

房屋及規劃地政局(規劃地政科)

工作簡介及現正進行的公眾諮詢

目的

本文件旨在向議員簡介房屋及規劃地政局轄下規劃地政科的工作，並就本科近期展開的「香港 2030：規劃遠景與策略－第三階段公眾諮詢」及「樓宇管理及維修公眾諮詢」，徵詢議員的意見。

規劃地政科工作概要

2. 房屋及規劃地政局以房屋及規劃地政局局長為首，下設規劃地政科及房屋署(後者是由前房屋局與前房屋署合併組成)，分別由常任秘書長(規劃及地政)和兼任房屋署署長的常任秘書長(房屋)掌管。
3. 規劃地政科負責制訂土地用途規劃、土地管理、建築物及市區更新等方面的政策，並監察政策的實施。有關政策主要是由規劃署、拓展署、地政總署和屋宇署等四個政府部門實施。本科亦負責監察土地註冊處營運基金和身為法定機構的市區重建局。
4. 在 2003-04 年度，規劃地政科及參與本科政策範圍的有關部門的運作預算是 32 億 9,500 萬元，佔政府經常開支總額的 1.5%。本科轄下部門現均積極提高效率，力求節省開支，從而協助政府恢復財政平衡。

立法事務

5. 規劃地政科轄下的部門肩負一系列的法定職責。在立法會本屆會期內處理的有關條例草案包括：

- a) 《城市規劃(修訂)條例草案》—旨在精簡《城市規劃條例》規定的城市規劃程序，並提高規劃制度的透明度，鼓勵公眾人士參與；
- b) 《建築物(修訂)條例草案》—旨在改善有關樓宇規管和樓宇安全的法律架構，其中包括設立「小型工程」類別，以便合資格人士從事指定的小型工程，例如招牌工程和僭建物清拆工程；以及
- c) 《土地業權條例草案》—旨在推行業權註冊制度，加強保障土地及物業的權益，以及精簡業權轉易程序。

與區議會的意見交流和合作

6. 規劃地政科轄下部門及市區重建局在日常工作中，與區議會常有意見交流和合作。個別區議員亦有把關注個案及投訴轉介有關部門調查。這些互動合作，大大有助我們評估地區民情及部門提出的建議能否獲得接受，讓我們得以及時回應和處理。其中一些較常見諮詢區議會的事務範圍包括：

- 規劃署進行各類規劃研究、製備／修訂法定及內部規劃圖則和提出大型發展建議，均會諮詢區議會。
- 地政總署轄下的分區地政處會於有需要時就區議會的小型工程項目(例如避雨亭和休憩處)提供土地用途的資料，亦會就政府或市區重建局項目的收地事宜徵詢議員的意見。此外，分區地政處也會不時或應要求向區議會或其委員會提供土地管理方面的資料，例如短期土地用途安排、非法佔用政府土地的統計數字，以及小型屋宇申請的進度報告等。

- 拓展署在工程計劃的各個階段，由提出至策劃至落實，均會諮詢區議會。
- 屋宇署會就樓宇安全事宜諮詢區議會，並處理議員對區內違例建築工程的關注。
- 市區重建局會就個別市區更新項目的推行，諮詢區議會。

2004 年度施政綱領所載的政策措施

7. 在 2004 年 1 月 7 日發表的 2004 年度施政綱領，載有政府未來三年半內的新措施和持續推行的措施，當中與規劃地政科有關的主要措施，現列出如下：

新措施

- a) 繼續協調鐵路沿線物業發展項目的推出時間表，確保不會對房地產市場帶來衝擊；
- b) 推行改善預售樓宇同意書制度的措施；
- c) 研究加快處理小型屋宇申請的方法；
- d) 確保在規劃和土地用途方面的施政方針，有助我們達到保護維多利亞港，以及美化維港，供市民及遊客享用的目標。除了中環、灣仔北及東南九龍外，政府不會再在維港內進行填海工程。我們會根據這個施政方針，制訂有關的規劃圖則；以及
- e) 考慮加快市區更新的不同方案，讓社會各界廣泛參與討論。

