

HKIS Annual Conference 2018

Facilitating **D**evelopment **P**rocess
and **E**xpediting **L**and and **H**ousing **S**upply



Lands Department

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Director of Lands
September 2018



Development in Hong Kong

3 Regimes of Development Control

19,637 building plans approved

Building

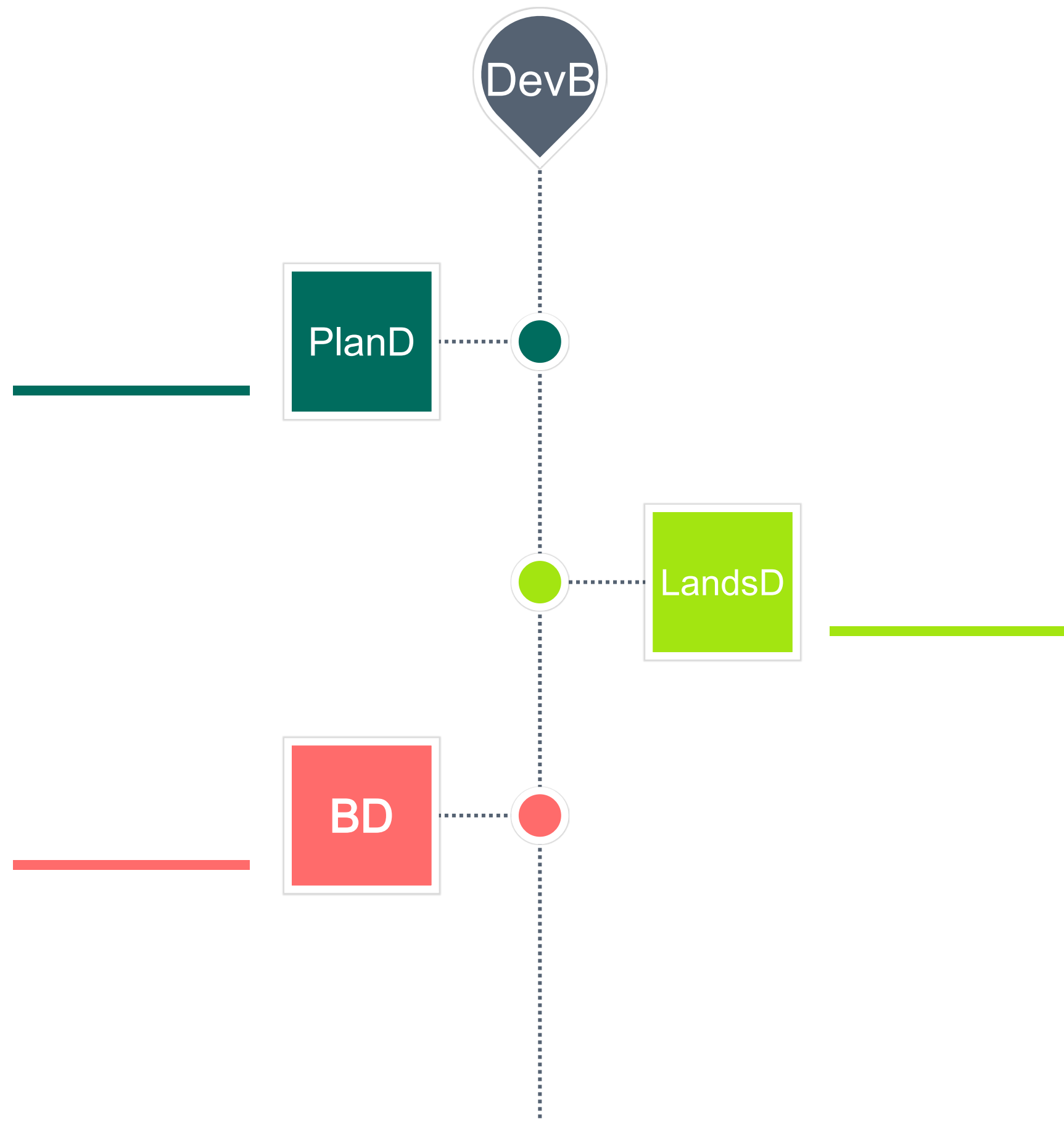
20 land sale sites sold
105 lease modifications / land exchanges executed
= 23,376 flats + 659,288 m² non-residential GFA

Land Lease

1,046 planning applications received
65 OZPs gazetted

Planning

Streamlining Development Control



- ✓ Align technical definitions and approval standards
- ✓ Remove duplicative control under different regimes
- ✓ Enhance transparency and certainty of processing
- ✓ Consolidate approval authority and procedures
- ✓ Streamline processes and shorten processing time

Streamlining Development Control



First batch to be streamlined

- Building Height Restrictions
- Greenery Site Coverage Requirements
- Landscape Requirements

