility of the land and property market. In this respect, we shall continue to ensure stability in the property market through a land disposal system which is responsive to market demand.

The coming of the new millennium and greater public awareness of the state of our environment have raised the community’s aspirations for more imaginative town planning and building design to create a city in which we and our descendants can enjoy and take pride. We are urged to give developers directives and incentives to put forward projects which contribute towards creating a more fascinating skyline for Hong Kong without destroying our environment or our natural and cultural heritage. The preservation of our harbour, our wetlands and our country parks should be complemented by new initiatives that enhance Hong Kong’s attractiveness. We support these aims. We believe the role of the Government is to nourish and support initiatives that sustain Hong Kong’s development, are environmentally friendly, encourage the reduction of waste, reduce our reliance on fossil-fuel power and make profitable use of all available resources.

Our approach to urban renewal in the past has been to focus mainly on redeveloping a number of dilapidated buildings. The pace of this piecemeal approach would result in the older urban areas deteriorating at a faster rate than urban renewal. That would not be acceptable. We need to devise a new and more comprehensive approach to urban renewal and to promote greater investment in building maintenance. Without proper building maintenance, neither sustainable urban development nor preservation of historical buildings is possible.

Developing Hong Kong cannot be the responsibility only of the Government. Everyone has a part to play – property developers, architects, town planners, engineers, contractors, owners of buildings – in short, everyone who calls Hong Kong home. The results in the Key Result Areas identified in this booklet must reflect the aspirations and efforts of the whole community. I welcome comments from everyone who reads this document.

A handwritten signature in black ink, reading "Gordon Siu". The signature is fluid and cursive, with the first name "Gordon" and the last name "Siu" clearly distinguishable.

(Gordon K C Siu)
Secretary for Planning,
Environment and Lands

DEVELOPING HONG KONG

Our Policy Objective is to develop Hong Kong into an advanced and well-designed city that meets our long-term social and economic needs through efficient planning, adequate land supply, high building standards and timely urban renewal.

Our targets this year in pursuing this Policy Objective are –

- to ensure that the concept of sustainable development is incorporated in the plans for developing Hong Kong
- to set and attain planning standards and guidelines
- to ensure an adequate supply of land
- to ensure that buildings in Hong Kong are safe
- to prevent buildings from premature aging

Progress Made

In 1998, we had five targets at the Policy Objective level.

Our first target was to ensure that sustainability considerations are incorporated into developing Hong Kong. During the year, we made good progress in developing a computer-aided decision tool under the “Sustainable Development for the 21st Century” Study. We also reviewed existing institutional arrangements to ensure that policy decision-making takes account of sustainable development considerations. Sustainability considerations are also being fully incorporated into the planning of the Strategic Growth Areas that will become our next generation new towns, as well as into the formulation of our Urban Renewal Strategy which will be a blueprint for urban renewal in the next 20 years.

Our second target was to review existing planning standards and guidelines and set new ones to cater for rising public aspirations for a better environment and quality of life. In the past year, we completed reviews of standards for planning cultural facilities and started reviews of standards for refuse collection points, overhead transmission lines, pedestrian walkways and other government and community facilities.

Our third target was to ensure an adequate supply of land. During the year, we updated the five-year Land Disposal Programme and resumed land sales in April 1999, lifting the moratorium imposed since June 1998 to stabilise property prices. This measure was generally welcomed and the market responded positively.

Our fourth target was to ensure that buildings in Hong Kong are safe. In addition to enforcing building laws, we implemented a voluntary Building Safety Inspection Scheme on a trial basis during the year. However, the response to this voluntary scheme has been slow, and the participation rate by building owners has been low. It has become apparent that we cannot rely on a voluntary scheme to ensure that older buildings are regularly inspected and maintained.

Our fifth target was to obtain public support for the level and application of Hong Kong's planning and development standards. During the year, we undertook extensive public consultation on a number of major development projects and specific reviews of planning standards. Our revised plans for South East Kowloon and Central have been positively received by the community.

