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來函檔號 Your Ref. CB(4)/PAC/R62

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29 May 2014

Clerk to the Public Accounts Committee  
Legislative Council  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong  
(Attn: Ms Mary So)

Dear Ms So,

**Consideration of Chapter 2 of the Director of Audit's Report No. 62  
Planning, construction and redevelopment of public rental housing flats**

Thank you for your letters of 9 and 16 May 2014 to the Secretary for Development requesting for more information to facilitate the further consideration by the Public Accounts Committee (PAC) on the captioned Chapter. After consultation with the Transport and Housing Bureau (THB) and Planning Department (PlanD), our reply to questions (a) and (b) in the letter dated 9 May 2014 and question (b) in the letter dated 16 May 2014 raised by PAC is as below: -

*Question (a) (letter dated 9 May 2014): what measures had been/would be taken by the relevant bureaux/departments (B/Ds) to expedite the provision of formed land and supporting infrastructure for the implementation of the approved public housing development according to the Supplemental Agreement between the Government and the Hong Kong Housing Authority referred to in paragraph 2.33 of the Director of Audit Report (Audit Report);*

Question (b) (letter dated 9 May 2014): what measures had been/would be taken by the relevant B/Ds to expedite the inclusion of the sites earmarked for public housing in the Housing Department's Public Housing Construction Programme/Public Housing Development Forecast referred to in paragraph 2.47 of the Audit Report; and

Question (b) (letter dated 16 May 2014): whether there are any policy and/or measure(s) to ensure a steady and sufficient supply of land for constructing 200 000 public rental housing flats in the coming 10 years as pledged in the 2014 Policy Address.

As reported to the Legislative Council Panel on Development and Panel on Housing Joint Meeting on "Increasing Housing Land Supply" (Paper Number: CB(1)781/13-14(01)) in January 2014, the Government has already identified sufficient land to construct 179 000 Public Rental Housing (PRH) and 17 000 Home Ownership Scheme (HOS) flats. The Development Bureau has been working and will continue to work closely with THB to identify more sites suitable for housing development so as to achieve the new housing supply target, namely, to provide 470 000 housing units in ten years' time, with public housing accounting for 60%.

In this connection, as announced in the Policy Address 2014, the Government has identified additional sites in various districts with potential to be rezoned for residential use. Including the sites identified earlier from various land use reviews, we estimate that some 150 sites could be made available in the coming five years (i.e. from 2014/15 to 2018/19) for providing over 210 000 housing units, with over 70% of them to be public housing (PRH and HOS), subject to timely completion of town planning procedures to convert their land use and/or increase the development intensity, as well as completion of such works as infrastructure, land resumption/clearance, reprovisioning of existing/planning facilities, etc. We understand that some of these sites have already been included in the Housing Department's (HD's) Public Housing Construction Programme/ Public Housing Development Forecast.

The Government has already commenced the consultation with District Councils so as to proceed with the proposed rezoning as soon as practicable. The relevant B/Ds have also been working closely to carry out the necessary assessments and/or resolve the technical issues involved, with a view to expediting the land formation, infrastructure construction and other required procedures for the timely delivery of public housing units. For instance, the Lands Department (LandsD) will continue to work closely with

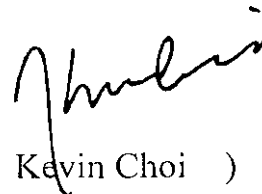
HD to shorten the clearance/resumption process, where practicable, taking into account the necessary statutory procedures, and the scale and complications of the land resumption/clearance involved. PlanD will also expedite the amendments to the concerned Outline Zoning Plans subject to the availability of relevant information and broad assessments on the housing projects. Furthermore, PlanD and LandsD will conduct site search for permanent and temporary reprovisioning of affected facilities respectively.

Besides, to enhance the capability in land supply and development, a new team will soon be established in DEVB, subject to the Finance Committee's approval, to oversee the site production process and enhance inter-bureau and inter-departmental co-ordination in site tracking and land production. All the above efforts will help facilitate the provision of formed land and supporting infrastructure for public housing development.

We will continue to liaise closely with THB/HD to secure sufficient number of suitable sites and discuss how best to streamline the procedures to fast-track the site delivery for meeting the new PRH production target.

As more time is needed for obtaining and compiling the information as requested by PAC in respect of the remaining questions, we shall provide PAC with a written response as soon as possible.

Yours sincerely,



( Kevin Choi )  
for Secretary for Development

**c.c.**

Secretary for Transport and Housing (Fax No.: 2523 9187)

Director of Housing (Fax No.: 2762 1110)

Secretary for Financial Services and the Treasury (Fax No.: 2147 5239)

Director of Audit (Fax No.: 2583 9063)