持續推行的措施

- f) 制訂西九龍文娛藝術區的發展計劃；

- g) 根據「香港 2030：規劃遠景與策略」制訂一套土地用途、運輸及環境策略，作為香港長遠發展的指引；
- h) 透過教育和宣傳，以及專業團體和私營機構更積極的參與，加強私人樓宇管理及維修，並開展討論如何為私人樓宇業主提供一站式服務；
- i) 改善有關樓宇規管和樓宇安全的法律架構；
- j) 精簡《城市規劃條例》規定的城市規劃程序，並提高規劃制度的透明度；
- k) 就小型屋宇政策諮詢有關各方，以期擬訂初步建議作更深入討論。

8. 關於第 7(g)和(h)兩段，我們正進行兩項公眾諮詢，其目的和內容概述如下。

香港 2030：規劃遠景與策略—第三階段公眾諮詢

9. 我們打算根據「香港 2030：規劃遠景與策略」制訂一套土地用途、運輸及環境策略，作為香港長遠發展的指引。在今次的公眾諮詢中，我們提出了一連串的規劃方案和選擇，讓公眾發表意見。例如：我們究竟喜歡怎樣的生活環境呢？是高密度抑或低密度的居住環境？我們未來的居所應建於現有市區範圍抑或在新界？我們應該繼續擴張現有的商業中心區抑或是另覓地方建立一個全新的優質商業中心？

10. 根據首兩個階段諮詢工作蒐集到的公眾意見，第三階段公眾諮詢就未來發展提出了若干主導方向，其中一項是透過優秀的城市設計，美化海旁和休憩地區，以及致力保護自然和文化遺產，為市民提供優質的生活環境。為此，政府已重申決意保存和保護維港。確切來說，除了因應付迫切需要而在中環、灣仔北及東南九龍填海外，政府不會再在維港內填海。由於維港填海引起公眾關注，我們又另行印製了名為《「中區填海第三期工程」面面觀》的刊物，向公眾解釋這項以運輸需要為出發點的填海工程的理據、擬議的填海是經妥善嚴格審核的最小填海範圍方案，以及我們打算在填海所得的土地上發展美侖美奐的海濱長廊。

11. 有關詳情請閱夾附的《香港 2030：規劃遠景與策略諮詢文件》和單張，以及關於中區填海第三期工程的刊物。第三階段公眾諮詢現已展開，諮詢期到 2004 年 3 月 31 日結束。

樓宇管理和維修

12. 自從去年「非典型肺炎」事件之後，社會大眾普遍意識到樓宇保養的重要性。這事件也突出了一項需要，就是為樓宇管理及維修事宜訂立全面而長遠的解決方法，以應付樓宇失修造成的種種問題。為此，我們在 2003 年 12 月 29 日展開了公眾諮詢。

13. 現夾附有相關的諮詢文件和單張，內容詳述加強樓宇保養意識及使居住環境更加理想的基本原則、政策方向及支援措施。我們特別就以下各點徵詢意見：

- 業主應負責確保樓宇狀況良好，包括負擔所需費用。
- 融合樓宇的管理和維修，是解決樓宇失修問題的持續可行辦法。
- 業界應提供迎合業主需要和成本效益高的管理及維修服務，從而協助業主履行本身的責任。政府除了擔當執法者的角色外，亦應與非政府機構合作，支援和推動樓宇管理及維修。

14. 我們希望透過教育和宣傳，以及專業團體和私營機構積極參與，加強私人樓宇管理及維修，並開展討論如何為私人樓宇業主提供一站式服務。我們會綜合有關各方的意見，包括立法會、區議會、業界、專業團體、非政府機構和公眾人士。樓宇的管理維修與大家的居住環境息息相關，我們會仔細考慮收集到的意見，然後決定如何開展下一步的工作。有關的諮詢到 2004 年 4 月 15 日結束。

徵詢意見

15. 請議員對「香港 2030 研究」及「樓宇管理及維修」兩份諮詢文件，發表意見。我們也歡迎議員對本科及轄下部門的工作發表意見，並期待與區議會並肩攜手，達到建立優質生活環境的目標。

房屋及規劃地政局
(規劃地政科)

2004 年 1 月

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Briefing on the work of the Housing, Planning and Lands Bureau (Planning and Lands Branch) and Public Consultations underway

Purpose

The purpose of this paper is to brief members on the work of the Planning and Lands Branch (PLB) of the Housing, Planning and Lands Bureau and to seek members views on two public consultation exercises recently launched by PLB, namely on "Hong Kong 2030 planning vision and strategy Stage 3" and "Building Management and Maintenance".

