

**Head 138 — GOVERNMENT SECRETARIAT: DEVELOPMENT BUREAU
(PLANNING AND LANDS BRANCH)**

Controlling officer: the Permanent Secretary for Development (Planning and Lands) will account for expenditure under this Head.

Estimate 2025–26 **\$1,674.4m**

Establishment ceiling 2025–26 (notional annual mid-point salary value) representing an estimated 204 non-directorate posts as at 31 March 2025 reducing by ten posts to 194 posts as at 31 March 2026..... **\$165.0m**

In addition, there will be an estimated 18 directorate posts as at 31 March 2025 reducing by one post to 17 posts as at 31 March 2026.

Commitment balance..... **\$5,001.5m**

Controlling Officer's Report

Programmes

Programme (1) Director of Bureau's Office This Programme contributes to Policy Area 27: Intra-Governmental Services (Secretary for Development).

Programme (2) Buildings, Lands and Planning This Programme contributes to Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development).

Detail

Programme (1): Director of Bureau's Office

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	16.9	17.6	17.6 (—)	18.1 (+2.8%)
				(or +2.8% on 2024–25 Original)

Aim

2 The aim is to ensure the smooth operation of the Office of the Secretary for Development.

Brief Description

3 The Office of the Secretary for Development is responsible for providing support to the Secretary for Development in undertaking political work. This includes the support provided by the Under Secretary and the Political Assistant. The Office is also responsible for providing administrative support to the Secretary for Development in carrying out her duties. The work includes the planning, co-ordination and implementation of all arrangements for the Secretary's public, media and community functions.

Programme (2): Buildings, Lands and Planning

	2023–24 (Actual)	2024–25 (Original)	2024–25 (Revised)	2025–26 (Estimate)
Financial provision (\$m)	1,589.1	1,720.0	1,559.5 (-9.3%)	1,656.3 (+6.2%)
				(or -3.7% on 2024–25 Original)

Aim

4 The aim is to facilitate Hong Kong's continual development through effective planning and use of land, a steady and sufficient supply of land, efficient registration of land, promoting and ensuring building safety and timely maintenance, and facilitating urban renewal.

