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Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2026-27

Controlling Officer : Director of Lands

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CONTROLLING OFFICER'S REPLY

DEVB(PL)173

(Question Serial No. 2000)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding introducing “longer-term tenancies for suitable non-residential land” under Matters Requiring Special Attention in 2026-27 in Programme (1), will the Government inform this Committee of the following:

1. Whether the department has developed any performance indicators on the number of short-term tenancy sites to be reviewed within the next year or three years, with a view to replacing them with longer-term tenancies? Other than proactive review by the bureau, whether relevant applications from existing or potential new tenants will be accepted?
2. Whether the relevant measures will also apply to tenants of non-profit making nature, including cultural and sports organisations? If no, what are the reasons?

Asked by: Hon FOK Kai-kong, Kenneth (LegCo internal reference no.: 16)

Reply:

1. & 2. To support various industry development policies and to facilitate business establishment and investment, the Government announced in the 2025 Policy Address that it would handle the tenancy term of government tenancies in more flexible ways. With the support of relevant policy bureaux, the Government will grant tenancies with longer terms, providing relevant tenants with a right to renew their tenancy upon expiry of every fixed term (maximum of seven years each) with a maximum total term of 21 years in response to the market suggestion of facilitating business and investment by providing a longer tenancy term.

The arrangement of granting tenancies with longer terms will become one of the options under the Government's flexible mode of land grant. The Lands Department may grant tenancies with longer terms with the support of relevant policy bureaux to provide tenants with greater certainty, enabling investors and business

operators to better plan their business so as to promote industry development. Subject to the policy directives and views of the relevant policy bureaux, the arrangements may apply to different scenarios or tenants (such as the industry or non-profit-making sector), including land let under open tender or direct grant, newly granted tenancies or renewed tenancies (such as re-tendering). The Development Bureau and the Lands Department will, from the perspective of land administration, assist the policy bureaux in identifying suitable targets and adopting this mode of land grant flexibly to support industry development.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)174

(Question Serial No. 0422)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding shipyard sites in Hong Kong and their operation, please inform this Committee of the following:

- (a) In the past five years, how many shipyards in Hong Kong rented shipyard sites under short-term tenancies (STTs)? What proportion did they represent of all shipyards?
- (b) Details of the STTs granted for shipyard sites in the past three years. Please provide a breakdown by location, site area (including water area), tenancy term, validity period of the tenancy and number of renewals, and list the figures separately for different shipyards.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 25)

Reply:

- (a) Currently, there are 219 sites granted for use as shipyards by way of short-term tenancy (STT) in Hong Kong. The number of STT sites for shipyard managed by the Lands Department (LandsD) in each year from 2021 to 2025 is set out below:

Year	Number of STTs
2021	225
2022	224
2023	223
2024	222
2025	219

Note 1: It is stipulated in the tenancy agreement that the site shall only be used for ship or boat building and/or repairing. A site may be subject to more than one STT in the same year due to the completion of re-tendering or the cancellation and re-issue of tenancies.

Note 2: Tenants of shipyard sites may concurrently hold more than one STT.

Since the LandsD does not maintain figures on the total number of shipyards in Hong Kong, the proportion of shipyards renting STT sites for shipyard is not available.

- (b) The LandsD did not grant any new STT sites for shipyard in the past three years (2023 to 2025).

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)175

(Question Serial No. 0705)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (2) Survey and Mapping
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding the release of map products and spatial data by the Lands Department (LandsD) to the public, will the Government inform this Committee of the following:

- (1) the annual number of products sold and the balance of products remaining in stock for the major map products (i.e. (i) 2D paper topographic maps, (ii) paper thematic maps, (iii) paper aerial photos and image products, and (iv) digital aerial photos) over the past four years and this year to date;
- (2) the number of downloads of major digital map products and spatial data (i.e. (i) 3D Visualisation Map, (ii) e-HongKongGuide, (iii) 3D Pedestrian Network, (iv) digital 2D topographic maps, (v) digital land boundary maps, (vi) Geo-Reference Database, (vii) digital aerial photos, (viii) 3D spatial data, (ix) 3D Pedestrian Network, (x) digital orthophotos, and (xi) historical maps) by the public over the past four years and this year to date;
- (3) the types of paper map products digitalised by the LandsD in the past two years and this year to date; and
- (4) the progress and expenditure involved for updating the 3D Visualisation Map for Hong Kong Island, Kowloon, and Islands?

Asked by: Hon LAM Chun-sing (LegCo internal reference no.: 32)

Reply:

- (1) The annual sales volumes and stock balances for the major map products of the Lands Department (LandsD) over the past four years and this year to date (i.e. from 1 January 2022 to 28 February 2026) are shown in the table below.

Sales volume (copies)

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Map products					
2D paper topographic maps	13 409	12 987	12 705	9 744	1 421
Paper thematic maps	9 697	6 632	5 211	4 861	517
Paper aerial photos and image products	3 493	2 639	2 377	1 876	316
Digital aerial photos	803	513	965	925	51

Note 1: In calendar year.

Stock balance (copies)

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Map products					
2D paper topographic maps	12 773	17 817	16 320	6 139	3 888
Paper thematic maps	16 501	24 287	17 703	19 281	16 310
Paper aerial photos and image products	273	243	242	259	197
Digital aerial photos ^{Note 2}	-	-	-	-	-

Note 1: In calendar year.

Note 2: The stock balance does not apply to digital map products.

- (2) The number of downloads of digital map products and spatial data by the public over the past four years and this year to date (i.e. from 1 January 2022 to 28 February 2026) is shown in the table below.

Number of downloads by the public

Year ^{Note 1}	2022	2023	2024	2025	2026 (as at 28 February)
Digital map products and spatial data					
3D Visualisation Map	426 ^{Note 2}	36 332	307 396	406 530	74 444
e-HongKongGuide	175 798	195 949	257 680	314 222	67 241
3D Pedestrian Network	2 736 ^{Note 3}	6 968	4 238	5 885	723
Digital 2D topographic maps	179 916	224 799	334 027	428 033	116 970
Digital land boundary maps	21 480	24 238	30 370	81 890	30 552
Geo-reference database	2 096	2 207	2 112	9 507	4 002
Digital aerial photos	127 600	73 368	62 655	82 676	25 304
3D spatial data	47 865	115 665	133 592	129 430	6 220
Digital orthophotos	15 312	28 293	33 344	71 708	7 351
Historical maps	14 060	15 606	46 512	159 994	9 809

Note 1: In calendar year.

Note 2: Counted from the release date of the 3D Visualisation Map on 29 December 2022.

Note 3: Counted from the release date of the 3D Pedestrian Network on 30 September 2022.

In addition to directly downloading various digital map products and spatial data, the public can also access information related to 2D and 3D maps through the LandsD Map Application Programming Interfaces (Map APIs). In 2025, the number of requests for the LandsD Map APIs exceeded eight billion.