KEY RESULT AREAS (KRAs)

To ensure that this Policy Objective can be achieved, we must deliver results in a number of key areas, that is, we must –

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1

Assess development needs

To realise the Chief Executive's vision of developing Hong Kong to become "the most cosmopolitan city in Asia, enjoying a status similar to that of New York in America and London in Europe", we must take a broader view beyond our physical boundary. Our development needs must be assessed with full regard to the development trends in the Pearl River Delta as well as the other parts of the Mainland. In charting the course for our future development, we must also expand our time horizon from the previous 10-15 year perspective to a 30-year perspective.

In this regard, the Commission on Strategic Development has been tasked with analysing the major trends and driving forces, world-wide, regionally and in China, which may affect Hong Kong. All our territorial and sub-regional planning studies will take the findings of the Commission fully into account in mapping out our development strategies.

In order to sustain development in our built environment, especially in the older areas, we need to renew the fabric of our city more rigorously and expeditiously.

Progress Made

During the year, we started a number of territorial and strategic studies including the Hong Kong 2030-Vision and Development Strategy, Metroplan Review Stage II and the related Kowloon Density Study Review, South East New Territories Development Strategy Review and the Cross-boundary Travel Survey. In parallel, we made good progress on the on-going studies on the North East New Territories, North West New Territories and the metro area. We will consult the public on them.

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 start the Study on the Southeast New Territories Development Strategy Review <i>(Planning Department (Plan D))</i></p>	<p>To begin the Study before mid-1999 <i>(1998)</i></p>	<p>The study commenced in March 1999. <i>(Action Completed)</i></p>
<p>To start the Metroplan Review Stage II <i>(Plan D)</i></p>	<p>To start the Review before mid-1999 <i>(1998)</i></p>	<p>The study commenced in March 1999. <i>(Action Completed)</i></p>
<p>To start in 1998-1999 a new round of review of the Territorial Development Strategy to assess Hong Kong's future development needs in a wider regional perspective and a longer planning time horizon <i>(Plan D)</i></p>	<p>To commence the new round of review of the Territorial Development Strategy in early 1999 <i>(1997)</i></p>	<p>The new round of review of the Territorial Development Strategy (now titled Hong Kong 2030 – Vision and Development Strategy) commenced in March 1999. <i>(Action Completed)</i></p>
<p>To complete by mid-1999 feasibility studies on the two proposed cross-boundary road links, namely the Shenzhen Hong Kong Western Corridor and the Lingdingyang Bridge, to enable a decision to be made on the cross-link projects <i>(Plan D)</i></p>	<p>To complete the feasibility studies for additional cross-boundary road links by mid-1999 <i>(1997)</i></p>	<p>The studies were completed in June/July 1999. <i>(Action Completed)</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
To guide development in the New Territories by completing sub-regional development strategies for the Southwest New Territories in 1998 <i>(Plan D)</i>	To complete the recommended strategies by end 1998 <i>(1996)</i>	The draft Recommended Strategy was prepared in December 1998. Public consultation commenced in August 1999. <i>(Action in Progress: Behind Schedule)</i>

Looking Forward

In the next 12 months, we will assess our performance in respect of this KRA against the following indicator –

Indicator	1999 Target
The extent to which Government has articulated and obtained public support for a broad strategy for Hong Kong's future development	To attain higher public satisfaction with Government's vision of Hong Kong as a city of international prominence

We will undertake the following initiatives to deliver results in this area –

Initiative	1999 Target
<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>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)</i></p>	<p>To complete the Planning and Development Studies on NENT and NWNT by end-2000</p>
<p>To set out the planning framework for tourism and recreational development of the Southeast New Territories (SENT)</p> <p><i>(Plan D)</i></p>	<p>To complete the SENT Development Strategy Review by mid-2000</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 Metroplan Review Stage II and the related Kowloon Density Study Review by end-2000</p>

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Develop and review policies, legislation, standards, plans and programmes to meet development needs

In translating broad planning strategies into specific development plans, we must ensure through extensive consultation that they live up to the standards expected of a modern city in the new millennium. In response to the community's views on development proposals around Victoria Harbour, we have reviewed our major development plans which are now designed towards transforming our waterfront on both sides of the Harbour into an attractive, vibrant, accessible and living symbol of Hong Kong. The Town Planning Board has also drawn up a Vision Statement for the Harbour to guide its future development.