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Brief Description

5 In 2024, the Planning and Lands Branch:

- adopted a multi-pronged approach to enhance quantity, speed, efficiency and quality in land creation in order to provide a stable and sustained land supply for Hong Kong to meet its economic development and livelihood needs and build up a land reserve in the long run;
- continued to co-ordinate, champion and drive the overall development of the Northern Metropolis through the Northern Metropolis Co-ordination Office (NMCO);
- completed the legislative exercise for the enactment of the Extension of Government Leases Ordinance (Cap. 648), which came into operation on 5 July 2024, to streamline the procedures for the extension of land leases expiring from 2025;
- completed the legislative exercise leading to the enactment of the Land (Compulsory Sale for Redevelopment) (Amendment) Ordinance 2024 (Cap. 545), which came into operation on 6 December 2024, to update and streamline the compulsory sale regime with a view to expediting redevelopment of aged buildings by the private sector;
- set up a dedicated office to co-ordinate and oversee the operation of the Support Service Centre for Minority Owners under Compulsory Sale (SMOCS), which was established by the Urban Renewal Authority (URA), to provide one-stop comprehensive support services to minority owners affected by compulsory sale applications, and to promote public understanding of the compulsory sale regime through education and publicity work;
- continued to provide secretariat support to the Steering Committee on Land and Housing Supply chaired by the Financial Secretary;
- updated and released the ten-year supply forecast of developable land so as to keep the society informed of the land supply situation;
- rolled out enhanced measures for improving the workflow of the Mandatory Building Inspection Scheme (MBIS) and Operation Building Bright 2.0 (OBB 2.0) to assist and urge owners or owners' corporations of old buildings to discharge their duties in the inspection and repair of their buildings in a proper and timely manner;
- continued to oversee the measures to enhance building safety, including targeted inspections, enforcement, support and assistance for owners as well as publicity and public education;
- carried out a systematic review of the Buildings Ordinance (Cap. 123) (BO) and announced the proposed legislative amendments for public consultation, including strengthening enforcement powers; widening the use of fixed penalties; increasing relevant penalties against expired and non-complied notices or orders issued under BO and "serious unauthorised building works", providing avenues for validation of "minor unauthorised building works" existing before a certain date; and strengthening the contractor registration and disciplinary systems;
- consulted stakeholders on a roadmap on the use of Building Information Modelling (BIM) by the industry and departments in preparing, processing and approving building plans; and, in collaboration with the Buildings Department (BD), implemented measures in the roadmap;
- conducted stakeholders' consultation on elderly-friendly building design proposals and recommended a package of measures which aimed to incorporate more comprehensively the concepts of universal design and accessibility into BD's building design manual as well as relevant regulations and guidelines;
- continued to roll out measures to streamline development-related administrative procedures including the issue of a circular to bureaux and departments to instill a "facilitator mindset" in processing development-related applications;
- continued to work with the MTR Corporation Limited (MTRCL) to take forward the study on building a new East Rail Line Science Park/Pak Shek Kok station, with a view to unleashing the development potential of the areas and improving accessibility;
- conducted detailed technical assessments including environmental impact assessment for the land proposed to be created at Tseung Kwan O (TKO) Area 137 and off Area 132, and consulted the district council on the enhanced proposal formulated for the areas;
- continued to oversee the study by MTRCL to re-plan the site in the vicinity of the Hung Hom Station as well as the waterfront and pier sites, which was conducted with a view to releasing the commercial and residential development potential of the area, developing new harbourfront landmarks and improving the pedestrian connectivity among the Hung Hom hinterland, its harbourfront area and Tsim Sha Tsui East;
- continued to work with the Hong Kong Housing Society to take forward the redevelopment of three urban squatter areas at Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen United Village into public housing;
- continued to implement the "Enhanced Conventional New Town Approach" with improved land exchange arrangements for New Development Areas (NDAs);

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- launched the expression of interest (EOI) exercise to invite the market to submit EOI on three pilot areas under “large-scale land disposal” in the Northern Metropolis;
- continued to co-ordinate and oversee the work relating to the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs as well as Tung Chung New Town Extension;
- commenced the site formation works at San Tin Technopole;
- released the initial development proposals for Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung, and continued to co-ordinate and oversee the ongoing studies;
- continued to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- continued to take forward/process the applications received under the Land Sharing Pilot Scheme (LSPS);
- continued to co-ordinate and take forward various projects and measures under the “Invigorating Island South” (IIS) initiative, and formulated comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas;
- continued to oversee the engineering feasibility studies undertaken by the Civil Engineering and Development Department for shortlisted brownfield clusters for public housing development;
- took forward the tender exercises for two sites in Hung Shui Kiu and Yuen Long respectively for development of Multi-Storey Buildings for Modern Industries (MSBs), so as to achieve the dual policy objectives of promoting development of relevant industries, and consolidating some brownfield operations displaced by the Government’s clearance exercises in a land efficient manner and providing operators with an opportunity to upgrade their operations;
- continued to work with the Environment and Ecology Bureau (EEB) and relevant departments to facilitate the relocation of livestock farms affected by the Government’s clearance exercises;
- continued to oversee the implementation of the developments at Siu Ho Wan Depot;
- conducted a review of the funding scheme for supporting the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes, and continued to implement the scheme with necessary enhancements;
- conducted a review of the measures to facilitate the revitalisation of industrial buildings and extended such measures up to end-2027, and continued to oversee the implementation of these measures;
- commenced the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area;
- continued to oversee the implementation of the standard rates arrangements for charging land premium for various types of developments, covering redevelopment of old industrial buildings and land exchange applications in NDAs; and as extended to lease modifications for agricultural land in the New Territories outside NDAs under the pilot scheme;
- continued to arrange with the Lands Department (LandsD) for the sale of government land;
- continued to work with the Harbourfront Commission (HC) to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to beautify the harbourfront for the enjoyment of all;
- through the dedicated Harbour Office with a multi-disciplinary professional team, continued to provide support to HC and co-ordinate harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects;
- introduced into the Legislative Council (LegCo) the Protection of the Harbour (Amendment) Bill 2024 to amend the existing ordinance so as to provide a clearer mechanism for regulating reclamations in the Victoria Harbour while streamlining the mechanisms for small-scale reclamations involved in harbour enhancement projects and harbour non-permanent reclamations;
- continued to work with relevant bureaux and departments to pursue the development concept of “single site, multiple use” (SSMU) in providing sports, recreational, cultural and social welfare facilities for the community;
- continued to formulate legislative proposals on the “new land first” proposal to enable early implementation of the title registration system under the Land Titles Ordinance (Cap. 585);
- continued to oversee BD on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards;
- continued to oversee the implementation of OBB 2.0, the Building Maintenance Grant Scheme for Needy Owners (BMGSNO) and the Building Drainage System Repair Subsidy Scheme (DRS);