- (3) Over the past two years (i.e. since 2024), the LandsD has completed digitising paper-based old urban maps and town maps. The LandsD will also gradually digitise historical maps of various districts, as well as old survey sheets published in different

years. Regarding the digitisation of maps, the relevant progress is available on the LandsD's "Consolidated Annual Open Data Plans (Spatial Data Plan Included)" webpage (<https://www.landsd.gov.hk/en/resources/consolidated-annual-open-data-plan.html>).

- (4) Following the full release of the territory-wide 3D Visualisation Map in March 2025, the LandsD had immediately commenced updating the maps. The LandsD's current plan is to regularly update the territory-wide 3D map around every two years. Meanwhile, priority will also be given to the updating work for the 3D digital map covering major infrastructure and land development projects. Updating the 3D digital map is part of the LandsD's regular duties, primarily handled by staff of its Survey and Mapping Office, with some duties carried out through service contracts (such as aerial survey). There is no separate breakdown of the expenditure specifically related to the update of the 3D digital map.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)176

(Question Serial No. 0378)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Some rural residents have reflected that the processing of New Territories small house applications is very slow. In this connection, will the Government inform this Committee of the following:

- 1) Please list in table form the staff establishment and operating expenditure of the departments responsible for New Territories village houses, small houses, and the Squatter Control Unit in various districts of the New Territories;
- 2) The amount of resources and manpower to be allocated by the Government in the coming year to process small house applications;
- 3) In 2025, 2 429 small house applications were processed. How many of these applications were approved and rejected respectively? Please provide a breakdown of the rejected applications by district and reason for rejection. Besides, how many applications are pending processing?
- 4) Of the 2 429 applications already processed, what were the respective numbers of applications approved by way of Free Building Licence, Private Treaty Grant and Land Exchange?
- 5) Has the Government developed any performance indicators for processing small house applications, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing an application? What are the methods/measures being used by the department to enhance the efficiency of application processing?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 33)

Reply:

- 1) & 2) Around 100 staff members of the Lands Department (LandsD), mainly deployed to the eight District Lands Offices (DLOs) in the New Territories, are involved in processing small house applications. However, these staff are also responsible for other land administration duties in the DLOs, and the above figure is therefore provided for general reference only. There is no separate breakdown on the expenditure specifically related to processing small house applications. The LandsD will continue to review and redeploy its manpower from time to time having regard to factors such as changes in operational needs and resources.
- 3) Of the 2 429 small house applications processed in 2025 (Note), 773 applications were approved and 824 applications were rejected. A breakdown of the rejected cases by DLO is set out below:

DLO	Number of rejected cases
Islands	106
North	131
Sai Kung	63
Sha Tin	11
Tai Po	70
Tsuen Wan & Kwai Tsing	6
Tuen Mun	17
Yuen Long	420
Total	824

As at the end of December 2025, there were 9 631 small house applications pending completion of processing by the LandsD. As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and rejected do not correspond to the number of applications received in 2025.

The main reasons for rejecting applications include: applicants failing to submit required documents, adverse comments from relevant government departments, applicants failing to obtain the necessary planning permissions, etc. The LandsD will provide applicants with reasons for rejecting their applications in writing. If applicants subsequently resolve the relevant issues, the LandsD will resume processing their applications as soon as possible. The LandsD does not maintain readily available statistics on the reasons for rejecting small house applications.

Note: The number of small house applications processed refers to applications approved, rejected, or classified as non-straightforward cases requiring further processing by the LandsD in that year.

- 4) Among the 2 429 processed applications, the number of applications approved by way of Free Building Licence, Private Treaty Grant and Land Exchange are 633, 121 and 19 respectively.

- 5) Under its performance pledge, the LandsD processes no fewer than 2 300 applications annually. For straightforward applications, the processing may generally be completed within 24 weeks from the date of interview with the applicant. For non-straightforward cases involving uncertain land titles or objections, the processing time will be longer, depending on the nature and complexity of the applications.

To streamline the procedures for processing small house applications and speed up the approval process, the LandsD enhanced the processing procedures in 2021 and 2023, including:

- (i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;
- (ii) To simplify the procedures for handling objections so as to shorten the time involved;
- (iii) To encourage more face-to-face meetings with applicants for direct discussion;
- (iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval;
- (v) To strengthen the monitoring role and functions of the Headquarters in reviewing the processing of small house appeal cases; and
- (vi) To enhance the workflows of processing both straightforward and non-straightforward cases, and redefine the criteria for both straightforward and non-straightforward cases.

Following the implementation of the above streamlined procedures, the LandsD processed 2 429 small house applications in 2025, surpassing its performance pledge of handling no fewer than 2 300 applications annually. As at the end of December 2025, the number of small house applications pending completion of processing by the LandsD decreased from 12 600 at the end of 2021 to 9 631 at the end of December 2025, representing a reduction of about 24%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of small house applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)177

(Question Serial No. 0379)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

In 2025, 699 cases of rebuilding village houses were processed. In this connection, please inform this Committee of the following:

- 1) Please provide a breakdown of the 699 cases by District Lands Office and type of rebuilding.
- 2) Of the 699 cases already processed, how many were approved and rejected respectively? Please provide a breakdown of the rejected cases by district and reason for rejection.
- 3) How many rebuilding cases are still pending? Please categorise these cases into those waiting for less than ten years, ten to 19 years, 20 to 29 years, and 30 years or more.
- 4) Some residents have pointed out that the process for awaiting village house rebuilding is lengthy. Has the department developed any performance indicators for processing these applications, such as the time generally required for replying to applicants upon receipt of applications and the time required for processing an application? What means/measures is the department currently adopting to enhance processing efficiency?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 34)

Reply:

- 1) The breakdown of the 699 applications for the rebuilding of New Territories Exempted Houses (NTEHs) processed in 2025 is set out below:

DLO	Number of rebuilding applications processed in 2025		
	Old Schedule House Lot	Non-old Schedule House Lot	Total
Islands	52	13	65
North	40	50	90
Sai Kung	40	22	62
Sha Tin	16	8	24
Tai Po	41	35	76
Tsuen Wan & Kwai Tsing	11	8	19
Tuen Mun	14	16	30
Yuen Long	153	180	333
Total	367	332	699

- 2) Of the 699 rebuilding applications, 297 cases were approved and 402 cases were either rejected or withdrawn. The breakdown by DLO is set out below:

DLO	Number of rebuilding applications approved	Number of rebuilding applications rejected or withdrawn
Islands	17	48
North	46	44
Sai Kung	10	52
Sha Tin	11	13
Tai Po	14	62
Tsuen Wan & Kwai Tsing	6	13
Tuen Mun	16	14
Yuen Long	177	156
Total	297	402

As the processing of applications may not be completed within the year of receipt, the numbers of applications approved and rejected do not correspond to the number of applications received in 2025.