The general public call for higher intensity development in the New Territories does not necessarily have to be at the expense of our natural environment or our country parks. For areas with conservation value, our Policy Objective must be to maximise their recreational and conservancy potential. In the design of our future Strategic Growth Areas in the New Territories, we shall locate new towns as far as possible along the route of our railway systems. Our plans will where possible facilitate more environmentally friendly modes of transportation, such as electric trolley buses, for intra-town movement of people.

On urban renewal, we shall draw up redevelopment and rehabilitation plans for larger areas, replacing incompatible land uses, adding open space and community facilities, and designing buildings which meet the demands of modern living. The urban renewal strategy which we are developing shall help us to formulate our urban renewal programme for the next 20 years.

We have comprehensively reviewed the existing institutional framework for carrying out urban renewal. Our ideas and proposals on the new institutional framework have been included in an Urban Renewal Authority Bill, which we aim to introduce into the Legislative Council in 2000, after public consultation in 1999.

We will plan for rehabilitation of run-down buildings and the preservation of buildings of historical, cultural or architectural interest. Under-utilised and obsolete industrial areas will also be included in our urban renewal programme with a view to replacing incompatible land use and revitalising these areas.

The long-standing problem of unauthorised building works calls for a more proactive approach to solving the problem. We will review our current policy on unauthorised building works with a view to taking more rigorous enforcement action against such structures.

Progress Made

We announced in February 1999 the Land Sale Programme for 1999-2000 and the Land Development Programme for 2000-2001 to 2003-2004, setting out the amount of land available for housing (424 hectares) and non-housing development (219 hectares) over the five year period. We also increased the transparency of the Land Sale Programme by providing information on the timetable for the sale of sites by auction and tender and a list of reserve sites available for sale by application. The reserve sites offer flexibility in disposal of land in response to market demand.

During the year, in response to the strong public reaction to proposals for reclamation in Victoria Harbour, we conducted a comprehensive review of the major reclamation projects proposed for Central, South East Kowloon and Green Island. Revised development proposals for Central and South East Kowloon have been completed, and we are pressing on with the review of the Green Island Development.

We completed the Urban Renewal Strategy Study and, based on the study findings, we are now formulating an Urban Renewal Strategy which will guide the sustainable development of our built environment in the 21st Century.

While good progress has been made in reviewing the Town Planning Bill and resolving issues raised by the legal profession on the Land Titles Bill, it has taken longer than expected to complete consultation with the parties concerned on both bills. We now aim to resolve the remaining issues in time for the Town Planning Bill to be introduced into the Legislative Council in the 1999-2000 legislative session, followed by the Land Titles Bill in the 2000-2001 legislative session.

We are now finalising our review of the New Territories Small House Policy. We will consult the public on the options identified for removing the discriminatory features of the policy while striking an acceptable balance between the interests of the different parties involved.

During the year, we processed over 600 planning applications, reviews and appeals, all of which were completed within the statutory time limit. In compliance with our performance pledge, over 90% of applications for amendments to statutory plans were completed within three months. This work has made a significant contribution to meeting development needs.