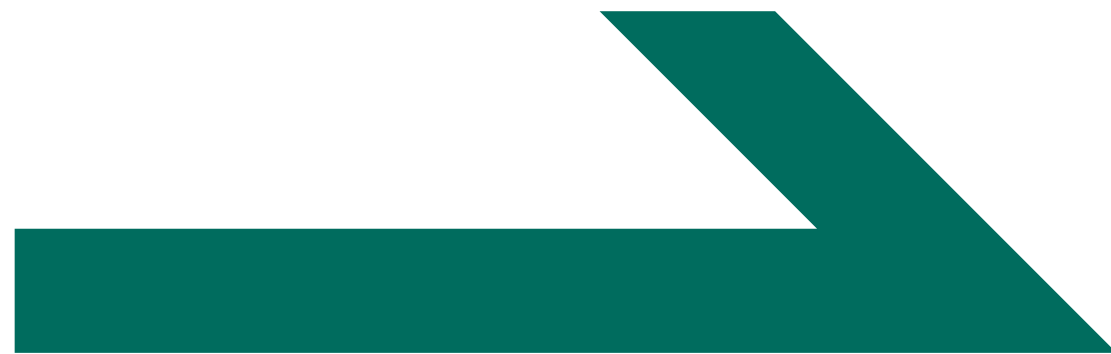


Further areas to be examined

- DD&H
- GFA
- Site Area
- Site Coverage
- Non-building Areas



Land Administration Processes



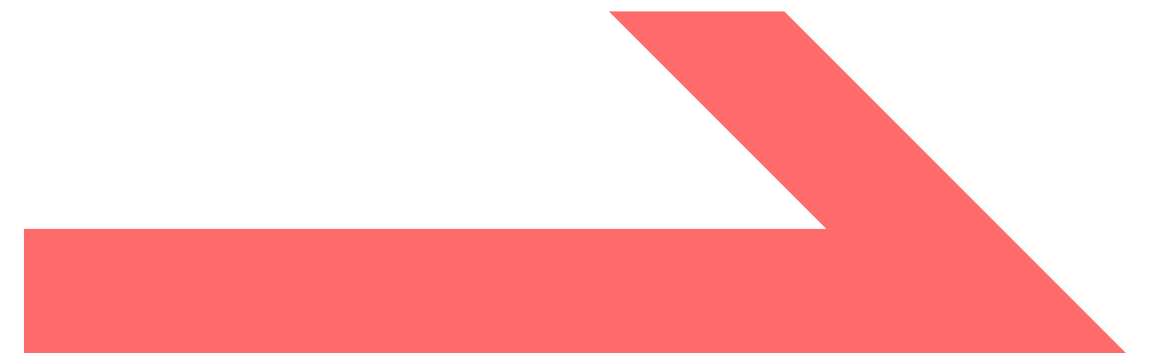
Lease Modification
Process

Average Processing Time:
41 weeks



Premium Assessment
Process

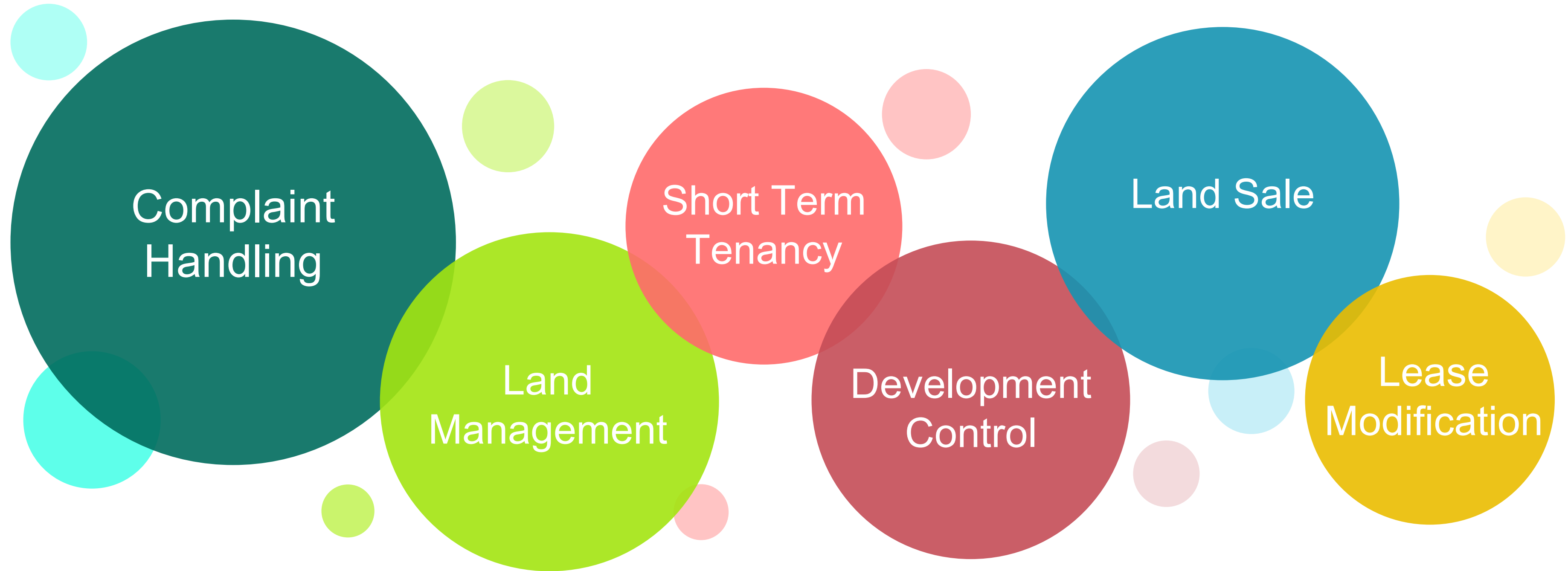
Average Processing Time:
16 weeks