The main reasons for the Lands Department (LandsD)'s rejecting the applications include: unable to ascertain whether the applicant was the registered owner of the lot concerned; inconsistency between the boundary of the lot under application and the records or the boundary of the lot overlapping with that of the adjacent lot(s); and the applicant failing to provide proposals concerning the proposed house, balcony and septic tank according to existing requirements, etc. The LandsD will inform the applicant in writing of the reason for rejection, and if the applicant can subsequently resolve the relevant matters, the LandsD will resume processing the application as soon as possible. In general, the applicant will not be required to re-submit the application. The LandsD does not maintain any statistics on the reasons for rejection.

- 3) As at the end of December 2025, the LandsD was processing 1 348 cases of rebuilding applications, with no individual case currently having a waiting time exceeding ten years.

- 4) Since rebuilding NTEHs generally involves archaic leases and houses, the LandsD needs to spend considerable time on checking the records during processing. Due to the varying complexity of individual cases, the time required can hardly be generalised. In general, DLOs will take eight months to approve a straightforward case from the date of receipt. For non-straightforward cases such as those associated with land ownership or boundary issues or requirements imposed by other regulatory authorities, the processing time will be longer depending on the nature and complexity of the issues.

To streamline the procedures for processing NTEH rebuilding applications and speed up the approval process, the LandsD enhanced the processing procedures in 2021 and 2023, including:

- (i) To commence the procedures under various aspects in parallel, such as verification of land ownership and lot boundaries, and consultation with the relevant departments;
- (ii) To simplify the procedures for handling objections to shorten the time involved;
- (iii) To encourage more face-to-face meetings with applicants for direct discussion;
- (iv) To delegate the approval of relatively straightforward cases to officers under the District Lands Officer, and only non-straightforward cases will be submitted to the District Lands Officer or DLO Conference for approval; and
- (v) To enhance the supervision by the LandsD on DLOs, including regularly following up on the progress of the rebuilding applications.

Following the implementation of the above measures, the number of rebuilding applications processed by the LandsD each year increased from around 480 cases in 2021 to around 700 cases in 2025, representing an increase of more than 45%. The LandsD will continue to review and revise its internal guidelines in a timely manner as necessary to expedite the processing of rebuilding applications.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)178

(Question Serial No. 0381)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

In 2025, the Lands Department (LandsD) managed 959 vacant sites and 115 properties or units. In this regard, will the Government inform this Committee of the following:

- 1) Please provide a breakdown of the 959 vacant sites by District Lands Office (DLO), number of sites, area of land and land use under lease.
- 2) Of the 959 vacant sites, 465 were sites available for short-term community, institutional or non-profit-making uses. Please provide details in terms of DLOs, land areas, and the beneficiary institutions or organisations.
- 3) Please provide a breakdown of the 115 properties or units by DLO, property type and age.
- 4) Regarding the management and maintenance of vacant government sites and properties, what were the actual expenditure and manpower deployment in 2025? What are the estimated expenditure and manpower to be involved in the coming year?
- 5) Given the huge demand for land, how will the Government make proper use of the vacant sites and properties for new developments?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 38)

Reply:

- 1) A breakdown of the 959 vacant sites managed by the Lands Department (LandsD) in 2025 by District Lands Office (DLO), in terms of number and area, is set out below:

DLO	No. of Sites ^{Note 1}	Area (m²) (Approximate)
Hong Kong East	34	112 200
Hong Kong West & South	78	405 700
Kowloon East	36	138 000
Kowloon West	29	41 300
North	101	139 700
Sai Kung	53	66 200
Sha Tin	51	50 100
Tuen Mun	82	233 000
Tai Po	60	79 400
Tsuen Wan & Kwai Tsing	78	162 000
Yuen Long	273	317 600
Islands	84	167 500
Total	959	1 912 700

Note 1: Since these vacant sites have not yet been let, there is no designated use specified in a land lease or tenancy agreement.

- 2) In 2025, of the 959 vacant sites managed by the LandsD, 465 are available for application by non-governmental organisations for short-term community, institutional or other non-profit-making uses. A breakdown of these 465 sites by DLO, in terms of number and area, is set out below:

DLO	No. of Sites ^{Note 2}	Area (m²) (Approximate)
Hong Kong East	15	77 000
Hong Kong West & South	32	15 600
Kowloon East	2	1 000
Kowloon West	12	5 600
North	63	77 200
Sai Kung	35	37 200
Sha Tin	29	23 300
Tuen Mun	27	18 700
Tai Po	40	34 100
Tsuen Wan & Kwai Tsing	14	12 600
Yuen Long	140	111 000
Islands	56	62 700
Total	465	476 000

Note 2: Since these vacant sites have not yet been let, there is no information available regarding beneficiary institutions or organisations.

- 3) The 115 properties/units managed by the LandsD on behalf of the Government mainly include properties whose leases have expired, properties vested in the Financial Secretary Incorporated due to default by former owners and properties on lots re-entered by the Government. A breakdown of these 115 properties by DLO, property type and property age is set out in the table below:

DLO	Property Type	Property Age (Years)	No. of Properties/ Units^{Note3}
Hong Kong East	Commercial/Residential	60 to 69	7
Hong Kong West & South	Industrial	Over 40	1
	Commercial/Residential	Over 50	1
	Residential	Over 80	1
Kowloon West	Commercial/Residential	60 to 69	67
		70 to 79	5
	Commercial	No information available	33
Total			115

Note 3: These government properties exclude bona vacantia properties vested in the Government due to dissolution of companies under the Companies Ordinance (Cap.622). The LandsD must clarify the legal rights and responsibilities and obtain vacant possession of the bona vacantia properties before it can promptly dispose of them through appropriate means. In general, the LandsD will either sell these bona vacantia properties by tender or invite the relevant owners' corporations to take over them at a nominal fee, depending on their type.

- 4) The management of vacant government land and properties/units is carried out by staff of the LandsD as part of their overall land administration duties. There is no separate breakdown of the number of staff and the expenditure dedicated to this task. The estimated expenditure on maintaining the properties/units managed by the LandsD in 2025-26 (as at February 2026) was about \$970,000, while the estimated expenditure for 2026-27 is about \$1.02 million. The maintenance expenditure for vacant government sites is covered under the LandsD's general land control and management budget. No separate breakdown is maintained.
- 5) To make optimal use of land resources, the LandsD will consider leasing vacant government land or properties pending long-term development or with limited development potential for temporary or short-term uses. For sites suitable for commercial uses (e.g. fee-paying public car parks), for example, the department will grant short-term tenancies by way of open tender. The LandsD will publish the sites (including vacant school premises) or properties to be put up for tender in the near future, along with relevant information, on its website (<https://www.landsd.gov.hk/en/stt/forecast.htm>) and update them from time to time. The LandsD has also uploaded details of sites (including vacant school premises) or properties available for community, institutional or non-profit-making uses by non-governmental organisations or social enterprises through STTs onto the "GeoInfo Map" website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en). Interested organisations may submit an application. Besides, if bureaux or government departments intend to use individual sites or properties (e.g. for use as temporary works sites), the LandsD will process such applications and allocate them to the relevant bureaux or government departments according to the established procedures.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)179

(Question Serial No. 0987)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Under “Matters Requiring Special Attention in 2026-27”, the Lands Department will implement the arrangement for longer-term tenancies for suitable non-residential land. In this regard, please inform this Committee of the following:

1. As at present, the number of short-term tenancies (STTs) managed by the Government and the total area of land involved;
2. Whether the Government will consider extending the initial term of STTs, for example, replacing the existing “7+7+7” mechanism with “10+7+7”; if yes, what is the preliminary assessment; and
3. There have been observations that the Government’s practice of collecting deposits from tenants upon signing tenancy agreements is inconsistent. For instance, two tenants, both charitable organisations, were granted permission to erect structures on STT sites. One of them was not required to pay a deposit while the other was charged one. Will the Government consider, as a pilot scheme, standardising deposit collection and exemptions in the rural areas of the Northern Metropolis? If yes, what is the progress? If not, what are the reasons?