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 annually a clear five-year Land Disposal Programme comprising a firm programme for the first two years and an annual target of disposable land area under various use categories for the following three years</p> <p><i>(Planning, Environment and Lands Bureau (PELB))</i></p>	<p>To prepare and announce the updated five-year Land Disposal Programme for 1999-2000 to 2003-2004 in early 1999</p> <p><i>(1998 and 1997)</i></p>	<p>The Land Sale Programme for 1999-2000 comprising a timetable of specific sites for auction and tender and a Reserve List of sites for application for auction and tender, and the Land Development Programme for 2000-2001 to 2003-2004 setting out the amount for land for housing and non-housing development were announced on 12 February 1999.</p> <p><i>(Action Completed)</i></p>
<p>To finalise the Third Port Development Strategy Review, taking account of the latest Port Cargo Forecasts</p> <p><i>(Planning Department (Plan D))</i></p>	<p>To submit the final report of the Review and to publish the Executive Summary by the end of 1998</p> <p><i>(1998)</i></p>	<p>The final report of the Review was completed in September 1998. The Executive Summary was published in December 1998.</p> <p><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</p> <p><i>(Buildings Department (BD))</i></p>	<p>To finalise the Code of Practice by the end of 1999</p> <p><i>(1998)</i></p>	<p>The first draft of the Code of Practice was completed in September 1999.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<p>To review and update the Hong Kong Planning Standards and Guidelines</p> <p><i>(Plan D)</i></p>	<p>To complete the review of standards on community halls and social welfare facilities by mid-1999</p> <p><i>(1998)</i></p>	<p>The revised standards and guidelines on community halls and social welfare facilities were promulgated in February 1999 and May 1999 respectively.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To review the New Territories Small House Policy (PELB)</p>	<p>To complete the review in early 1999 (1998)</p>	<p>We are finalising the review which will be completed within the last quarter of 1999 and will conduct public consultation on the options identified. (Action in Progress: Behind Schedule)</p>
<p>To put in place a system of land title registration by introducing the Land Titles Bill (PELB)</p>	<p>To introduce the Land Titles Bill into the Legislative Council by mid-1999 (1998)</p>	<p>The draft Bill was released in late 1998 and the concerned parties were briefed in early 1999. Detailed comments received are now being assessed with a view to issuing a revised draft Land Titles Bill for consultation with concerned parties before introducing the Bill into the Legislative Council. (Action in Progress: Under Review)</p>
<p>To consult the public on the possible control of advertisement signboards (BD)</p>	<p>To issue a consultation paper on the feasibility of a control scheme by the end of 1998 (1998)</p>	<p>The Legislative Council Panel on Planning, Lands and Works, the Provisional District Boards and relevant parties were consulted during April - September 1999. A detailed proposal for a control scheme will be formulated in the light of the views collected. (Action Completed)</p>
<p>To consult the public on the proposed introduction of a Central Registration System for the Land Registry to offer more convenient, speedy and cost effective services to the public (Land Registry)</p>	<p>To complete the public consultation by the end of 1998 (1998)</p>	<p>Consultation with public and interested parties has been completed, with support obtained from the relevant Panel of the Legislative Council, Heung Yee Kuk, Law Society and Customer Liaison Groups. (Action Completed)</p>

Initiative	Target	Present Position
<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 draft Blue Bill and its subsidiary legislation have been drawn up. Main stakeholders and concerned statutory bodies have been consulted. Action is being taken on a few technical issues of the Bill before introduction into the Legislative Council in the 1999-2000 session.</p> <p><i>(Action in Progress: Under Review)</i></p>
<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>Consultation materials are being prepared and consultation will commence by end of 1999.</p> <p><i>(Action in Progress: On Schedule)</i></p>
<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 Northwest and Northeast 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 recommended Outline Development Plans for Strategic Growth Areas were prepared in July 1999. ● The study commenced in March 1998 and Stage I is schedule for completion in 2000. ● Work undertaken under the study is subject to review of the reclamation limit. <p><i>(Action in Progress: On Schedule)</i></p>

Initiative	Target	Present Position
<p>To complete the Urban Renewal Strategy Study and identify priority urban renewal areas to enable the proposed Urban Renewal Authority (URA) to immediately embark on urban renewal projects upon its establishment</p> <p><i>(Plan D)</i></p>	<p>To complete the Urban Renewal Strategy Study in 1998-1999</p> <p><i>(1997)</i></p>	<p>The study has been completed.</p> <p><i>(Action Completed)</i></p>
<p>After completing the consultation exercise on the mandatory Building Safety Inspection Scheme (BSIS), to put forward legislation to implement the Scheme in 1998</p> <p><i>(BD)</i></p>	<p>To review the voluntary BSIS to decide whether and how to implement the mandatory BSIS</p> <p><i>(1997)</i></p>	<p>The review started in August 1999 and will be completed by November 1999.</p> <p><i>(Action in Progress: Under Review)</i></p>
<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>Work was completed on definition of “sustainable development” for Hong Kong, development of sustainability indicators and proposal of publicity strategies. Work on a “sustainable development system”, which includes development of a computer-aided decision support system and recommendation on institutional arrangements, is at an advanced stage. The public will be consulted on the key findings before the end of 1999.</p> <p><i>(Action in Progress: On Schedule)</i></p>