Lease Compliance Checking
Process

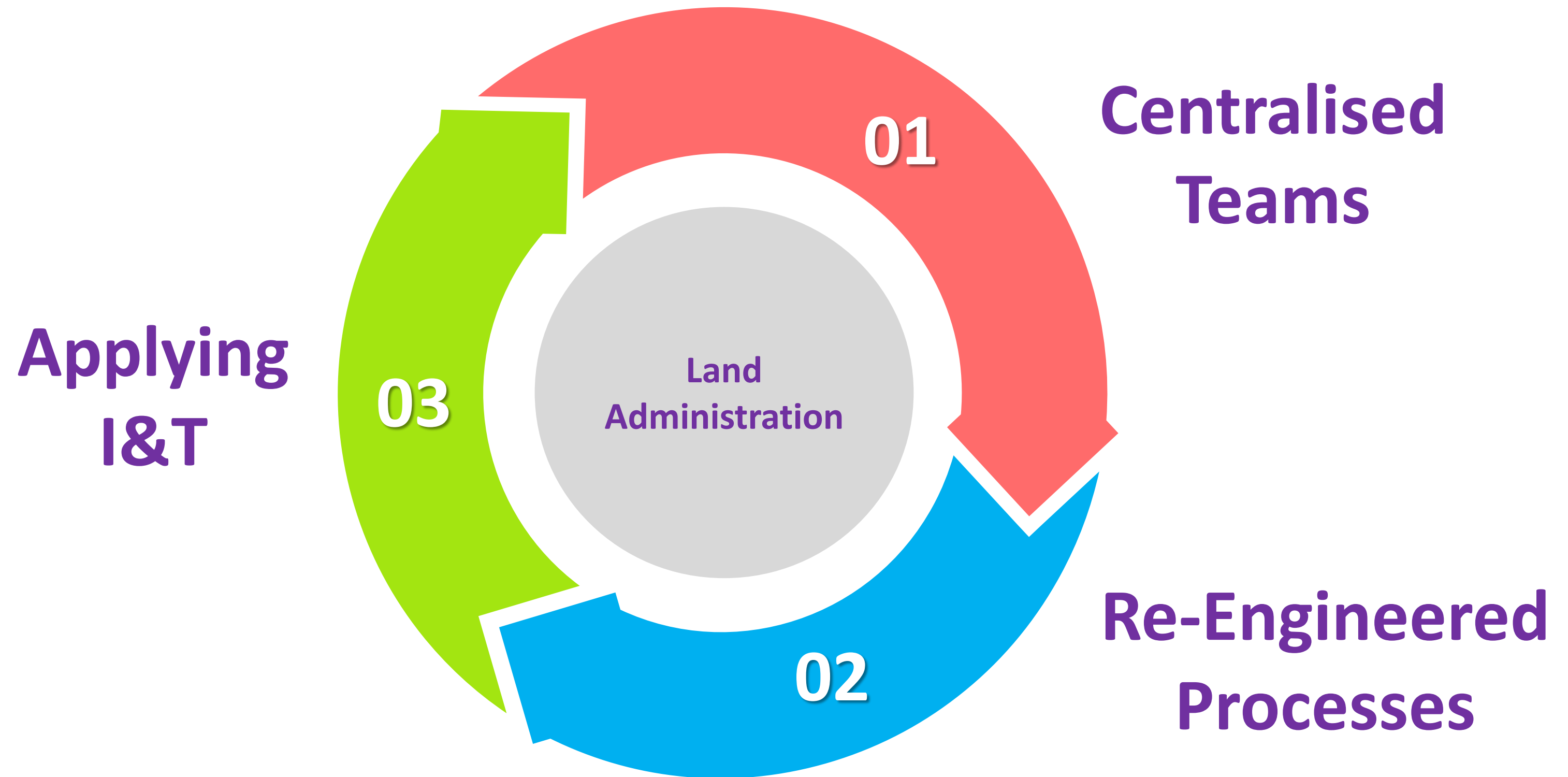
Average Processing Time:
10 weeks

Current Decentralised Multi-tasking Approach



12 DLOs each handling land administration in its geographical jurisdiction

Towards a Facilitating Land Administration



Centralised Teams for Specific Processes



Centralised Building Plan Section

Process Re-engineered

Centralised Valuation Team

