

**Economic and Employment Council
Pre-construction Task Force**

1. The Issues

- 1.1 Multitude of Government Departments (approx. 25 nos.)
viz. Planning, Lands, Buildings & Licensing Authorities, etc.

aggravated by:

- lack of motivation
- raft of pax. stuck in pre-retirement period unwilling to consider change
- lack of mutual respect between departments

- 1.2 A number of Ordinances
viz. Town Planning, Buildings, Environmental Protection, Antiquities, Roads, Foreshore & Seabed, etc.

Each independent, each with their own authorities and no overlap or parallel processing.

- 1.3 Approval process out-of-step with the building design and construction progress:

- Going round in circles
- Repetitive/overlapping control
- Involvement too detailed

2. Principal themes for EEC Task Force

2.1 Lands

- Simplification of lease conditions. Allows overhaul of current practices and significant re-allocation of Lands Department resources.

- Premium system does not function well in declining or volatile market conditions; this is an impediment to the proper operation of the market so how can greater efficiency be achieved? Two suggestions have been forthcoming:–
 - establish an independent committee to review policy and provide a forum for appeals on policy e.g. Before Value criteria in special cases, general levels of premium assessment, etc.
 - institute an independent assessment process for premium determination cf. Lands Tribunal in the event that agreement cannot be reached by negotiation.

2.2 Planning

- Training of staff in Planning Department is very narrow, must be broadened to include staff from other disciplines viz. architects, land planners, economists, etc.
- Alignment of Ordinances
viz. TPO, EPO, Antiquities, Roads, Foreshore & Seabed, etc.
Following Town Planning Board approval, all other applications should be processed in parallel and gazetting periods run concurrently.

Also, TPB approval should be paramount and all conditions should be technical only i.e. approved automatically if technically resolved. (Note: There is too much 'rule by man' and insufficient 'rule by law'.)