Looking Forward

In the next 12 months, we will assess our performance in respect of this KRA against the following indicator –

Indicator	1999 Target
The extent, timeliness and acceptability to the public of plans and programmes to implement Government's broad development strategy	To attain higher public satisfaction with Government development plans and programmes

We will undertake the following initiatives to deliver results in this area –

Initiative	1999 Target
To review the Central Reclamation Phase III (CRIII) <i>(Territory Development Department (TDD))</i>	To complete a review of the engineering feasibility study of the reduced CRIII scheme in early 2000
To review the overall engineering feasibility of all the key transport infrastructure and the new waterfront for Wan Chai and Causeway Bay <i>(TDD)</i>	To complete the study of Wan Chai Development II in early 2001
To undertake the design and engineering feasibility study of the reduced South East Kowloon Development (SEKD) scheme <i>(TDD)</i>	To complete the study on SEKD by end-2000
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>	To complete the review on Green Island Development in early 2001

Initiative	1999 Target
<p>To develop a planning framework for developing tourism and recreation in North-East Lantau (Civil Engineering Department)</p>	<p>To complete the Northshore Lantau Development Feasibility Study by mid-2000</p>
<p>To explore the overall tourist and recreation potential of the Lei Yue Mun area (Plan D)</p>	<p>To complete the Village Improvement Study of Lei Yue Mun in early 2000</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) (TDD)</p>	<p>To provide conceptual plans by end 2000 for reclamation in TKO to provide the necessary space</p>
<p>To consult the public on proposals regarding the establishment of an URA and to formulate an Urban Renewal Strategy as a blueprint for the urban renewal programme for the next 20 years (PELB)</p>	<ul style="list-style-type: none"> ● To launch a public consultation exercise in late 1999 on the establishment of an URA ● To set up an URA in 2000
<p>To review the requirements and provision of industrial land and consider replanning of obsolete industrial land (Plan D)</p>	<p>To complete the review and formulate a strategy for rezoning surplus industrial land in mid-2000</p>
<p>To legislate for the control of advertisement signboards (PELB)</p>	<p>To formulate a detailed control scheme for the purpose of a second round of consultation with concerned parties by mid-2000</p>
<p>To step up enforcement action against unauthorised building works (PELB)</p>	<p>To review our 1988 enforcement policy and to announce a new policy by end-2000</p>

Initiative	1999 Target
<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>(PELB)</i></p>	<p>To announce the Programme in early 2000</p>
<p>To resolve the problem of missing or illegible Government leases and grants</p> <p><i>(PELB)</i></p>	<p>To introduce the requisite legislation in early 2000</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>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>

3

Implement and monitor development programmes and enforce legislation and standards

Current development initiatives address a range of concerns, including: ensuring an adequate supply of land for housing and non-housing development needs; expediting urban renewal; and improving building safety. These involve the provision of land and necessary infrastructure support as well as enforcement of legislation and standards.

We shall implement and monitor development programmes and initiatives effectively and efficiently to fulfil our Policy Objective.

Progress Made

In 1998, we aimed to implement measures relating to land supply for housing, urban renewal and building safety.

Implementation of the Land Sale Programme for 1999-2000 announced in February 1999 proceeded satisfactorily. A total of 11.5 hectares of land was disposed of by tenders and auction by the end of September 1999.

The Land (Compulsory Sale for Redevelopment) Ordinance was brought into operation to help the private sector overcome land assembly difficulties in urban renewal projects. We also made efforts to promote the Building Safety Improvement Loan Scheme. However, few of the 600 owners of buildings in need of repair who were approached have applied for a loan. We are reviewing this scheme as part of our general review of building safety programmes.

We continued to take rigorous enforcement action against unauthorised developments and unauthorised building works, resulting in 270 unauthorised developments being discontinued and 6 460 unauthorised building works removed over the past year. In parallel, we have kept up the momentum of our 10-year programme started since March 1996 to clear up environmental black spots in the New Territories. We completed the Tuen Mun Town Peripheries Container Action Area, So Kwun Wat and Tai Lam Chung Action Area and North District East Action Area. We commenced clearance work in three new action areas in Ha Tsuen and Lau Fau Shan, Mai Po and Nam Sang Wai, and San Tin.

