

Signature _____

Name in block letters _____

Raymond Young

Post Title _____

Permanent Secretary for Development
(Planning and Lands)

Date _____

24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)025

Question Serial No.

2533

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Development
(Planning and Lands)

Director of Bureau : Secretary for Development

Question:

Two directorate posts and seven non-directorate posts will be created in 2009-10. What are the reasons? Please state their post titles, responsibilities and salaries; whether the additional staffing includes posts for the Development Opportunities Office; if yes, please also state their post titles, responsibilities and salaries.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The Planning and Lands Branch will create the following nine posts in 2009-10 :-

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Directorate Posts</u>		
1 Administrative Officer Staff Grade C	Head of new Harbour team in PLB, responsible for implementing policies on harbourfront enhancement initiatives	1.5
1 Government Town Planner	Provide strategic and policy inputs on cross-boundary planning and development	1.5

<u>Number and Rank of Posts</u>	<u>Duties</u>	<u>Notional Annual Mid-point Salary (\$ M)</u>
<u>Non-directorate Posts</u>		
1 Administrative Officer	Support in implementing policies on harbourfront enhancement initiatives	0.7
1 Senior Town Planner	Provide support in strategic and policy inputs on cross-boundary planning and development	1.0
1 Senior Executive Officer	Provide executive support	0.8
2 Personal Secretaries I	Provide secretarial support	0.6
2 Assistant Clerical Officers	Provide clerical support	0.4

The above additional staffing does not include posts for the Development Opportunities Office.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)026

Question Serial No.

2534

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme :

Controlling Officer : Permanent Secretary for Development
(Planning and Lands)

Director of Bureau : Secretary for Development

Question:

Regarding the setting up of the Development Opportunities Office as announced by the Financial Secretary in paragraph 83 of his Budget Speech, please advise us of the amount of provision earmarked for the day-to-day operations of the office and provide a breakdown of the staffing and the respective expenditure for each post involved.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

Additional provision has been included in the 2009-10 draft Estimates under Head 159 Government Secretariat : Development Bureau (Works Branch) for the creation of posts to strengthen the co-ordination of infrastructure projects. Our current proposal is to make use of some of these resources and to re-allocate two directorate posts for the setting up of the Development Opportunities Office (DOO) which will be accounted for under Head 138 Government Secretariat : Development Bureau (Planning and Lands Branch). The DOO will be headed by a senior directorate officer, supported by another directorate officer plus a small multi-disciplinary team of officers redeployed from different departments. We will consult the Panel on Development soon on the creation of the directorate posts and then seek the approval of the Establishment Subcommittee and Finance Committee.

Signature _____

Name in block letters _____ Raymond Young _____

Post Title _____ Permanent Secretary for Development
(Planning and Lands) _____

Date _____ 24 March 2009 _____

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)027

Question Serial No.

2693

Head : 138 Government Secretariat: Subhead (No. & title) :
Development Bureau (Planning and 000 Operational expenses
Lands Branch)

Programme : (2) Buildings, Lands and Planning

Controlling Officer : Permanent Secretary for Development
(Planning and Lands)

Director of Bureau : Secretary for Development

Question:

The Administration stated that it would continue to work closely with the Hong Kong Housing Society and the Urban Renewal Authority in 2009-10 on their provision of technical and financial assistance to owners in proper building management and maintenance, including the Building Maintenance Grant Scheme for Elderly Owners, by providing a funding of \$200 million for the non-recurrent expenditure. How many building owners were benefited from this grant scheme in 2008-09? Please provide a breakdown of these subsidised items and the expenditure involved.

Asked by: Hon. LAU Sau-shing, Patrick

Reply:

The Building Maintenance Grant Scheme for Elderly Owners (BMGSEO) was launched on 20 May 2008 and is administered by the Hong Kong Housing Society (HKHS). Since the launch of the BMGSEO, up to the end of February 2009, 2 533 elderly owner-occupiers have benefited from the scheme, involving a sum of around \$63.1 million. The maintenance and repair items subsidised cover doors/gates, drains/pipings, electrical installations, painting, sanitary fittings, repair of spalling concrete, tiles, windows and miscellaneous items. The HKHS does not have a breakdown of the expenditure involved for the individual items.

