



Mr. CHAN Chung Ching, Thomas, JP

Director of Lands

20th Floor, North Point Government Offices,

333 Java Road, North Point,

Hong Kong

14 March 2018

Dear Mr. Chan,

Review of Lands Sub-Committee Paper 3/2017

Compliance with Landscape Clause under Lease Conditions

In order to improve the environmental quality and sustainability of our living space, the HKILA appreciates the intention of the Government to streamline landscape related submissions for the compliance with relevant lease conditions ('the Proposal') through greater entrustment to the landscape architectural profession. The Proposal affects all private developments in Hong Kong, in all levels from lease negotiations, implementation timetable, impact on architectural, engineer, landscape architectural consultancies, impact on construction, and must be carefully scrutinized, co-ordinated, and agreed upon by all concerned departments before implementation. In addition, the Proposal will have immediate impacts to the operation of aspects of the Town Planning Ordinance and the work of the Planning Department. The Hong Kong Institute of Landscape Architects is of the firm view that more communications and discussions are warranted at both policy and operational levels before the Proposal is implemented for reasons as follow: -

1. The HKILA considers, with grave concern, that the Proposal impairs and undermines the professional independence and services of both landscape architects and other construction professionals by requiring both AP and RLA to 'ascertain and confirm the landscape proposals'. Apart from the quantitative requirements of greenery coverage, landscape proposals involve qualitative assessment, such as landscape design, the provision of suitable environment for the long-term healthy growth of plants, biodiversity and right tree at the right place as advocated by the Development Bureau. Accordingly, entrustment to the landscape architectural profession must be upheld. APs' involvement, which is not currently required, will not benefit the process.
2. The HKILA considers that the Proposal should be a mechanism to speed up the current procedure for the benefit of both the government and the private sector whilst following

the best practices and highest standards. It is common in current practice to submit Tree Preservation and Removal Proposal ('TPRP') before or in parallel with the LMP/ LP to speed up the whole development project. The proposal of requesting LMP/ LP submission after GBP, or after its approval, is unsatisfactory in achieving its purported purpose, and may result in potential backlog in the TPRP submission process. This also contradicts the intention to co-ordinate the project design at architectural, engineering, and landscape architectural levels holistically and at the early stage of the project.

3. The HKILA notes that the SCG calculation is not clearly indicated in JPN3 and we request departmental communication be established with a view to seeking agreement amongst all parties before implementation of the Proposal.
4. The HKILA welcomes the mandatory SCC proposal and commits to work closely with relevant departments and establish guidelines and mechanisms to uphold the standard of submissions by our members, in support of the regulatory role of the LARB.

The HKILA is supportive to the direction of streamlining the land administration process with due regard and respect to the landscape architectural profession. The role and responsibility of the RLA shall be upheld and distinguished from AP. We are strongly of the view that there are operational and technical matters yet to be resolved before the Proposal can be successfully implemented.

We would be most grateful if a meeting could be arranged on or before April 2018 to further discuss our concern. For meeting arrangement, please contact our Secretariat via email to secretariat@hkila.com or via telephone at 2896 2833 or to the undersigned via email to practice@hkila.com.

Yours sincerely,



Benni PONG

Chairperson of Practice Committee
The Hong Kong Institute of Landscape Architects

c.c. Landscape Architects Registration Board (Attn. Mr. SC Lo, Chairman)