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 reclaim and form land and provide infrastructure support for housing developments in new towns and strategic growth areas <i>(Territory Development Department (TDD))</i>	To provide 40 hectares of reclaimed or formed land and 90 hectares of serviced land in 1999-2000 for housing development <i>(1998)</i>	Good progress has been made towards meeting the targets by March 2000. <i>(Action in Progress: On Schedule)</i>
To bring the Land (Compulsory Sale for Redevelopment) Ordinance into operation to help the private sector overcome land assembly difficulties in urban renewal projects <i>(Planning, Environment and Lands Bureau (PELB))</i>	To bring the Ordinance into operation in early 1999 <i>(1998)</i>	The Ordinance has been brought into operation. <i>(Action Completed)</i>
To step up enforcement action on unsafe old buildings and encourage owners to join the Building Safety Inspection Scheme (BSIS) <i>(Buildings Department (BD))</i>	<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 <i>(1998)</i>	<ul style="list-style-type: none"> ● The inspection programme commenced in May 1999. ● By September 1999, 66 buildings had joined the BSIS. <i>(Action in Progress: On Schedule)</i>
To step up clearance of high risk unauthorised rooftop structures and appendages <i>(BD)</i>	To deal with high risk unauthorised rooftop structures on 100 buildings annually, and to remove 2 000 dangerous appendages from the external walls of buildings annually <i>(1998)</i>	As at end September 1999, unauthorised rooftop structures on 55 single-staircase buildings and 1 550 dangerous appendages have been removed. Unauthorised rooftop structures on another 88 buildings are scheduled to be dealt with in the latter part of this year, and another 450 dangerous appendages will be removed during the same period. <i>(Action in Progress: On Schedule)</i>

Initiative	Target	Present Position
<p>To manage a Building Safety Improvement Loan Scheme to provide low interest loans to assist building owners to undertake inspection and improvement works <i>(BD)</i></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 <i>(1998)</i></p>	<p>Owners of 600 buildings in need of improvement works had been approached by September 1999 and invited to apply for the Loan. <i>(Action in Progress: On Schedule)</i></p>
<p>To conduct a publicity campaign for the Building Safety Improvement Loan Scheme <i>(BD)</i></p>	<p>To complete a series of publicity activities by December 1998, including briefings/seminars, TV and Radio Announcements of Public Interests (APIs), issue of letters and distribution of pamphlets and posters <i>(1998)</i></p>	<p>From August to December 1998, 32 briefings/seminars were conducted, with 6 000 letters issued, 4 000 posters, 30 000 pamphlets and 50 000 card calendars distributed. TV and Radio APIs had been screened and aired regularly. Further publicity will be carried out to reinforce community understanding. <i>(Action Completed)</i></p>
<p>To step up enforcement and prosecution actions against unauthorised developments under the Town Planning Ordinance in rural New Territories, including those environmentally sensitive areas and the Action Areas endorsed by the Special Committee on the Cleaning up of Black Spots in the New Territories <i>(Planning Department (PlanD))</i></p>	<p>To undertake investigation of unauthorised developments within 28 days upon receipt of complaint for 90% of the cases starting from late 1998 <i>(1998)</i></p>	<p>Over 90% of the complaint cases were investigated within 28 days. <i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To set up an Urban Renewal Authority (URA) with statutory powers to expedite urban renewal on a larger scale and in a more comprehensive manner (PELB)</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 (1998) ● 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 (1998) ● To introduce the URA Bill into the Legislature in early 1999 and to set up a URA in 1999 (1998 and 1997) 	<ul style="list-style-type: none"> ● Based on the Urban Renewal Strategy Study conducted by the Plan D, we have formulated initial proposals for an Urban Renewal Strategy. The suggested terms of reference, powers and operational guidelines for the new URA have been included in a White Bill which will be published for public consultation in late 1999. <i>(Action in Progress: On Schedule)</i> ● Financing arrangements for the urban renewal programme of the URA are being worked out. The re-housing arrangements for tenants affected by URA projects will be discussed with the Housing Authority and the Housing Society. <i>(Action in Progress: On Schedule)</i> ● A URA White Bill is being prepared for public consultation in late 1999 before it is introduced into the Legislature in early 2000. We aim to set up the URA in 2000. <i>(Action in Progress: Under Review)</i>