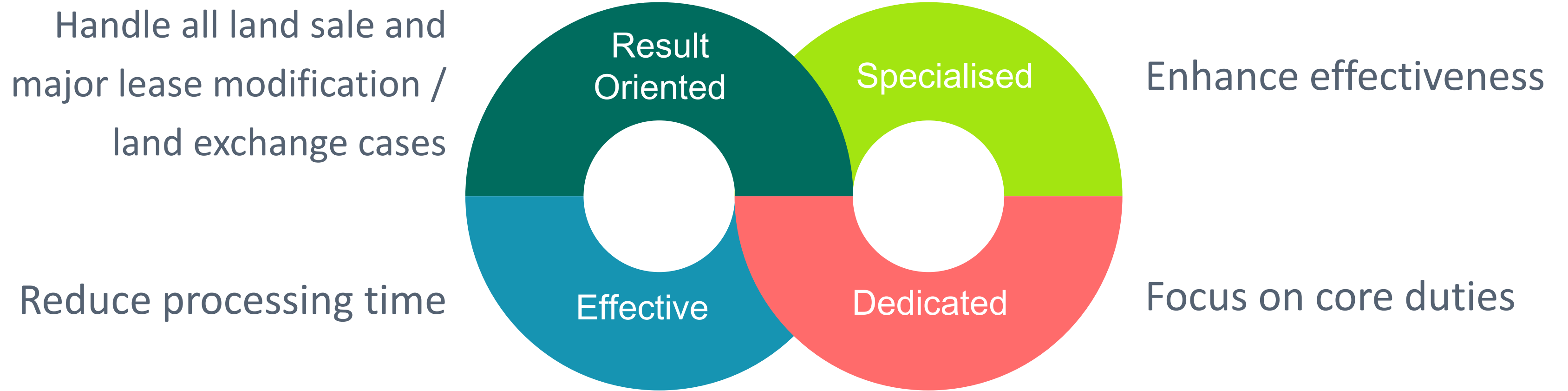
Effective Combined Process

Centralised Land Supply Section

Dedicated and Specialised



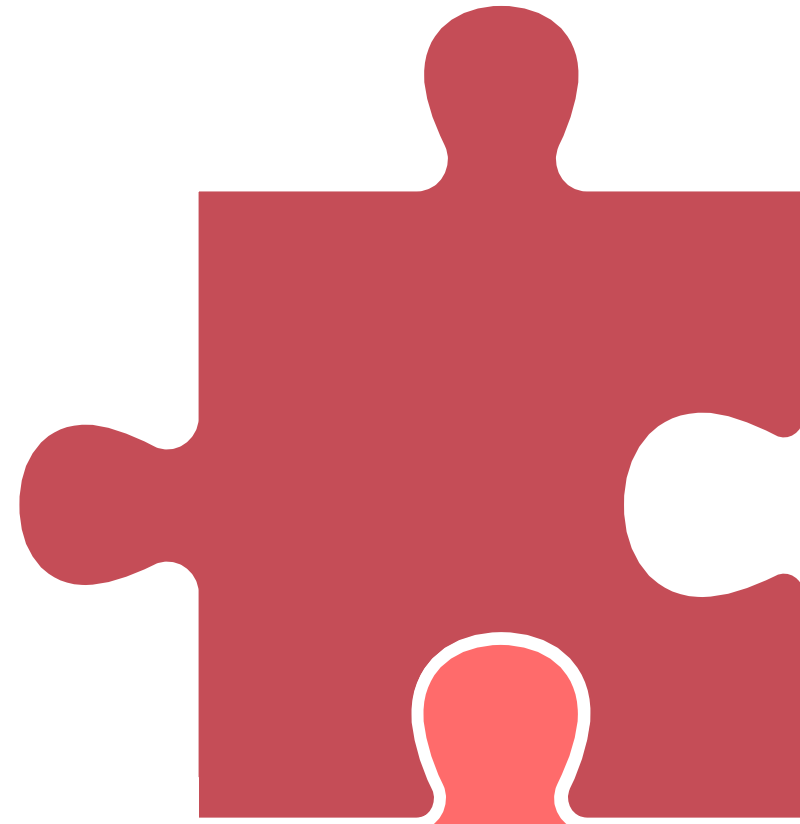
New Land Supply Section



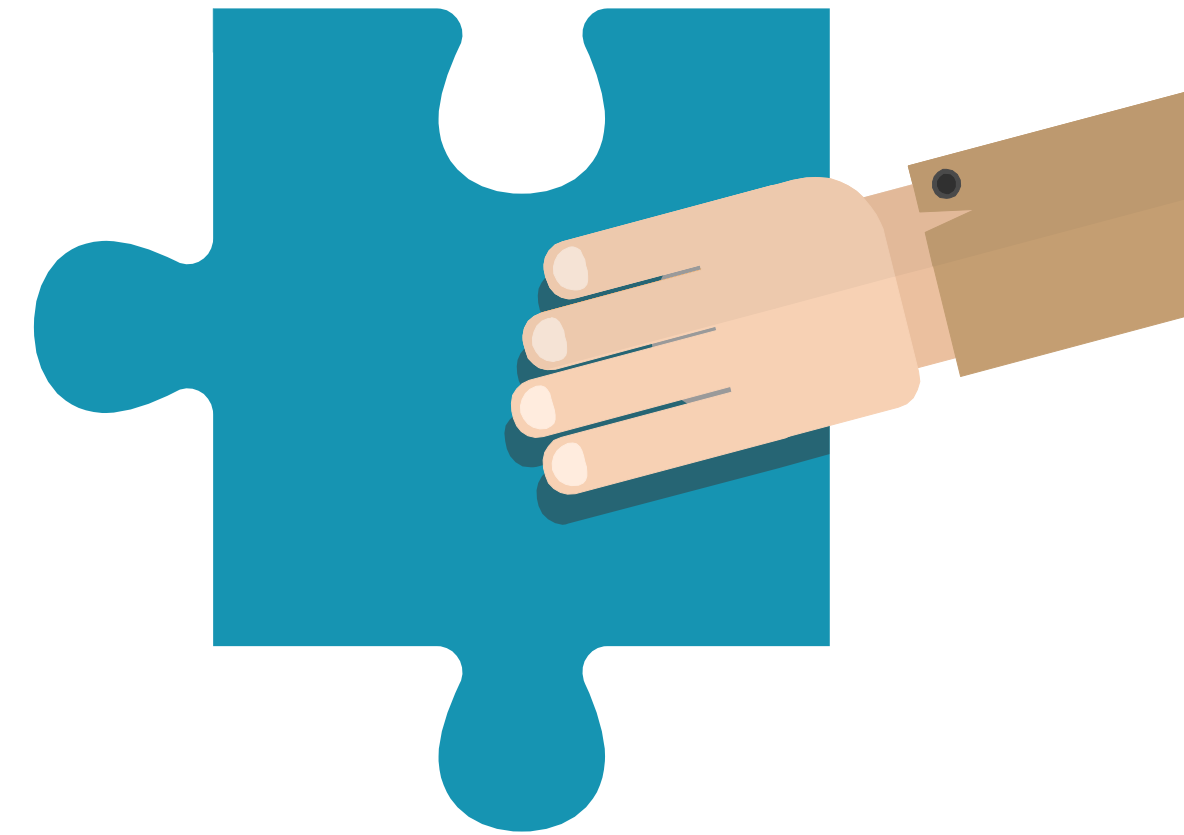
Speed up Processing of Land Supply Cases



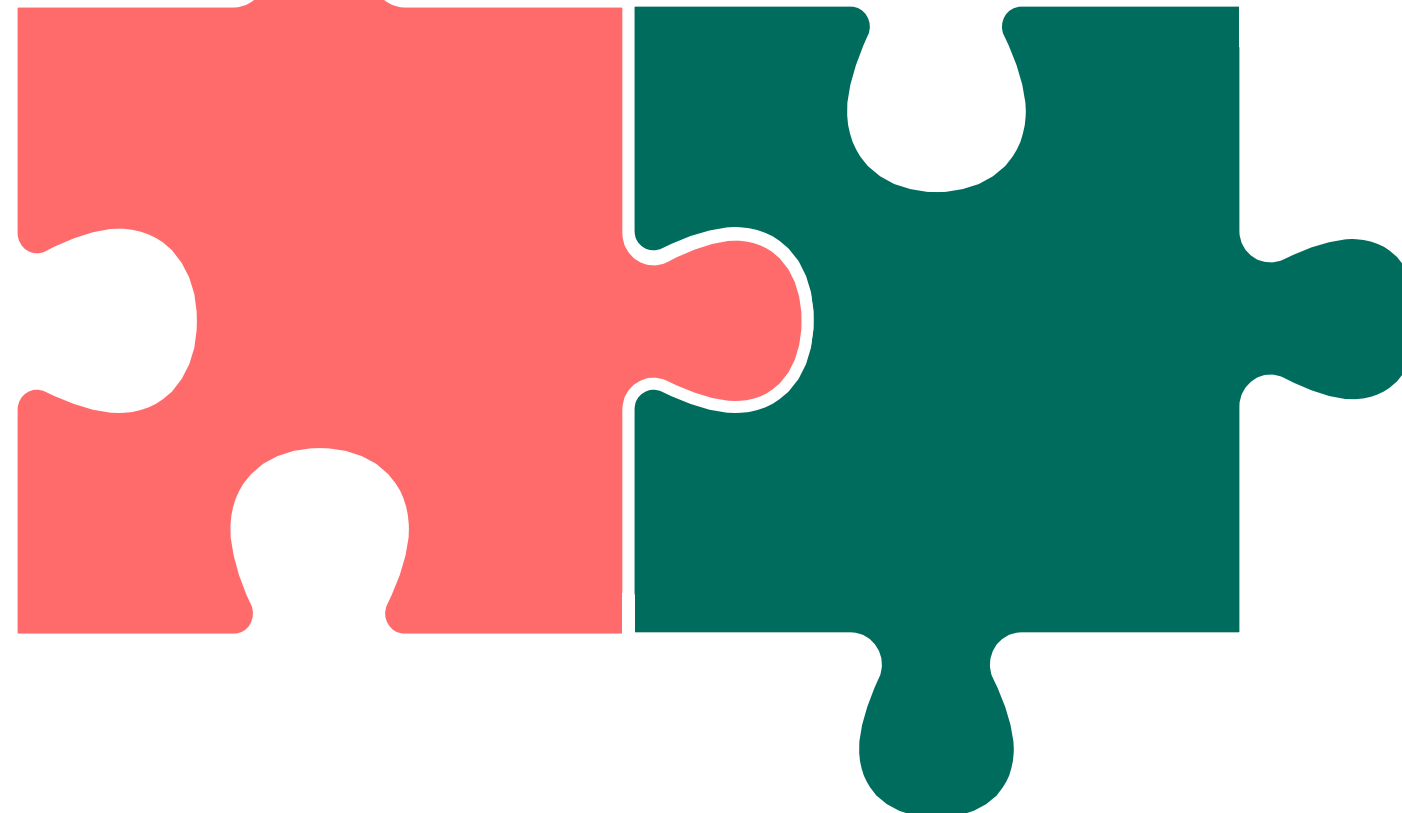
Dedicated officers specialised on land supply cases