Asked by: Hon LAU Man-kwan, Julia (LegCo internal reference no.: 30)

Reply:

1. As at 2 March 2026, the Lands Department (LandsD) managed approximately 5 800 short-term tenancies (STTs), covering a total land area of about 3 000 hectares.
2. To support various industry development policies and facilitate business establishment and investment, the Government announced in the 2025 Policy Address that it would handle the tenancy term of government tenancies in more flexible ways. With the support of relevant policy bureaux, the Government will grant tenancies with longer

terms, providing tenants with the option to renew their tenancy upon expiry of every fixed term (maximum of seven years each) with a maximum total term of 21 years in response to the market suggestion of facilitating business and investment by providing a longer tenancy term. Compared to directly granting tenancies with fixed terms over seven years, granting tenants a renewal option not only provides them with greater certainty and helps them better plan their business operations, but also offers flexibility, allowing tenants to decide whether or not to renew their tenancy at the end of each fixed term (i.e. up to seven years) based on market conditions and their own considerations. We believe that setting seven years as the upper limit for each fixed term of tenancy strikes a balance between attracting business investment and providing flexibility. When granting tenancies with longer terms and determining their duration in the future, the LandsD will take into account factors such as policy support from relevant policy bureaux, the availability of an individual piece of land and the long-term planning for the land.

3. Similar to general tenancy agreements, the LandsD requires tenants to pay a deposit to safeguard the Government's interests as a landlord. The LandsD determines the amount of the deposit based on the actual circumstances of the tenancy (such as the intended use and whether erection of structures is required). In September 2020, the LandsD completed a review of the deposit requirement when granting STTs to non-profit-making or charitable organisations. Following the review, STTs granted to non-profit-making or charitable organisations at nominal rent with the support of the relevant bureaux are exempt from the deposit requirement.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)180

(Question Serial No. 0451)

Head: (91) Lands Department
Subhead (No. & title): (-) Not specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

The Government currently puts up idle (i.e. unleased and unallocated) government land for short-term uses by way of short-term tenancy (STT). Please inform this Committee of the following:

1. The rental status (the total number of sites, and the respective numbers of sites let and not yet let) of vacant government sites (including vacant school premises) now available for short-term uses;
2. Among the vacant government sites with STTs granted, the number of such tenancies supported by the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations; and
3. The details of current annual expenditure on the maintenance of vacant government sites for which STTs have not yet been granted.

Asked by: Hon LEE Hoey, Simon (LegCo internal reference no.: 13)

Reply:

1. Generally speaking, for government sites which do not have long-term development plans yet and have not been allocated to government bureaux/departments for government use, the Lands Department (LandsD) will put suitable vacant government sites up for tender or grant such sites for short-term uses by way of short-term tenancies (STTs), thereby optimising the utilisation of vacant land resources. As at 28 February 2026, about 3 550 government sites (including vacant school premises) were let by way of short term tenancy for commercial, economic or social uses (e.g. fee-paying public car parks, education, social welfare, religious, recreation, shops, factories, container handling, outdoor or indoor storage, shipyards, etc.). Separately, 60 sites (including new and re-tendering sites) are expected to be let by way of STT through tender in 2026.

Furthermore, the department will upload onto the GeoInfo Map (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en) details of sites (including vacant school premises) available for STT application by non-governmental organisations or social enterprises for community, institutional or non-profit-making uses. As at 28 February 2026, a total of 424 such vacant government sites under the management of the LandsD were available for application. Relevant information has been published on the GeoInfo Map.

2. As at 28 February 2026, among the STTs managed by the LandsD, 32 were granted under the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations managed by the Development Bureau.
3. The work of managing vacant government sites is part of the overall land administration duties carried out by staff of the LandsD. There is no separate breakdown of the expenditure solely incurred in handling this task. The cost of maintaining vacant government sites is covered by the LandsD's expenditure on general land control and management. No separate breakdown is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)181

(Question Serial No. 1330)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

In 2026-27, the Lands Department will provide support to implement innovative measures to enhance market incentives for urban redevelopment. Please provide details of the innovative measures, a breakdown of expenditure, and the targets/indicators expected to be met (if any).

Asked by: Hon SHIU Ka-fai (LegCo internal reference no.: 2)

Reply:

To expedite urban renewal, the Government proposed innovative measures with a new mindset, to make use of newly developed land resources to enhance market incentives for redevelopment of old urban districts. In this connection, the Chief Executive announced the following three innovative measures in his 2025 Policy Address:

1. Three sites in Kwu Tung North and Fanling North New Development Areas (NDAs) in the Northern Metropolis have been reserved for the Urban Renewal Authority to consider constructing new flats as replacement units under the “Flat-for-Flat” Scheme, which is currently under review, serving as an option for the affected owners in addition to a cash offer;
2. To explore relaxing the current arrangement for the transfer of plot ratio within the same district to allow cross-district transfer of unutilised plot ratio from redevelopment projects to other districts or even NDAs, such as relaxing the restrictions on the number and size of “receiving sites”. The developer will still need to submit planning applications to the Town Planning Board, which will perform a gatekeeping role in ensuring the transfer will not cause any adverse impact on the surrounding environment; and
3. To explore suitably increasing the plot ratio of private redevelopment projects (say by 20% as the maximum level) with site area of a project not smaller than 700 square

metres, building age reaching 50 years or above and locating in residential zones, on a pilot basis, in the seven designated areas with more pressing redevelopment need. There would be an encashment option, whereby the increased plot ratio, after being translated into land premium, can be used for offsetting premium payable for bidding land, lease modification in other projects or in-situ land exchange. The increased plot ratio will have to be used within a certain period of time and is non-transferrable.

Following the consultation with the Legislative Council Panel on Development on 13 October 2025, the Development Bureau (DEVB) has consulted stakeholders on the above proposed measures. The relevant stakeholders generally supported the proposed direction. The DEVB is reviewing the comments received in order to formulate implementation details. The target is to finalise and implement the measures in 2026.

