

Acceleration of Private Development Schemes

The priorities system for the approval of plans and related matters in respect of private building projects continues to remain valid, with priority only being given where the proposals meet with the following criteria:-

- (a) Urgently required public utility and institutional buildings; or
- (b) Projects particularly recommended by the Industrial Lands Sub-Committee as requiring priority treatment.

2. Cases falling within criteria (a) are likely to be schools, electricity sub-stations and other buildings of a similar nature where it can be shown that they are urgently required and it would be in the public interest for priority to be granted. Cases falling within criteria (b) will be those industrial buildings which are likely to significantly contribute to the industrial and economic growth of Hong Kong and will include buildings providing accommodation for special industries. It is not expected that speculative flatted factories will meet this criteria. Applications for priority for industrial buildings will need to be supported by the Industrial Lands Sub-Committee but this will be sought by the Buildings Ordinance Office Priorities Committee if the application merits this action. It is possible that other projects not covered by criteria (a) or (b) may also merit priority for special reasons but this will only be granted by the Secretary for Lands & Works in exceptional circumstances and after consultation with the Government Departments concerned. Applications for priority status in this category should be addressed to the Secretary for Lands & Works, 20th floor, Murray Building, Hong Kong.

3. All new applications for priority will continue to be considered by a committee comprising senior officers of the Buildings Ordinance Office and its recommendations on applications will be endorsed by the Secretary for Lands & Works. Priority projects will be kept under constant review to ensure that the need for priority treatment is not lost and decisions for withdrawal of priorities will be taken in a similar manner as for their award.

4. With regard to Government land transactions, applications should be made to the Secretary for Lands & Works or the Secretary for the New Territories, 4th & 5th floors, H.K. Housing Authority Headquarters Building, 101 Princess Margaret Road, Kowloon, as appropriate, where your clients are desirous of proceeding urgently with developments that may qualify for priority treatment. I must point out that although a project may have been given priority in respect of the land transaction, it does not necessarily follow that priority will be accorded by the Buildings Ordinance Office Priorities Committee to the processing of building proposals: the criteria laid down in paragraph 1 above will be adhered to.

(D.W. McDonald)
Building Authority

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