Initiative	Target	Present Position
<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 (TDD)</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 ● 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"> ● Action continues on engineering design and construction to form and service land in West Kowloon Reclamation for housing development. <i>(Action in Progress: On Schedule)</i> ● A revised feasibility study on alternative development schemes for Southeast Kowloon is being planned. Its effect on the initial development phases of the Kai Tak – Kowloon Bay development is under review. <i>(Action in Progress: Under Review)</i> ● The Comprehensive Feasibility Study for the Remaining Development in Tung Chung and Tai Ho is nearing completion. However, the Recommended Outline Development Plan is being reviewed to take account of additional environmental issues. <i>(Action in Progress: Under Review)</i> ● Additional studies to investigate unexpected problems in final reclamation and water qualities in Tseung Kwan O Bay are required before final decision on the intensification proposal can be made. <i>(Action in Progress: Under Review)</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>Initial land use proposals for a number of development areas have been formulated. Public consultation will be carried out towards the end of 1999. Further studies on environmental and engineering aspects are required before recommendation on development proposals are made. The studies are scheduled for completion in 2000. (Action in Progress: Under Review)</p>

Initiative	Target	Present Position
<p>To meet the growing demand from more international professionals operating in Hong Kong, to sell 117 hectares of land, sufficient for at least 9 000 large flats, before March 2002 in areas such as the Peak, Hong Kong Island South, Shatin, Tai Po and South Lantau, in addition to the 64 hectares already included in the sales programme up to March 1999</p> <p><i>(Lands Department (Lands D))</i></p>	<p>To announce the next Land Disposal Programme in early 1999</p> <p><i>(1997)</i></p>	<p>The Land Sale Programme for 1999-2000 comprising a timetable of specific sites for auction and tender and a Reserve List of sites for application for auction and tender, and the Land Development Programme for 2000-2001 to 2003-2004 setting out the amount of land for housing and non-housing development were announced on 12 February 1999. From July 1997 to September 1999, 22 hectares of land with an estimated number of 2 400 flats falling within this category had been disposed of.</p> <p><i>(Action Completed)</i></p>
<p>Through auction and tender, to dispose of 82.8 hectares of land for housing development and 28 hectares for other uses in 1998-1999. This will provide for approximately 35 000 residential units and 81 000 m² of commercial space in three to four years' time</p> <p><i>(Lands D)</i></p>	<p>To dispose of 82.8 hectares of land for housing development and 28 hectares for other uses in 1998-1999</p> <p><i>(1997)</i></p>	<p>Under the five-year Land Disposal Programme for 1998-1999 to 2002-2003 announced in March 1998, 83.7 hectares of land for housing development and 13.6 hectares for other uses were planned for disposal through auction and tender in 1998-1999. However, land sales for 1998-1999 were suspended with effect from 22 June 1998 as a measure aimed at relieving the pressure on the economy and stabilising property prices. Taking into account those tenders invited in 1997-1998 and awarded in 1998-1999, a total of 13.7 hectares of land for housing development and 5.8 hectares of land for other uses were actually disposed of through auction and tender in 1998-1999.</p> <p><i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To set up a Geodetic Information System in 1998 to provide efficient survey information to surveying and construction industry (Lands D)</p>	<p>To set up a Geodetic Information System in 1998 (1997)</p>	<p>The system was installed and a database of geodetic control points was set up to facilitate the administration, maintenance, survey planning and supply of geodetic data. The project was completed in March 1999. <i>(Action Completed)</i></p>
<p>To introduce a network of Global Positioning System reference stations in 1999 to improve survey work efficiency (Lands D)</p>	<p>To complete the feasibility study on the network of Global Positioning System by mid-1999 (1997)</p>	<p>The feasibility study was completed. Proposed sites in the northwest areas of Hong Kong Territory were identified. <i>(Action Completed)</i></p>
<p>All mapping products to be bilingual by 1999 (Lands D)</p>	<p>To produce all mapping products in bilingual form by 1999 (1997)</p>	<p>The conversion of Government Chinese Character Set into Uni-Code, which is one of the essential process of bilingual mapping, has been completed. Inter alia, the conversion of Chinese Annotation was completed in June 1999. The Survey and Mapping Office had completed the development of Chinese Input Programs and the relevant testing process. The system for producing mapping products in bilingual form was implemented in September 1999. <i>(Action Completed)</i></p>
<p>To expedite approval of Deeds of Mutual Covenants in consent applications by contracting out the work to the private sector (Lands D)</p>	<p>To contract out six Deeds of Mutual Covenants cases to the private sector by March 1999 (1997)</p>	<p>Six Deeds of Mutual Covenants approval cases were contracted out and completed in 1998-1999. Contracting out of further Deeds of Mutual Covenants cases is being reviewed. <i>(Action Completed)</i></p>