The Lands Department (LandsD) is mainly responsible for processing relevant applications for land grant, lease modification or land exchange. After these new measures are finalised for implementation, the LandsD will impose relevant conditions in the documents for land grants, lease modifications or land exchanges as appropriate in reflecting the measures. Such work will be carried out by the staff of various grades within the LandsD according to their overall land administration duties. Therefore, no separate breakdown for the estimated expenditure is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)182

(Question Serial No. 3143)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

The Government has posted notices of land resumption for the two phases of the San Tin Technopole Development, with departure deadlines scheduled across five stages. In this regard, please inform this Committee of the following:

1. For the five stages of land resumption across the two phases of the San Tin Technopole, please list the estimated expenditure earmarked, amounts of land compensation, numbers of residents and households affected, quantity of private land and land area involved.
2. The departure deadlines for Stage 1 of Phase 1 span from the first quarter of 2026 to the second quarter of 2027. What is the current progress of land resumption for the relevant land lots? As envisaged by the Government, is it possible to resume the land in question before the departure deadlines?

Asked by: Hon TAM Chun-kwok (LegCo internal reference no.: 27)

Reply:

1. The implementation of the San Tin Technopole Development is divided into Phases 1 and 2, with the associated land resumption work carried out in stages. The relevant data are tabulated below:

	Total estimated expenditure on land resumption and miscellaneous compensation	Estimated land compensation costs	Estimated number of affected residents and households*	Quantity of private land	Area of private land
Phases 1	About \$27.5 billion	About \$26.5 billion	About 1 500 and 1 000 respectively	1 785	About 216 hectares
Phases 2	About \$11.2 billion	About \$10.2 billion	About 160 and 90 respectively	1 797	About 81 hectares

*As at 28 February 2026. These figures are still being updated.

2. The departure deadlines of households and business undertakings affected by the San Tin Technopole Phase 1 Development range from July 2025 to no earlier than the first half of 2027. The land resumption notice for the first batch of land to be resumed for the San Tin Technopole Phase 1 Development was gazetted on 11 July 2025, pursuant to the Land Resumption Ordinance (Cap. 124). The relevant land titles reverted to the Government on 11 October 2025.

Since 2023, the Government has held a number of consultations for various affected parties (including local villagers, rural committees, and business undertakings) to explain the works and rehousing arrangements, as well as to listen to their views in order to foster a consensus. Furthermore, as early as March 2024, the Lands Department (LandsD) began reaching out to the affected parties and distributed notices specifying the scheduled departure dates and providing information about government assistance, including the boundary of the proposed land resumption areas and phased departure dates for each area, general guidelines on compensation for landowners, and information on the ex-gratia allowances and business relocation support for households and business undertakings, so that the affected parties can make early preparations according to their needs. Approximately three months before the actual departure deadline, the LandsD will also post notices on the affected structures and in relevant areas to facilitate an orderly departure.

The Government will continue to maintain close liaison with the affected parties through various channels, including appointing a community liaison service team to proactively reach out to households through home visits and telephone calls, providing them with suitable assistance and the latest updates on the works, and collecting their enquiries and feedback in a timely manner to devise effective solutions.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)183

(Question Serial No. 2091)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding the number of short-term tenancies (STTs) issued by the Lands Department (LandsD) to non-governmental entities, there were 27 cases of STTs let by tender, involving 23.3 hectares of land; and 123 cases by direct grant, involving 63.99 hectares, in 2025. The LandsD has estimated that both figures will increase in 2026, reaching 60 and 125 cases respectively. However, the land area involved is estimated to decrease significantly to 10 and 20 hectares respectively. In this connection, will the Government inform this Committee of the reasons for the substantial decrease in land area, as well as the use, location, tenancy term, and the land area involved in each tenancy for such STT cases in 2026?

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 66)

Reply:

The actual number of short-term tenancies (STTs) granted annually to non-governmental entities (whether by tender or direct grant) and the total area involved depend on the number, size, actual letting conditions of available sites, etc. The site area covered by each STT varies, and the total area involved may be augmented by individual sites which are particularly large, so it is not appropriate to make a direct comparison. For instance, the total area of the 27 STTs let by tender in 2025 was 23.3 hectares, of which about 40% belonged to a site located at Shing Fung Road, Kai Tak, Kowloon (about 9.75 hectares), which was granted for the conversion of the Kai Tak Community Isolation Facility into a "Youth Post" hostel and spaces for youth cultural, arts and sports exchanges. In addition, 123 STTs were let by direct grant, covering a total area of 63.99 hectares, of which about 60% belonged to a site in Chek Lap Kok, Tung Chung (about 38 hectares), which was granted to the Airport Authority Hong Kong for use as a works site for constructing the Airport Tung Chung Link.

It is expected that 185 STTs, including 60 new and re-tendering cases, with a total area of about 30 hectares, will be granted in 2026. This estimate is based on anticipated STTs available for tender and STT applications under processing during the year. The actual number of sites to be successfully let and the area involved will hinge on various factors, such

as the availability of relevant sites and the market response to tenders. We are therefore unable to provide detailed information on the STTs and sites to be granted at this stage.

Under the prevailing practice, the Lands Department will publish the particulars of individual sites to be let by tender in a six-month STT tender forecast on its web page (<http://www.landsd.gov.hk/en/stt/forecast.htm>). This STT tender forecast is generally updated on a monthly basis as and when the relevant sites are ready to be tendered. The tender results will also be published in the Government Gazette and available on the department's web page (<http://www.landsd.gov.hk/en/stt/records.htm>). Information on newly granted STTs (whether by tender or direct grant) will be uploaded to the GeoInfo Map (<https://www.map.gov.hk/gm/>) in accordance with the disclosure terms stipulated in the relevant tenancy agreements.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)184

(Question Serial No. 2092)

Head: (91) Lands Department
Subhead (No. & title): (-) Not specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding the land enforcement work of the Lands Department (LandsD), please inform this Committee of the following:

1. The current establishment, ranks and expenditure on emoluments of the LandsD's staff responsible for land enforcement work;
2. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of unlawful occupation of government land, as well as the locations, areas and occupation status of the unlawfully occupied sites concerned, in each of the past five years;
3. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of unauthorised structures on private agricultural land, as well as the conditions of the structures concerned, in each of the past five years; and
4. The respective numbers of enforcement actions taken, prosecutions instigated, successful prosecutions and people involved in respect of other lease breaches, as well as the details of such breaches, in each of the past five years.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 67)

Reply:

1. The land enforcement work of the Lands Department (LandsD) includes land control on government land, squatter control and lease enforcement. In 2025-26, about 500 staff members of the LandsD (excluding those performing general administrative and clerical support duties) handle land enforcement duties, comprising Estate Surveyors, Survey Officers (Estate), Land Executives, Land Inspectors, etc. The total annual emolument expenditure was about \$280 million.