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- continued to oversee the review of technical regulations under BO, including updating the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123I) and various technical amendments to support the development of the Electronic Submission Hub, etc.;
- continued to oversee the implementation of the Urban Renewal Strategy promulgated in 2011 and the work of the Urban Renewal Fund;
- continued to support URA in its studies and implementation of various redevelopment, rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- supported the relevant departments and URA to step up urban renewal with an innovative and district-based approach, which included implementing new planning tools and commencing Phase I of the “Nullah Road Urban Waterway” redevelopment project in Mong Kok East as recommended by the District Study for Yau Ma Tei and Mong Kok (YMDS), as well as supporting URA to conduct district planning studies for Tsuen Wan and Sham Shui Po respectively;
- continued to oversee the implementation of the Civil Servants’ Co-operative Building Society Scheme redevelopment projects by URA;
- continued to explore policy measures to use newly developed land to drive large-scale urban redevelopment projects;
- continued to oversee the implementation of the New Territories Small House Policy;
- continued to oversee the operation of the Common Spatial Data Infrastructure (CSDI) Portal and release a wide range of spatial datasets on the portal for use by the Government, the trade and the public;
- continued to implement various initiatives to promote the use of CSDI, including the operation of the Geospatial Lab;
- through the Development Projects Facilitation Office (DPFO), continued to monitor the processing of development approvals for larger scale private residential and commercial development projects, and provided one-stop facilitation services for brownfield operators displaced by the Government’s clearance exercises to relocate their business and provide related assistance; and
- continued to oversee the work of BD, LandsD, the Land Registry and the Planning Department.

Matters Requiring Special Attention in 2025–26

6 During 2025–26, the Branch will:

- continue to sustain efforts in land creation, and take forward various land creation projects in a steady and orderly manner, so as to provide a stable and sustained land supply for Hong Kong to meet its economic development and livelihood needs and build up a land reserve in the long run;
- continue to co-ordinate, champion and drive the overall development of the Northern Metropolis through NMCO;
- continue to monitor the progress of land creation and update and release the ten-year supply forecast of developable land on an annual basis;
- continue to roll out measures to streamline development-related administrative procedures;
- continue to take forward the study on building a new Science Park/Pak Shek Kok station in collaboration with MTRCL, with a view to putting forward land use proposals in 2025-26 for consultation;
- complete the town planning and other relevant procedures for the developments at TKO Area 137 and off Area 132, with a view to commencing works in end-2025;
- continue to oversee the study by MTRCL on the revitalisation of Hung Hom Station and nearby harbourfront sites, with a view to releasing commercial and residential floor area, creating a vibrant harbourfront and enhancing the pedestrian connectivity between Hung Hom and Tsim Sha Tsui East; and launch stakeholders engagement on the land use proposals by mid-2025;
- take forward a proposal for developing the ex-Lamma Quarry (ELQ) site into an area for resort and outdoor recreational uses, including the launching of an EOI regarding the ELQ development in the first quarter of 2025;
- continue to oversee the study on near-shore reclamation at Lung Kwu Tan and the re-planning of Tuen Mun West area, and conduct a public engagement exercise on the land use proposals around mid-2025;
- continue to oversee the development and implementation of the LSPS projects;
- continue to co-ordinate and take forward various projects and measures under the IIS initiative, including the Expansion of Aberdeen Typhoon Shelter project and the comprehensive proposals for improving the pedestrian environment, traffic and open spaces in the IIS focus areas, and continue to co-ordinate and take forward the works related to the Round-the-Island Trail;