An Overview of Work of PLB

2. The Housing, Planning and Lands Bureau (the Bureau) led by the Secretary for Housing, Planning and Lands comprises the PLB and the Housing Department (the latter was formed by the merging of the former Housing Branch and the former Housing Department). Each is headed by a respective Permanent Secretary, namely the Permanent Secretary (Planning and Lands) and the Permanent Secretary (Housing) who is also the Director of Housing.
3. The PLB is responsible for the formulation of policies on land use planning, land management, buildings and urban renewal. It oversees the implementation of such policies largely by four government departments, viz. Planning Department, Territory Development Department, Lands Department and Buildings Department, the Land Registry Trading Fund and a statutory body, the Urban Renewal Authority (URA).
4. The PLB and the relevant departments contributing to its policy areas together have an operating budget of \$3,295 million in 2003-04, representing 1.5% of total government recurrent expenditure. To help restore fiscal balance, the PLB group of departments is undergoing efficiency drive to achieve savings.

Legislative Programme

5. The PLB group of departments discharges a range of statutory responsibilities. In the current legislative session, the following Bills are being processed –

- a) Town Planning (Amendment) Bill – to streamline the town planning process under the Town Planning Ordinance and to enhance openness of and public participation in the planning system,
- b) Buildings (Amendment) Bill – to improve the statutory framework for building control and building safety, including the introduction of a new category of “minor works” to enable qualified persons to undertake specified minor works e.g. those relating to signboards and removal of unauthorized building works; and
- c) Land Titles Bill – to introduce a title registration system to give greater security to interests in land and property and to simplify conveyancing.

Interactions with District Councils

6. In their day-to-day operation, the PLB group of departments as well as the URA have considerable interactions with District Councils (DCs). Individual DC members also refer cases of concern or complaints to the departments for investigation. Such interactions are extremely useful for us to gauge the local reaction and acceptability of departmental proposals and to provide more timely intervention. Some of the more common areas of consultations with DCs include –

- Planning Department consults DCs in the process of conducting various planning studies, in the preparation/revision of statutory and departmental town plans and on major development proposals
- District Lands Offices (DLOs) of Lands Department provide land input on minor works carried out by DCs (e.g. rain shelters and sitting out areas) as and when required and consults members on land resumptions relating to government or URA projects. Periodically or upon request, DLOs provide DCs or their committees with land administration information such as short

term land use arrangements, statistics on illegal occupation of Government land, progress reports on small house applications etc.

- TDD consults DCs at various stages of a development project, from project initiation through planning to project implementation.
- BD consults DCs on issues of building safety and addresses members' concern about unauthorized building works in districts.
- The URA consults DCs on the implementation of individual urban renewal projects.

Policy Initiatives in the 2004 Policy Agenda

7. The 2004 Policy Agenda issued on 7 January 2004 lists the Government's new and ongoing initiatives over the next three and a half years. Those more significant ones relating to PLB are highlighted below --

New initiatives

- a) Continuing to co-ordinate the timetable for the disposal of railway-property developments to ensure that there would not be adverse impact on the property market ;
- b) Implementing the improvement measures for the Pre-Sale Consent Scheme ;
- c) Considering how best to speed up the processing of application for small houses ;
- d) Ensuring that our planning and land use objectives are geared towards our mission to protect the Victoria Harbour and enhance it for the enjoyment of our residents and visitors alike. Apart from Central, Wan Chai North and South East Kowloon, the Government will not undertake any further reclamation in the Harbour. Our policy will be reflected in relevant town plans.
- e) Studying various options and promoting discussion on how to speed up the urban renewal process.