2. The LandsD addresses unlawful occupation of government land pursuant to the Land (Miscellaneous Provisions) Ordinance (Cap. 28), handling 10 000 or more cases every year. Given the large number of cases and their varying forms and nature, the LandsD adopts a pragmatic “risk-based” approach to prioritise its enforcement actions. When a person erects a structure on government land without permission and/or fails to comply with a statutory notice posted thereon to cease occupation before the expiry of the specified deadline (no less than one day), the LandsD will take further action, including taking possession of and removing the property and the structure. If the LandsD can ascertain the identity of the persons/occupiers concerned, and there is sufficient evidence, it may initiate prosecution. The statistics on land control actions taken by the LandsD over the past five years (2021 to 2025) are tabulated as follows:

	2021	2022	2023	2024	2025
No. of cases of suspected unlawful occupation of government land received by the LandsD	16 711	14 287	16 516	16 160	17 935
No. of substantiated cases of unlawful occupation of government land	12 149	9 692	12 566	12 102	9 803
No. of government sites cleared of unlawful occupation ^(Note 1)	10 537	9 199	13 078	11 554	11 185
No. of prosecutions [No. of defendants involved] ^(Note 2)	14 [14]	18 [15]	24 [24]	15 [15]	27 [22]
No. of convictions	14	17	23	15	21

Note 1: During inspections, where appropriate, the LandsD would issue an on-the-spot warning to persons present to cease occupation of government land. If the persons accepted the warning and ceased occupation, the LandsD would not post a statutory notice. The figures listed include both cases involving the posting of statutory notices and cases where the occupation of government land had ceased, rendering the posting of a statutory notice unnecessary.

Note 2: Defendants might be individuals or companies. As a single defendant might face more than one charge, the number of prosecutions might exceed the number of defendants.

The prosecutions mentioned above were distributed across all districts of Hong Kong and involved a total area of government land of about 10 924 square metres. The unauthorised occupations involved domestic structures, private gardens and open/covered storage.

3. & 4. Land leases are private contracts between the Government and the landowners. The landowners are required to ensure that the uses of their land are in compliance with the lease conditions. Generally speaking, if a breach of lease conditions is substantiated, the LandsD will take appropriate lease enforcement actions (not involving prosecution) as landlord according to the prevailing policies, procedures and priorities. Such actions include issuing a warning letter to the landowners requiring them to rectify the breach of uses within a specified period, otherwise the warning letter will be registered in the Land Registry (LR) (commonly known as “imposing an encumbrance”). In cases of serious breaches (such as those of a large scale or posing a threat to public safety), the LandsD will proceed with re-entry of the land under the leases and in accordance with the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126). Once the instrument of re-entry is registered in the LR, the land becomes government land.

The number of cases in which the LandsD took lease enforcement actions in the past five years (2021 to 2025) is tabulated as follows:

No. of cases with lease enforcement actions taken	2021	2022	2023	2024	2025
Unauthorised structures on private agricultural land	919	945	953	882	947
Other lease breaches ^(Note 3)	621	754	830	888	781
Total	1 540	1 699	1 783	1 770	1 728

Note 3: Other lease breaches included unauthorised uses in industrial buildings/non-industrial buildings/residential buildings.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)185

(Question Serial No. 2093)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding the land compensation costs (payable to legal owners) for land acquisition, the Lands Department indicated that the compensation costs in 2025 and 2026 were higher than those in 2024 due to the implementation of a number of large-scale projects, particularly those in the Northern Metropolis. In this connection, please inform this Committee of the following:

1. The number of legal owners, district of the land concerned, area and amount of compensation involved in the disbursement of land compensation in 2024 and 2025;
2. The number of legal owners, district of the land concerned, area and amount of compensation to be involved in the projected disbursement of land compensation in 2026; and
3. The staff establishment, ranks and expenditure on emoluments in respect of land compensation work in the Lands Department.

Asked by: Hon WONG Ho-ming, Augustine (LegCo internal reference no.: 68)

Reply:

1. The Lands Department (LandsD) disbursed a total of about \$27.3 billion of land compensation in 2024 and 2025. A breakdown by region is set out below:

Region (by District Lands Office (DLO), unless otherwise stated)	Land Compensation Disbursed to Former Legal Owners (about)(\$ million)	Number of Former Legal Owners Involved	Area of Land Involved (about)(m ²)
Hong Kong East	81	7	3 898
Kowloon East	1,211	138	6 820

Region (by District Lands Office (DLO), unless otherwise stated)	Land Compensation Disbursed to Former Legal Owners (about)(\$ million)	Number of Former Legal Owners Involved	Area of Land Involved (about)(m ²)
Islands	593	199	26 370
North	774	58	12 910
Sai Kung	77	20	2 054
Sha Tin	9	8	1 047
Tai Po	185	76	8 066
Tuen Mun	135	19	19 100
Yuen Long ^(Note 1)	1,244	96	74 698
New Development Areas ^(Note 2)	22,999	1 100	829 721
Railway Development ^(Note 3)	1	7	4 826
Total	27,309	1 728	989 510

Note 1 : Including the San Tin Technopole.

Note 2 : Including the Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South New Development Area.

Note 3 : Involving Hong Kong Section of the Guangzhou-Shenzhen-Hong Kong Express Rail Link.

The amount of land compensation disbursed each year depends on factors such as whether former legal owners accept the compensation offers in a timely manner. The above figures do not correspond to the information on land resumption in the same year. In addition, the land of some former owners was involved in more than one works project, resulting in double-counting in the number of former owners.

2. The projected land compensation payable in 2026 by region is set out below:

Region (by DLO, unless otherwise stated)	Projected Land Compensation Payable to Former Legal Owners (about)(\$ million)
Hong Kong East	461
Hong Kong West & South	7
Kowloon East	249
Islands	269
North	130
Sai Kung	35
Sha Tin	26
Tai Po	4

Region (by DLO, unless otherwise stated)	Projected Land Compensation Payable to Former Legal Owners (about)(\$ million)
Tsuen Wan & Kwai Tsing	2
Tuen Mun	196
Yuen Long ^(Note 4)	4,088
New Development Areas ^(Note 5)	11,263
Railway Development ^(Note 6)	30
Total	16,760

Note 4 : Including the San Tin Technopole and development of food control facilities at Heung Yuen Wai.

Note 5 : Including the Kwu Tung North and Fanling North New Development Areas, Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South New Development Area.

Note 6 : Involving the Guangzhou-Shenzhen-Hong Kong Express Rail Link and East Rail Extensions – Hung Hom to Tsim Sha Tsui Extension.

No forecast has been made regarding the number of former legal owners or the area of land to be involved in the disbursement of land compensation in 2026.

- In 2025-26, about 390 officers in the LandsD were involved in land resumption duties (some of them were also responsible for other land administration duties). The relevant staff cost was about \$260 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)213

(Question Serial No. 3331)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

On matters relating to the resumption of agricultural land and squatter structures for development purposes, please provide this Committee with the following information:

- (a) the respective cases of active agricultural land resumed by the Government in each of the past five years as well as the respective areas involved, with a breakdown by the development projects involved;
- (b) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years, with a breakdown in table form by the Squatter Control Office responsible;
- (c) the number of cases of agricultural land and squatter structures involved in compensation matters due to land resumption in the past five years as well as the amount of such compensation; and
- (d) the basis for calculating the above compensation and the rehousing measures for the affected farmers and squatter households.