High motivation, cohesion & consistency in case handling



Centralised progress monitoring



A single point contact and close liaison with stakeholders

Combined Premium Assessment Process

One-stop Processing

Processes in DLO and headquarters combined

Specialisation

Enhance effectiveness

1

2

3

4

Duplication Reduction

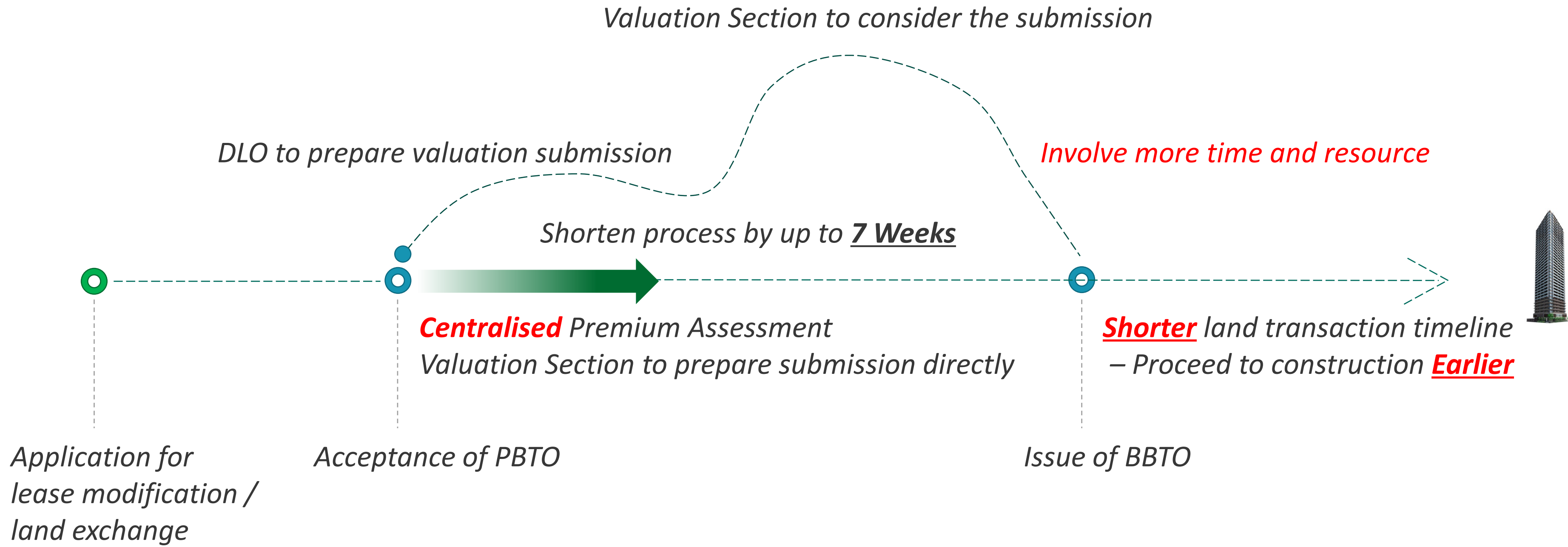
Save resources

Effectiveness and Efficiency

Reduce processing time



Centralised Premium Assessment Process



Building Plans Processing **Re-Engineered**

Towards
Lease Compliance Checking
rather than
Calculation Checking

Rectification or
Payment of Premium