Signature _____

Name in block letters Raymond Young

Post Title Permanent Secretary for Development
(Planning and Lands)

Date 24 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)066

Question Serial No.

2697

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

The estimated provision for 2009-10 is \$890 million (an increase of 6.6%), with the main objective to implement a special programme to remove abandoned signboards. The number of signboards to be removed will be 3 750. Under the Programme, 78 posts will be created. Please provide the post titles, duties and salary points of these 78 posts.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The increase in the estimated provision for 2009-10 by 6.6% is mainly due to (i) an increase of 78 non-directorate civil service posts; (ii) filling of vacancies; and (iii) the implementation of a special programme to remove abandoned signboards.

Details of the 78 non-directorate posts to be created in 2009-10 are as follows :

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(a) To make preparations for and implement the minor works control system	1 Senior Structural Engineer	1,037
	4 Building Surveyors	2,188
	2 Structural Engineers	1,127
	3 Survey Officers (Building)	581
	2 Technical Officers (Structural)	387

<u>Area of Work and Duties</u>	<u>Posts</u>	<u>Notional annual mid-point salary (\$'000)</u>
(b) To convert 44 non-civil service contract positions with long-term service need to civil service posts with a view to building up a permanent outfit for implementing the Fire Safety (Buildings) Ordinance in collaboration with the Fire Services Department	2 Senior Building Surveyors 8 Building Surveyors 7 Senior Survey Officers (Building) 24 Survey Officers (Building) 1 Clerical Officer 2 Assistant Clerical Officers	2,073 4,375 2,948 4,650 304 379
(c) To speed up the inspection programme for implementing the Fire Safety (Buildings) Ordinance to enhance fire safety provisions in buildings	1 Senior Building Surveyor 1 Senior Structural Engineer 3 Building Surveyors 1 Structural Engineer 4 Senior Survey Officers (Building) 11 Survey Officers (Building) 1 Technical Officer (Structural)	1,037 1,037 1,641 564 1,685 2,131 194

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 18 March 2009

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)067

Question Serial No.

2700

Head : 82 Buildings Department

Subhead (No. & title) :

Programme: Buildings and Building Works

Controlling Officer: Director of Buildings

Director of Bureau: Secretary for Development

Question :

According to the targets set under the 2009 Programme, the pledge for providing 24-hour emergency services is 100%. However, for individual services such as responding to emergencies outside office hours, the target for responding within two hours for cases in urban areas and the New Territories could not be met in 2008. As to the target for responding within three hours for cases in other areas in the New Territories, the pledge was not fulfilled in two consecutive years, i.e. 2007 and 2008. With an additional 6.6% provision in 2009, what arrangements and measures will be taken by the Government to meet the targets? Please list out the itemised breakdown of the manpower resources and expenditure involved.

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

In 2008, the Buildings Department (BD) handled 1 222 emergency cases, out of which 633 cases fell under the category of the two-hour response time pledge (outside office hours for urban areas and new towns in the New Territories). The 95.7% performance was a result of the two-hour pledge being exceeded in 27 cases. The longer time required in these cases was due to the large number of emergency calls received within a short span of time under the inclement weather condition during periods of tropical cyclones and severe rainstorms in the second and third quarters of 2008.

Out of the 1 222 emergency cases handled in 2008, 14 cases fell under the category of the three-hour response time pledge, i.e. cases outside office hours for other areas in the New Territories which are the more remote areas of the territory. Amongst these 14 cases, the three-hour pledge was exceeded in two cases. As a result, the performance in this category was 85.7%. One of the cases occurred when an extraordinarily large number of emergency cases was received within a short period of time during which the red and black rainstorm warning signals were hoisted. The other case took place in Cheung Chau where the ferry service was suspended during the hoisting of typhoon signal No. 8.

In handling emergency cases occurred during office hours, the BD's staff will carry out emergency inspections as part of their normal duties. Designated officers are put on a duty roster to perform emergency duties outside office hours on a rotational basis. As handling of emergency services is part and parcel of the duties of BD staff, we cannot provide a breakdown of the resources and expenditure incurred in this area.