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- explore the construction and operation of marinas by the private sector in the Aberdeen Typhoon Shelter expansion area, the ELQ area and the waterfront site in the vicinity of the Hung Hom Station to promote yacht tourism, and invite EOI for sites concerned as appropriate;
- continue to take forward the development of MSBs to attain the dual policy objectives of promoting development of relevant industries and accommodating brownfield operations displaced by the Government's clearance exercises;
- continue to steer the implementation of measures to assist brownfield operations affected by the Government's clearance exercises through a multi-pronged approach, including provision of one-stop facilitation services through DPFO for displaced brownfield operators who wish to relocate their business;
- continue to oversee the implementation of measures to facilitate the revitalisation of industrial buildings;
- continue to work with EEB and relevant departments to facilitate the relocation of livestock farms affected by the Government's clearance exercises;
- continue to work with relevant bureaux and departments to pursue the development concept of SSMU in providing sports, recreational, cultural and social welfare facilities for the community;
- continue to implement the funding scheme which supports the use of vacant government sites by non-government organisations for community, institutional or other non-profit making purposes;
- continue to oversee the enhanced measures for improving the workflow of MBIS and OBB 2.0;
- continue to oversee the measures to enhance building safety, including targeted inspections, enforcement, support and assistance for owners as well as publicity and public education;
- finalise the proposals on the proposed amendments to BO in light of public views and draft an amendment bill for introduction into LegCo in 2026;
- formulate and promulgate detailed implementation measures to encourage and support the use of BIM by the industry and departments in preparing, processing and approving building plans;
- finalise the proposals on elderly-friendly building design in light of public views, promulgate relevant practice notes and launch the voluntary accreditation scheme in 2025; and amend the relevant regulations under BO in 2026;
- continue to co-ordinate and oversee the progress of construction works relating to the Kwu Tung North/Fanling North, Hung Shui Kiu/Ha Tsuen and Yuen Long South NDAs, San Tin Technopole as well as Tung Chung New Town Extension;
- continue to co-ordinate and oversee the studies as well as other preparatory work on Lau Fau Shan/Tsim Bei Tsui/Pak Nai, Ngau Tam Mei, New Territories North New Town and Ma Tso Lung;
- conduct an EOI exercise to invite the market to submit EOI for the proposed development of Tsim Bei Tsui and Pak Nai into eco-tourism nodes;
- continue to co-ordinate and oversee the infrastructure works to support the development of Hong Kong-Shenzhen Innovation and Technology Park in the Loop;
- continue to implement the "Enhanced Conventional New Town Approach" with improved land exchange arrangements for NDAs;
- put up the first pilot area(s) under "large-scale land disposal" in the Northern Metropolis for tender;
- explore allowing private land owners to voluntarily surrender land planned to be resumed by the Government in NDAs in the Northern Metropolis to offset the premium payable by the owners in in-situ land exchange under the "Enhanced Conventional New Town Approach" or "large-scale land disposal";
- formulate a proposed framework for establishing a company led by the Government to develop and operate a pilot industry park in the Northern Metropolis;
- continue to oversee the implementation of the standard rates arrangements for charging land premium, including the pilot scheme for agricultural land in the New Territories outside NDAs and the relevant arrangements for redevelopment of old industrial buildings and land exchange applications in NDAs;
- continue to oversee the implementation of the developments at Siu Ho Wan Depot;
- continue to work with the Hong Kong Housing Society to take forward the redevelopment of three urban squatter areas at Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen United Village into public housing;
- continue to arrange for the sale of government land through the Land Sale Programme to roll out land to the market in a prudent manner to meet the housing and economic development needs;
- through DPFO, continue to monitor the processing of development approvals for larger scale private residential and commercial development projects;