for Calculation Errors

01

Effective central processing
without double handling by DLOs

02

Enhanced collaboration with APs

03

Focus on lease compliance
NOT calculation checking

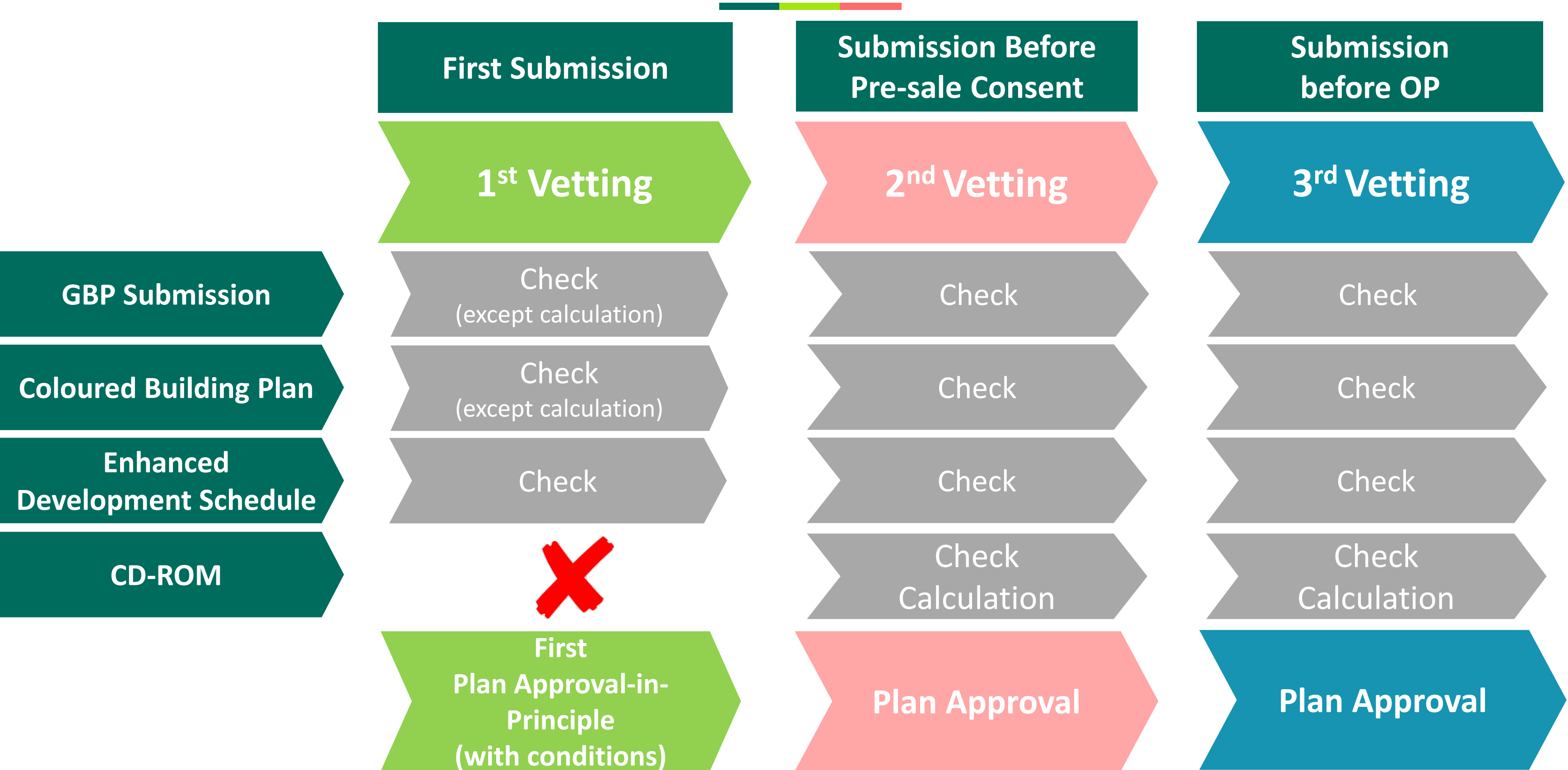
04

Minor amendments NOT examined

05

Enhance effectiveness and
reduce processing time

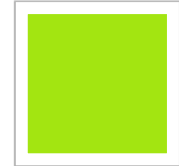
Re-Engineered Building Plan Processing – 3 Stages Checking



Applying Innovation & Technology



Common Spatial Data Infrastructure

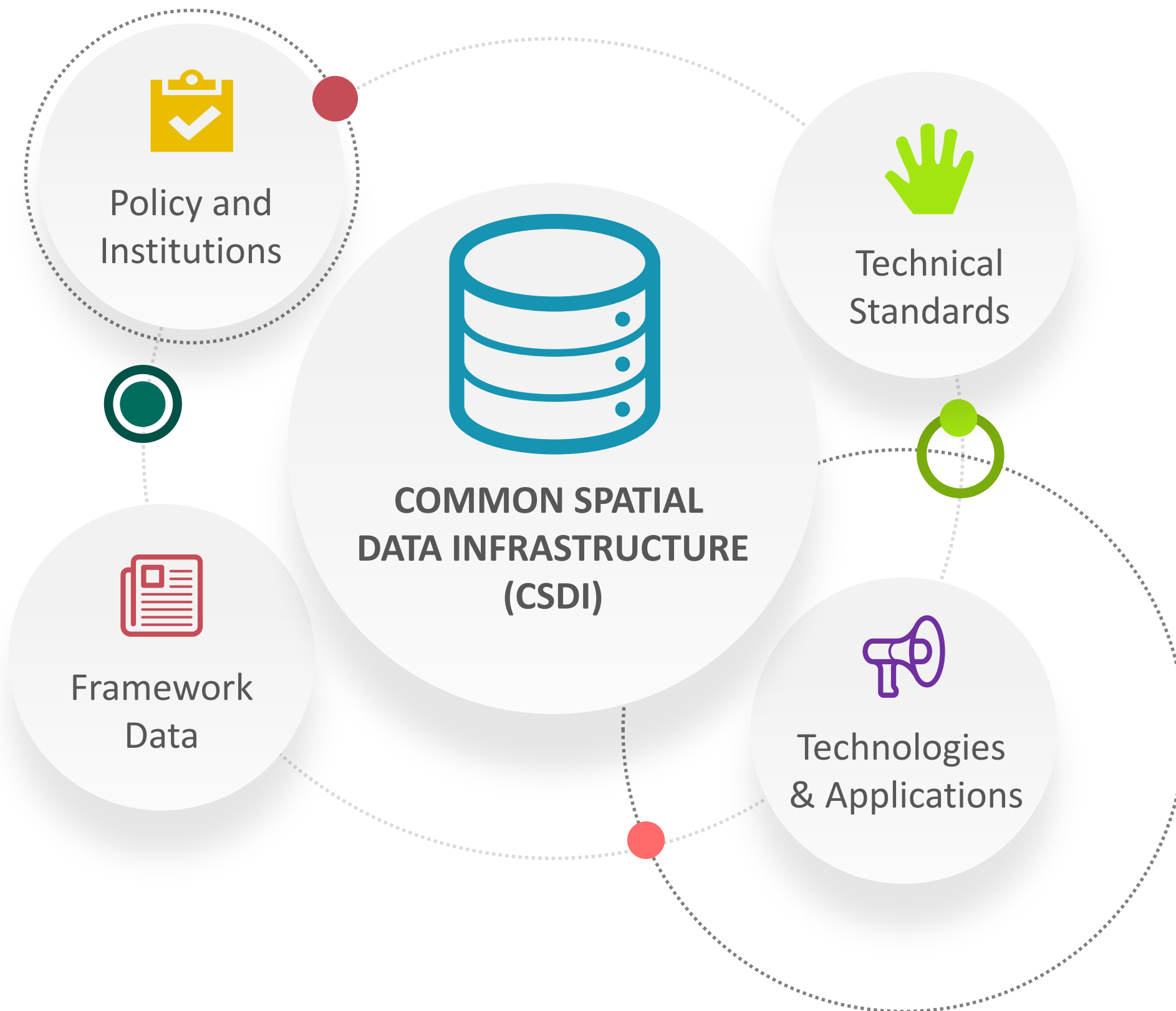


Building Information Modelling



Electronic Submission Hub

Common Spatial Data Infrastructure (CSDI)