Adequate manpower has been deployed in the BD to handle emergency cases. The aforementioned cases exceeding the time pledges in 2008 were due to extraordinary inclement weather coupled with the large number of emergency calls received within a short span of time. The BD has established procedures in handling emergency cases as stipulated in its "Emergency Handbook" which all duty officers are required to follow. The Department will continue to monitor the provision of emergency services and strive to meet the targets in 2009.

Signature _____

Name in block letters AU Choi-kai

Post Title Director of Buildings

Date 18 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)168

Question Serial No

2680

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :

7343CL – Central Reclamation phase 3 –
engineering works

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate for Central Reclamation phase 3 – engineering works is \$3.56 billion. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$813 million. Why is the envisaged expenditure in 2009-10 \$350 million only? What are the reasons for not accelerating the works progress?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The Central Reclamation phase 3 – engineering works project was originally planned to be substantially completed by end 2009 with an estimated expenditure of \$350 million for 2009-10 to meet the anticipated payments for the main works and other associated costs. The estimated expenditure of \$463 million after 2009-10 (i.e. the balance between \$813 million and \$350 million) is for completion of minor outstanding works and finalisation of the works contracts.

In January 2009, the Finance Committee approved an increase in the approved project estimate of this project to include the construction of protection works for the reclamation. The completion date of the project will be revised to mid-2011.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

25 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)169

Question Serial No

2681

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :
7671CL – Central Reclamation phase 3 –
consultants' fees and site
investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate for the Central Reclamation Phase 3 – consultants' fees and site investigation is \$43 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$3.9 million. Why is the envisaged expenditure in 2009-10 \$1.2 million only? What are the reasons for not accelerating the works progress?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The design and site investigation for the Central Reclamation Phase 3 project has been substantially completed. The estimated expenditure of \$1.2 million in 2009-10 is for payments of consultants' fees scheduled for the fiscal year. The balance of the remaining reserve is for payments of consultants' fees for minor outstanding works prior to completion of the project.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)170

Question Serial No

2682

Head : 707 - New Towns and Urban
Area Development

Subhead (No. & title) :
7652CL – Wan Chai development phase 2 –
comprehensive feasibility study
and site investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate of Wan Chai Development Phase 2 – comprehensive feasibility study and site investigation is \$60 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$9.7 million. Why is the forecast expenditure in 2009-10 about \$1 million only? What are the reasons for not being able to expedite the progress of works?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The work included in this comprehensive feasibility study and site investigation for Wan Chai Development Phase 2 is now substantially completed. It is anticipated that the estimated total cost will now be about \$52 million only, which is less than the approved project estimate. The estimated expenditure of \$1 million in 2009-10 is essentially for settlement of the final account.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

24 March 2009

Examination of Estimates of Expenditure 2009-10
**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

DEVB(PL)171

Question Serial No

2683

Head : 707 –New Towns and Urban
Area Development

Subhead (No. & title) :

7696CL – Wan Chai development phase 2 –
engineering works: consultants'
fees and site investigation

Programme:

Controlling Officer: Director of Civil Engineering and Development

Director of Bureau: Secretary for Development

Question :

The approved project estimate of Wan Chai development phase 2 – engineering works is \$110 million. After deducting the actual expenditure up to 31 March 2008 and the revised estimate for 2008-09, the remaining reserve is \$49 million. Why is the forecast expenditure in 2009-10 about \$12 million only? What are the reasons for not being able to expedite the progress of works?

Asked by : Hon. LAU Sau-shing, Patrick

Reply :

The detailed design being carried out under the “Wan Chai development phase 2 – engineering works: consultants’ fees and site investigation project” was affected by the judicial reviews (JRs) on reclamation including the temporary reclamation for the construction of the Central-Wan Chai Bypass, and has been deferred to avoid abortive work. Since the resolution of the JRs and the necessary follow-up in late 2008, we have been expediting the design work. The forecast expenditure in 2009-10 at about \$12 million is the best estimate at present. We plan to substantially complete the detailed design in 2009 to enable early commencement of construction works by end 2009, subject to funding approval of the Finance Committee. The remaining of the reserve will meet outstanding payments for site investigation and design works in subsequent years.

Signature _____

Name in block letters _____

JOHN S V CHAI

Post Title _____

Director of Civil Engineering and Development

Date _____

24 March 2009