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- continue to work with HC to engage the public in harbourfront-related planning, land use and urban design and carry out the stated mission to enhance the harbourfront for the enjoyment of all, and introduce more commercial facilities such as food and beverages, retail and entertainment, including pop-up facilities, on a pilot basis at selected suitable harbourfront locations of the Victoria Harbour to bring convenience and better experience to visitors;
- continue to co-ordinate harbourfront-related planning and land issues, as well as inter-departmental efforts in the formulation and implementation of harbourfront enhancement projects;
- facilitate the scrutiny of the Protection of the Harbour (Amendment) Bill 2024 by the Bills Committee of LegCo, with a view to enabling passage of the Bill by LegCo in 2025;
- continue to take forward the legislative amendment exercise, including the scrutiny of the amendment bill, to implement the “new land first” proposal to enable early implementation of the title registration system;
- continue to oversee BD on its trial application of new technologies for enhancing the efficiency of enforcement against dangerous and abandoned signboards, and to review its effectiveness;
- continue to oversee the implementation of OBB 2.0, BMGSNO and processing of DRS applications;
- continue to oversee the review of technical regulations under BO, including updating the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations and various technical amendments complementary to support the development of the Electronic Submission Hub, etc.;
- continue to support URA in its two district planning studies on Tsuen Wan and Sham Shui Po respectively, with the target of having the renewal master plans submitted to the Government in the second half of 2025;
- continue to support URA in its implementation of various redevelopment (including the redevelopment projects recommended by YMDS), rehabilitation, revitalisation and preservation initiatives under its Corporate and Business Plans;
- continue to oversee the implementation of the Civil Servants’ Co-operative Building Society Scheme redevelopment projects by URA;
- continue to co-ordinate and oversee SMOCS in providing one-stop comprehensive support services to minority owners affected by compulsory sale and, subject to the funding approval of the Finance Committee, establish a dedicated loan scheme with government guarantee to provide loans to eligible minority owners to tide over liquidity gap in handling compulsory sale litigation;
- formulate in the first half of 2025 policy proposals relating to the use of newly developed land to drive large-scale urban redevelopment projects, directions of which may include transfer of plot ratios across districts and construction of more rehousing estates;
- continue to provide policy input on land administration matters involving the rural community, including overseeing the implementation of the New Territories Small House Policy;
- continue to maintain close liaison with the Guangdong authorities on planning matters under the auspices of the Hong Kong/Guangdong Co-operation Joint Conference;
- continue to oversee and take forward the development of the CSDI Portal; enhance its features and the scope of datasets released on the portal, and continue to promote the use of CSDI through, for example, the operation of the Geospatial Lab;
- continue to monitor the implementation of the new statutory mechanism for extension of land leases under the Extension of Government Leases Ordinance; and
- work with the Education Bureau to launch a pilot scheme to streamline the processing of application in relation to planning, lands and building plans, with a view to encouraging the market to convert hotels and other commercial buildings into student hostels on a self-financing and privately-funded basis, thereby increasing the supply of student hostels.