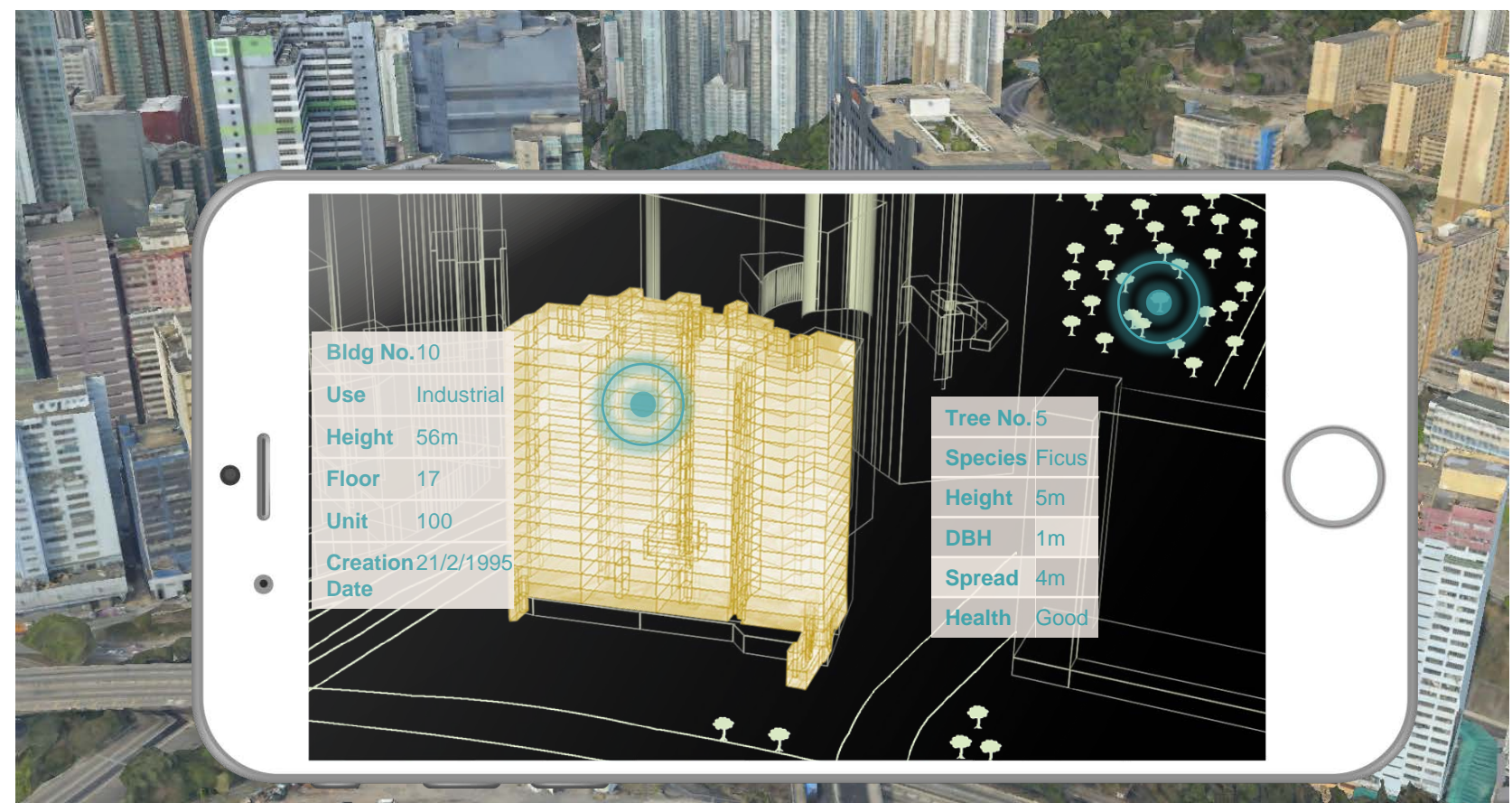


CSDI a critical infrastructure component for sharing spatial data to support a liveable, competitive, innovative, sustainable and smart Hong Kong.

Develop CSDI by 2023 to provide accessible, quality, up-to-date, multi-domain, inter-operable, spatial information and service to the public.

Spatial data relating to the built environment including planning, land, building, infrastructure, transport, housing, facilities, etc. a key focus.

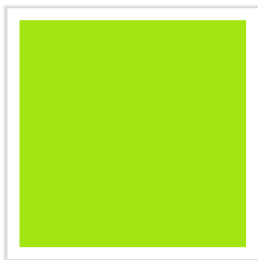
3D Digital Map



3D Map for Smart City



3D Map for Visualisation –
Territory-wide Photorealistic 3D Models



Vehicle-based Mobile Mapping System –
Territory-wide to-scale Measurable Street View



Aerial Photogrammetry –
Updating of Exterior of Built Environment



3D Models with Floor and Unit Information for
Unit-based Indoor Applications



3D Building and Structure Models for Comprehensive
3D Map Objects and Smart City Applications

Positioning Infrastructure

Outdoor

Hong Kong

Satellite Positioning Reference Station Network (SatRef)