Ongoing initiatives

- f) Formulating a comprehensive development package for the integrated arts, cultural and entertainment district in West Kowloon ;
- g) Developing a land use, transport and environment strategy under the Hong Kong 2030 study to guide the long-term development of Hong Kong ;
- h) Enhancing building management and maintenance of private housing through education, publicity, and greater participation of professional bodies and the private sector, and initiating discussions on ways to provide one stop service to owners of private buildings ;
- i) Improving the legislative framework for building control and building safety ;
- j) Streamlining the town planning process under the Town Planning Ordinance and enhancing openness of the planning system ;
- k) Consulting various stakeholders with a view to making preliminary proposals on small house policy for more in depth discussion.

8. In connection with paragraphs 7(g) and (h), we are conducting two public consultation exercises the aims and contents of which are outlined below.

Hong Kong 2030 planning vision and strategy – Stage 3 public consultation

9. We wish to develop a land use, transport and environment strategy under the Hong Kong 2030 Study to guide the long-term development of Hong Kong. In this public consultation, we seek the views of the public on a number of planning options and alternatives. For example, what kind of living environment do we prefer? A high-density or a lower-density living environment? Should our future homes be built in the existing urban area or in the New Territories? Should we keep on expanding the existing business districts, or should we identify alternative locations for constructing new and quality business centres?

10. Based on public views expressed in the first two stages of consultation, the Stage 3 consultation has adopted as one of its broad directions for development the provision of a quality living environment through better design of our harbourfront and public space and better protection of the natural and cultural heritage. In connection with this, the Government has reiterated its commitment to preserve and protect the Victoria Harbour. Specifically, the Government will not undertake any further reclamation in the Harbour apart from the works in Central, Wan Chai North and South East Kowloon to meet essential needs. In light of public concern about harbour reclamations, we have published a further booklet entitled *All About Central Reclamation Phase III*. This aims to explain the justifications for this transport-led reclamation, that the proposed reclamation is a minimum reclamation option which has gone through a due and diligent process of scrutiny and that we intend to develop a vibrant promenade on the land formed.

11. For details, please refer to the attached consultation document and information leaflet on the Hong Kong 2030 planning vision and strategy and the booklet on the Central Reclamation Phase III. The Stage Three public consultation of the study is now in progress and will last *until 31 March 2004*.

Building Management and Maintenance

12. Since the outbreak of SARS last year, there is increased awareness of the importance of building care. The incident also highlights the need to establish a holistic and long-term solution to building management and maintenance matters so as to tackle the problems associated with buildings neglect. In this connection, we launched a public consultation exercise on 29 December 2003.

13. The consultation document and leaflet attached set out details of the basic principle, policy direction and support measures in fostering a building care culture and creating a better living environment. In particular, we invite views on the follows:

- Owners must accept responsibility for keeping their buildings in good repair, including the necessary financial commitment.

- Building management and maintenance should be integrated to provide a sustainable solution to the building neglect problem.
- The relevant industries should come up with user-friendly and cost-effective management and maintenance services with a view to assisting owners in discharging their responsibilities. The Government, in addition to enforcing the law, should be a supporter and facilitator of the above efforts working in conjunction with the relevant non-government bodies.

14. We intend to enhance building management and maintenance of private housing through education, publicity, and greater participation of professional bodies and the private sector, and initiate discussions on ways to provide one stop service to owners of private buildings. We will collate the views of all parties concerned including the LegCo, District Councils, the industry, professional bodies, non-government bodies and the general public. Given that the issue concerns each of us in view of its impact on our living environment, we will carefully consider the views received before deciding on the next stage of work. The consultation exercise will last *until 15 April 2004*.

Views sought

15. Members' views are sought on the two consultation documents "Hong Kong 2030 study" and "Building Management and Maintenance". Members are also welcome to provide comments on the work relating to PLB and its group of departments. We look forward to working closely with the DCs to achieve our mission in building a quality living environment.

Housing, Planning and Lands Bureau
(Planning and Lands Branch)

January 2004