Asked by: Hon Chun-yin, Steven (LegCo internal reference no.: 57)

Reply:

- (a) The Lands Department (LandsD) does not have statistics on the quantity or area of active agricultural land resumed for development projects in the past five years.
- (b) The number of structures (including surveyed domestic and non-domestic squatters, and unauthorised structures) cleared for development projects in the past five years is tabulated below:

Year	Number of structures cleared for development projects
2021	4 758
2022	2 349
2023	3 526
2024	2 134
2025	8 209

Note 1: Since 2021, all Squatter Control Offices (SCOs) have been progressively subsumed into the 12 respective District Lands Offices of the LandsD so as to further enhance the efficiency and effectiveness of land control work of the department. Owing to this restructuring, there is no longer any statistical breakdown by SCO.

- (c) The respective numbers of cases of compensation for agricultural land and squatter structures involved in land resumption in the past five years, as well as the amounts of such compensation, are tabulated below:

Year	Number of agricultural lots resumed	Amount of compensation involved (about) (\$ million)
2021-22	1 046	2,857
2022-23	535	4,546
2023-24	212	3,774
2024-25	6 806	8,602
2025-26 (As at 28 February)	3 630	16,977

Year	Number of applications for Ex-gratia Allowance for Permitted Occupiers of Licensed Structures and Surveyed Squatter Structures (EGAPO) related to cases of squatter structures	Number of applications for Domestic Removal Allowance (DRA) related to cases of squatter structures	Total amount of ex-gratia allowance (EGA) related to cases of squatter structures (about) (\$ million)
2021-22	29	177	43
2022-23	12	163	32
2023-24	35	267	23
2024-25	84	2 966	85
2025-26 (As at 28 February)	207	2 231	188

- (d) Ex-gratia compensation will be paid by the Government to the owners of agricultural land in the New Territories affected by its land resumption at the applicable zonal rate for agricultural land as an alternative to statutory compensation. The ex-gratia compensation system for land in the New Territories consists of two compensation zones, i.e. Tier One zone (land resumed for development uses) and Tier Two zone (land resumed for non-development uses).

For the affected farmers, if they lived in a surveyed squatter or a licensed structure affected by the works when the pre-clearance survey (PCS) was conducted, and they have already secured a piece of private agricultural land on which they can build a house and continue farming, they may apply for agricultural resite with the LandsD. When processing resite applications, the LandsD will consult the Agriculture, Fisheries and Conservation Department and other relevant departments. After confirming the applicants' eligibility and feasibility of their farming/re-farming proposals, the LandsD will consider issuing the land owners with a short-term waiver, allowing the applicants to construct a domestic structure (Note 2) and continue farming on the private agricultural land they have secured. Whether or not an applicant has applied for the EGA for farmers or statutory compensation will not affect his eligibility for agricultural resite. However, successful applicants for agricultural resite will not be eligible for the compensation and rehousing arrangements for squatter households.

For affected squatter households, the Government will offer ex-gratia compensation and rehousing arrangements to eligible households. Eligible households may opt for public rental housing flats of the Hong Kong Housing Authority through the means-tested rehousing arrangement or dedicated rehousing estates (with both subsidised rental flats and subsidised sale flats) built and managed by the Hong Kong Housing Society through the non-means-tested rehousing arrangement. Households not opting for rehousing may apply for the EGAPPO if they meet the relevant eligibility criteria. The EGAPPO will be calculated with reference to the area of the eligible cleared squatter structures (subject to a maximum size of 100 m²) multiplied by the applicable EGA rates, and adjusted by the length of continuous occupation for domestic use immediately before the date of the PCS. In addition, DRA will be provided for all households registered in the PCS and the amount will be calculated with reference to the applicable rates and family size.

Details of the above-mentioned rehousing arrangements and compensation (including eligibility criteria) are available on the LandsD's website (<https://www.landsd.gov.hk/en/land-acq-clearance/land-resumption-clearance/rehousing.html>) and in the relevant pamphlet.

Note 2: The structure is limited to two storeys with a height of not more than 5.18 m (17 ft) and an area of not more than 37.16 m² (400 ft²) per storey.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)214

(Question Serial No. 3332)

Head: (91) Lands Department
Subhead (No. & title): (-) Not specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

On matters relating to squatter structures and agricultural structures, please provide this Committee with the following information:

- (a) the respective total numbers of surveyed squatter structures on (i) private agricultural land and (ii) government land throughout the territory in each of the past five years, with a breakdown in table form by the Squatter Control Office (SCO) responsible and the use of such squatter structures (i.e. domestic use, agricultural use and other uses);
- (b) the respective numbers of applications for undertaking repair works for surveyed squatter structures on (a) private agricultural land and (b) government land which the Lands Department (LandsD) (i) received, (ii) approved and (iii) rejected in each of the past five years, with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;
- (c) the respective numbers of applications for a Short-Term Waiver for surveyed squatter structures on (a) private agricultural land and (b) government land which the LandsD (i) received, (ii) approved and (iii) rejected in each of the past five years, with a breakdown by the SCO responsible and the use of such squatter structures; if there were rejected applications, the reasons for that;
- (d) given the Government's proposal to develop urban farming in recent years, whether using a squatter structure for indoor farming purposes, if an application is so made, will be covered under agricultural use; whether it is necessary to apply for a Short-Term Waiver; the specific application process; the average processing time from application to approval; and the costs involved;
- (e) the respective numbers of applications for issuance of Letter of Approval for Agricultural Structures received, approved and rejected by the LandsD in each of the past five years; if there were rejected applications, the reasons for that;

- (f) further to the above question, the average and longest time taken for processing these applications in the past five years; and the reasons for that;
- (g) the respective numbers of non-compliant surveyed (i) domestic and (ii) non-domestic squatter structures which were demolished and cancelled by the Government in each of the past five years, with a breakdown in table form by the SCO responsible; and
- (h) the numbers of squatter structures which were cancelled or demolished and the reasons for that, with a breakdown in table form by the SCO responsible; and the numbers of agricultural structures which were cancelled or demolished for the same reasons mentioned above with a breakdown by district, in each of the past five years.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 58)

Reply:

- (a) Starting from 2021, all Squatter Control Offices (SCOs) were progressively subsumed into the 12 District Lands Offices (DLOs) based on their geographical boundaries with a view to enhancing land control work of the Lands Department (LandsD). Squatter control duties in the districts were subsequently taken up by the newly formed Squatter Control Teams (SCTs) of the DLOs. With effect from 3 April 2023, Land Control Teams (LCTs), Lease Enforcement Teams and SCTs in the New Territories DLOs have been merged to form new Land Enforcement Teams while LCTs and SCTs in the urban DLOs have been combined to form new Land Control Teams so as to further enhance the efficiency and effectiveness of land control work of the DLOs.