Indoor

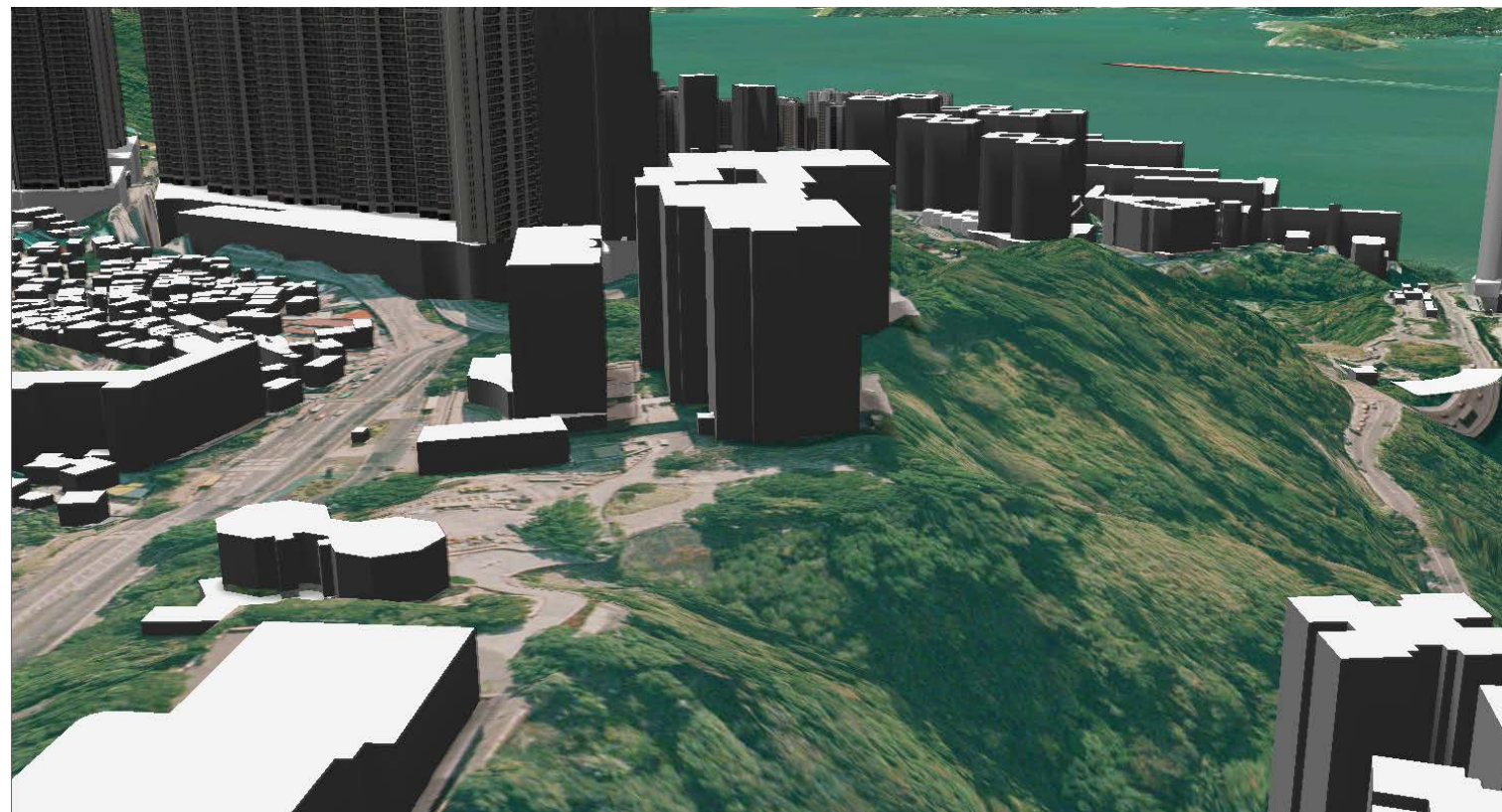
3D Pedestrian Network & Indoor Map



Building Information Modelling (BIM)

The government committed direction to adopt BIM for construction industry for both public and private projects.

Integration of BIM model and GIS data supports 3D map and smart applications.



2017 Policy Address (para 113)

From 2018, adopt BIM technology in the design and construction of major government capital works projects and promote the use of this technology in private construction projects.

Technical Circular Released by Development Bureau

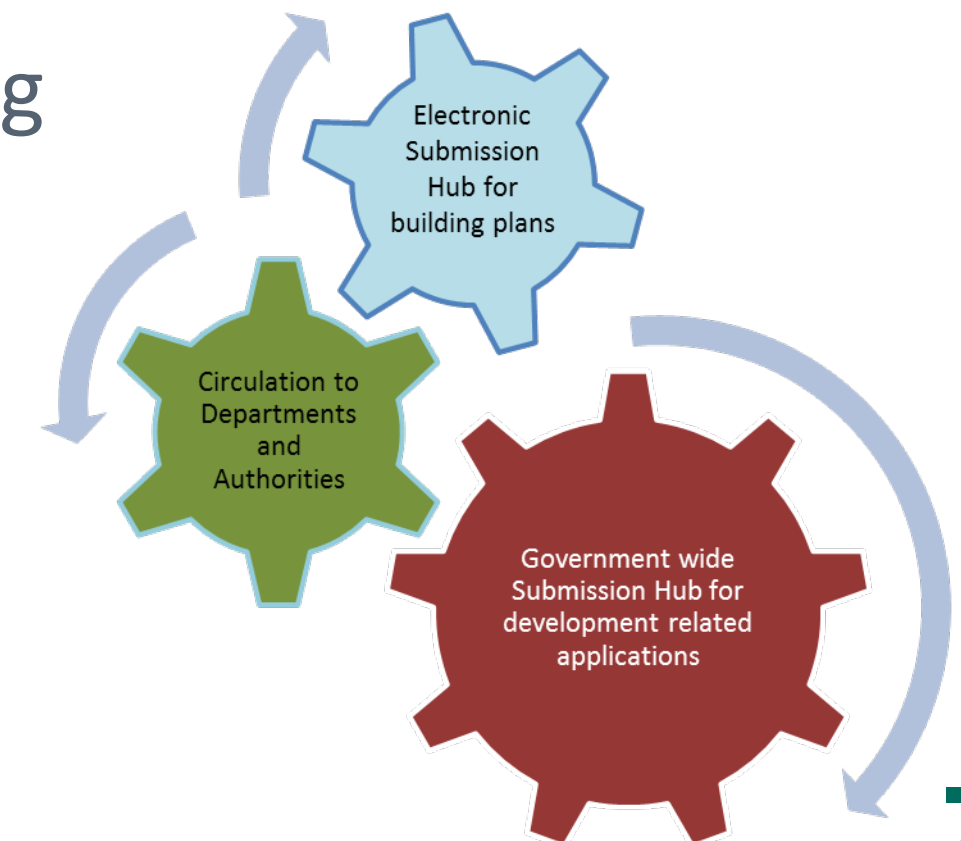
With effect from 1.1.2018, capital works projects with project estimates more than \$30M shall use BIM technology.
(DEVB TC(W) No. 7/2017)

Practice Notes by Buildings Department


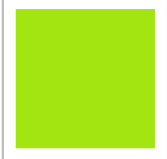

Accept BIM submissions (**GBP only**) for mathematical calculations to facilitate verification and checking area calculation under the Buildings Ordinance tentatively in **early / mid-2019**.

Electronic Submission Hub (ESH)

- BD to develop ESH initially as a system for electronic submission and processing of building plans
- ESH to be implemented in stages for circulation of submissions to all government departments involved in processing
- ESH to be extended into a government-wide submission hub covering all development-related applications and submissions



Conclusion

-  **Mindset:** Facilitator and Enabler
-  **Culture:** Client/Service-Oriented
-  **Process:** Streamline and Modernise

Thank You