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ANALYSIS OF FINANCIAL PROVISION

	2023–24 (Actual) (\$m)	2024–25 (Original) (\$m)	2024–25 (Revised) (\$m)	2025–26 (Estimate) (\$m)
Programme				
(1) Director of Bureau’s Office	16.9	17.6	17.6	18.1
(2) Buildings, Lands and Planning	1,589.1	1,720.0	1,559.5	1,656.3
	<hr/> 1,606.0	<hr/> 1,737.6	<hr/> 1,577.1 (–9.2%)	<hr/> 1,674.4 (+6.2%)
				(or –3.6% on 2024–25 Original)

Analysis of Financial and Staffing Provision

Programme (1)

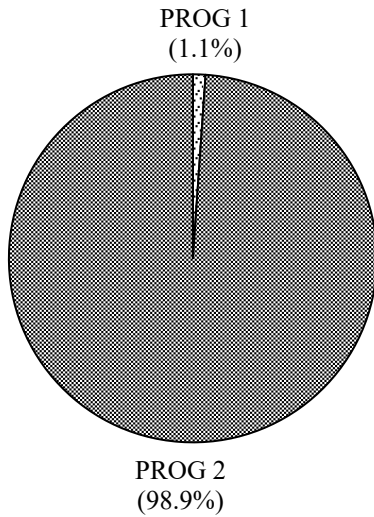
Provision for 2025–26 is \$0.5 million (2.8%) higher than the revised estimate for 2024–25. This is mainly due to the increased provision for operating expenses.

Programme (2)

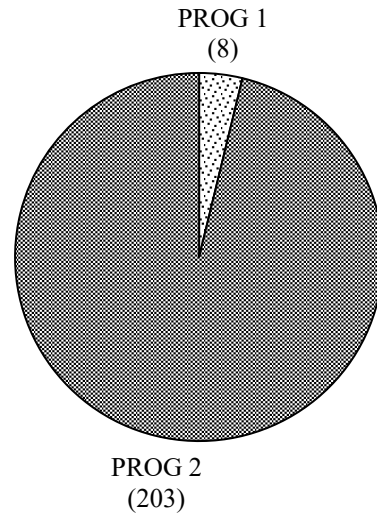
Provision for 2025–26 is \$96.8 million (6.2%) higher than the revised estimate for 2024–25. This is mainly due to the aggregate increase in cash flow requirements for non-recurrent items and the increased provision for recurrent consequence of the East Coast Boardwalk, partly offset by a net decrease of 11 posts in 2025–26.

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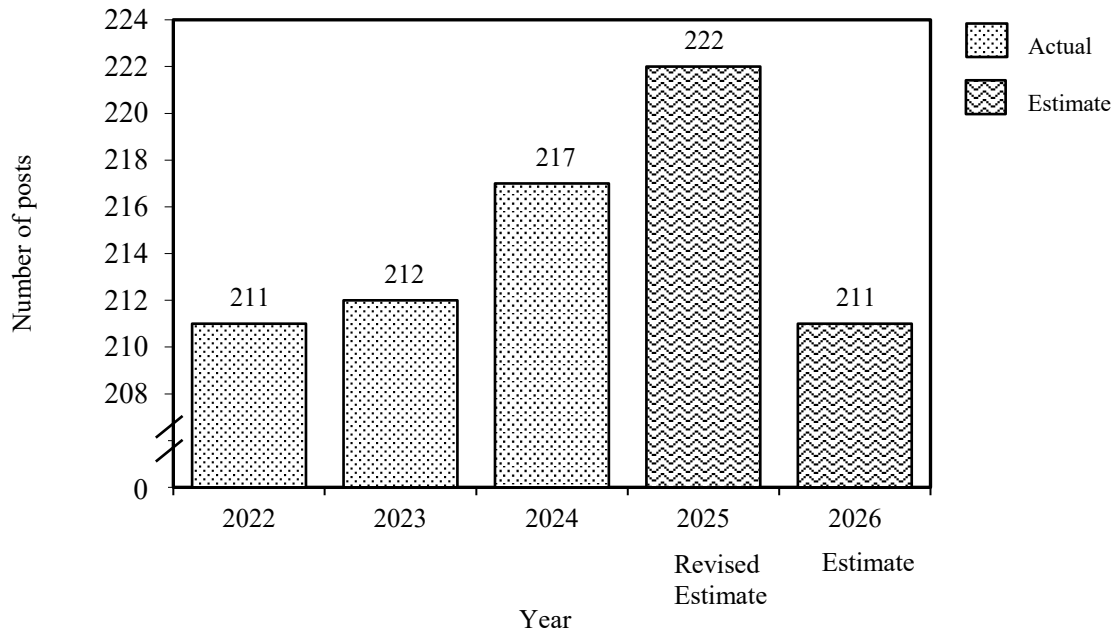
*Allocation of provision
to programmes
(2025-26)*