Initiative	Target	Present Position
<p>To set up a dedicated task force to deal with dangerous canopies and appendages on the exteriors of buildings. Our target is to increase the number of cases dealt with from 1 400 to 2 000 per year</p> <p><i>(BD)</i></p>	<p>To set up the dedicated task force by October 1998</p> <p><i>(1997)</i></p>	<p>Eight new posts were created on 30 September 1998.</p> <p><i>(Action Completed)</i></p>
<p>To provide 17 additional staff in the BD to process building plans so as to increase productivity in housing construction</p> <p><i>(BD)</i></p>	<p>To create 17 additional posts by end-1998</p> <p><i>(1997)</i></p>	<p>17 posts for plan-processing have been created.</p> <p><i>(Action Completed)</i></p>
<p>To require in late 1997 authorised persons to submit supervision plans setting out systems for safety management at construction and demolition sites before works may commence</p> <p><i>(BD)</i></p>	<p>To implement the Supervision Plan System in phases starting from 1997</p> <p><i>(1996)</i></p>	<p>The system has been fully implemented on all building works since June 1999.</p> <p><i>(Action Completed)</i></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</p> <p><i>(Lands D)</i></p>	<p>To grant the site at West Kowloon Reclamation to the Housing Society in early 2000</p> <p><i>(1996)</i></p>	<p>Negotiation on land premium for the site at West Kowloon Reclamation is progressing. The Land Development Corporation has asked to defer the grants of the other two sites.</p> <p><i>(Action in Progress: Under Review)</i></p>

Initiative	Target	Present Position
To establish a designated Site Monitoring Team in the BD to carry out inspections (BD)	To establish a designated Site Monitoring Team to carry out 3 000 inspections a year (1996)	The Site Monitoring Team, established in 1995, carried out 4 255 inspections in 1998-1999. (Action Completed)
To clean up environmental black spots in the eastern part of the North District and to clear and landscape those sites which are on government land (Lands D)	To begin cleaning up environmental black spots in the eastern part of the North District in early 1996 and to clear and landscape those sites which are on government land (1995)	Action on this initiative was completed in September 1999. (Action Completed)

Looking Forward

In the next 12 months, we will assess our performance in respect of this KRA against the following indicator –

Indicator	1999 Target
The extent to which major development programmes are implemented according to their timetable	To implement all major development programmes on schedule

We will undertake the following initiatives to deliver results in this area –

Initiative	1999 Target
To reclaim and form land and provide infrastructure support for housing developments in new towns and strategic growth areas (TDD)	To provide 26 hectares of reclaimed or formed land and 77 hectares of serviced land in 2000-2001 for housing development

Initiative	1999 Target
<p>To step up clearance of high risk unauthorised rooftop structures <i>(BD)</i></p>	<p>To deal with high risk unauthorised rooftop structures in 200 buildings in 2000</p>
<p>To implement one of the recommendations of the Departmental Business Study to set up a system to receive electronic submissions <i>(Plan D)</i></p>	<p>To set up the electronic receiving system by end-2000</p>