*Staff by programme
(as at 31 March 2026)*



*Changes in the size of the establishment
(as at 31 March)*



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Sub-head (Code)	Actual expenditure 2023–24	Approved estimate 2024–25	Revised estimate 2024–25	Estimate 2025–26	
	\$'000	\$'000	\$'000	\$'000	
Operating Account					
Recurrent					
000	Operational expenses	427,220	444,589	459,100	486,421
	Total, Recurrent.....	427,220	444,589	459,100	486,421
Non-Recurrent					
700	General non-recurrent	1,178,805	1,292,986	1,117,986	1,188,022
	Total, Non-Recurrent.....	1,178,805	1,292,986	1,117,986	1,188,022
	Total, Operating Account	1,606,025	1,737,575	1,577,086	1,674,443
	Total Expenditure	1,606,025	1,737,575	1,577,086	1,674,443

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Details of Expenditure by Subhead

The estimate of the amount required in 2025–26 for the salaries and expenses of the Planning and Lands Branch is \$1,674,443,000. This represents an increase of \$97,357,000 over the revised estimate for 2024–25 and \$68,418,000 over the actual expenditure in 2023–24.

Operating Account

Recurrent

2 Provision of \$486,421,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Planning and Lands Branch.

3 The establishment as at 31 March 2025 will be 222 posts. It is expected that there will be a net decrease of 11 posts in 2025–26. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2025–26, but the notional annual mid-point salary value of all such posts must not exceed \$164,956,000.

4 An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

	2023–24 (Actual) (\$'000)	2024–25 (Original) (\$'000)	2024–25 (Revised) (\$'000)	2025–26 (Estimate) (\$'000)
Personal Emoluments				
- Salaries	198,154	204,984	214,306	205,798
- Allowances	7,838	8,972	7,943	9,299
- Job-related allowances.....	4	8	3	8
Personnel Related Expenses				
- Mandatory Provident Fund contribution	287	359	304	233
- Civil Service Provident Fund contribution	19,596	21,073	22,092	25,026
Departmental Expenses				
- Temporary staff	83,267	101,700	88,872	95,538
- Honoraria for members of committees.....	3,634	3,251	2,811	3,146
- General departmental expenses	114,440	104,242	122,769	147,373
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	427,220	444,589	459,100	486,421
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Commitments

Sub-head (Code)	Item (Code)	Ambit	Approved commitment \$'000	Accumulated expenditure to 31.3.2024 \$'000	Revised estimated expenditure for 2024–25 \$'000	Balance \$'000
<i>Operating Account</i>						
700	<i>General non-recurrent</i>					
801	Subsidy for property owners to participate in Smart Tender scheme		300,000	230,000	20,000	50,000
802	Operation Building Bright 2.0.....		6,000,000	3,240,000	390,000	2,370,000
803	Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations.....		1,500,000	383,165	195,000	921,835
804	Development of Common Spatial Data Infrastructure Portal.....		310,000	141,576	31,600	136,824
805	Establishment of Geospatial Lab.....		60,000	28,492	11,386	20,122
806	Building Drainage System Repair Subsidy Scheme.....		1,000,000	249,734	270,000	480,266
878	Building Maintenance Grant Scheme for Needy Owners		3,000,000	1,777,500	200,000	1,022,500
	Total		<u>12,170,000</u>	<u>6,050,467</u>	<u>1,117,986</u>	<u>5,001,547</u>