From 2021 to 2025, the numbers of surveyed squatter structures for domestic use on private agricultural land (PAL) and government land (GL) by DLO are set out below:

		Number of surveyed domestic squatter structures			
Year		2021		2022	
		PAL	GL	PAL	GL
DLO					
Hong Kong East (HKE)		3	82	3	80
Hong Kong West & South(HKW&S)		625	1 939	625	1 929
Kowloon East (KE)		254	1 103	252	1 097
Kowloon West (KW)		0	2	0	2
Islands (Is)		1 603	5 116	1 559	5 107
North (N)		13 747	5 172	13 732	5 167
Sai Kung (SK)		1 279	2 023	1 277	1 997
Sha Tin (ST)		1 045	1 669	1 042	1 669
Tai Po (TP)		2 431	3 833	2 393	3 825
Tsuen Wan & Kwai Tsing (TW&KT)		1 990	2 627	1 984	2 585
Tuen Mun (TM)		5 108	3 069	4 981	3 052
Yuen Long (YL)		22 650	5 317	22 445	5 261
Total		50 735	31 952	50 293	31 771

		Number of surveyed domestic squatter structures			
Year		2023		2024	
		PAL	GL	PAL	GL
DLO					
	HKE	3	79	3	79
	HKW&S	614	1 927	607	1 924
	KE	252	1 097	252	1 096
	KW	0	2	0	2
	Is	1 553	5 092	1 546	5 087
	N	13 712	5 149	13 695	5 134
	SK	1 262	1 975	1 252	1 952
	ST	1 042	1 664	1 042	1 664
	TP	2 381	3 819	2 374	3 815
	TW&KT	1 979	2 554	1 934	2 471
	TM	4 972	3 047	4 972	3 046
	YL	22 405	5 250	22 350	5 244
	Total	50 175	31 655	50 027	31 514

		Number of surveyed domestic squatter structures	
Year		2025	
		PAL	GL
DLO			
	HKE	3	79
	HKW&S	607	1 924
	KE	249	1 071
	KW	0	2
	Is	1 545	5 085
	N	13 660	5 121
	SK	1 251	1 932
	ST	1 042	1 663
	TP	2 367	3 808
	TW&KT	1 934	2 471
	TM	4 970	3 043
	YL	22 300	5 216
	Total	49 928	31 415

From 2021 to 2025, the numbers of surveyed squatter structures for non-domestic use on PAL and GL by DLO are set out below:

		Number of surveyed non-domestic squatter structures			
Year		2021		2022	
		PAL	GL	PAL	GL
DLO					
	HKE	11	115	11	115
	HKW&S	242	1 373	242	1 368
	KE	187	473	187	470
	KW	0	26	0	26
	Is	2 721	13 036	2 565	12 978
	N	46 767	17 594	46 663	17 535
	SK	5 103	9 318	5 087	9 150
	ST	2 229	4 030	2 219	4 030
	TP	7 604	13 988	7 542	13 976
	TW&KT	2 807	2 427	2 806	2 372
	TM	18 077	8 890	17 642	8 797
	YL	119 936	20 383	119 232	20 179
	Total	205 684	91 653	204 196	90 996

		Number of surveyed non-domestic squatter structures			
Year		2023		2024	
		PAL	GL	PAL	GL
DLO					
	HKE	11	114	11	114
	HKW&S	238	1 366	235	1 365
	KE	183	469	183	469
	KW	0	13	0	13
	Is	2 557	12 924	2 520	12 900
	N	46 567	17 462	46 438	17 421
	SK	4 928	8 952	4 800	8 788
	ST	2 219	4 028	2 219	4 020
	TP	7 498	13 950	7 490	13 939
	TW&KT	2 794	2 341	2 711	2 308
	TM	17 596	8 792	17 587	8 792
	YL	118 999	20 078	118 738	20 001
	Total	203 590	90 489	202 932	90 130

		Number of surveyed non-domestic squatter structures	
Year		2025	
		PAL	GL
DLO			
	HKE	11	114
	HKW&S	235	1 365
	KE	182	449
	KW	0	13
	Is	2 500	12 868
	N	46 314	17 378

		Number of surveyed non-domestic squatter structures	
DLO \ Year	2025		
	PAL	GL	
SK	4 776	8 724	
ST	2 217	3 999	
TP	7 423	13 880	
TW&KT	2 704	2 306	
TM	17 580	8 787	
YL	118 299	19 877	
Total	202 241	89 760	

(b) From 2021 to 2025, relevant statistics on applications for repairing surveyed squatter structures on PAL and GL are set out below:

Year ^(Note 1)	Number of applications/ notification forms received ^(Note 2)		Number of applications approved		Number of applications rejected/ withdrawn ^(Note 3)	
	PAL	GL	PAL	GL	PAL	GL
1 January 2021 to 27 June 2021	2	17	1	11	1	6
28 June 2021 to 31 December 2021	21	29	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2022	36	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2023	16	34	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2024	18	37	(Note 2)	(Note 2)	(Note 2)	(Note 2)
2025	15	31	(Note 2)	(Note 2)	(Note 2)	(Note 2)

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: With effect from 28 June 2021, the LandsD has streamlined the arrangement for repairing or rebuilding surveyed squatter structures. Occupiers of surveyed squatter structures may, after submitting a completed Notification Form to the LandsD, commence repair or rebuilding works in accordance with the requirements stated therein without the need for prior approval.

Note 3: Main reasons for rejection included applicants' failure to provide necessary documents to prove their identity as the occupiers of the surveyed squatter structures, and applicants' failure to obtain consent from the registered owners of PAL for repairing the surveyed squatter structures.

(c)&(d) The purpose of the squatter control policy is to freeze and gradually reduce the number of these unauthorised structures in Hong Kong. Having considered that the squatter control policy reflects a clear intention to eradicate unauthorised squatter structures and certainly does not encourage unauthorised expansion,

surveyed squatter structures are prohibited from any expansion, new erection, addition, change of use or alteration with materials that do not conform to the 1982 Squatter Control Survey Record. In this connection, the LandsD generally does not accept applications for change of recorded use of surveyed squatter structures.

- (e) From 2021 to 2025, relevant statistics on applications for Letters of Approval for Agricultural Structures on PAL are set out below:

Year (Note 1)	Number of applications received	Number of applications approved	Number of applications rejected/withdrawn (Note 2)
2021	33	7	20
2022	49	17	36
2023	25	19	8
2024	4	13	2
2025	3	6	7

Note 1: As the processing of applications takes time, the numbers of applications approved/rejected/withdrawn may not correspond to the number of applications received during the same year.

Note 2: Main reasons for rejection included applicants' failure to provide sufficient information, the existence of unauthorised structure(s) on the site under application, and applicants' failure to fulfil other departments' requirements.

- (f) Generally speaking, the LandsD takes about four months to process applications for Letters of Approval for Agricultural Structures on PAL. For complicated cases such as those involving land title or boundary disputes or those requiring compliance with other regulatory authorities' requirements, the processing time will generally be longer.
- (g) From 2021 to 2025, the number of land control actions (including clearance and cancellation of squatter survey number, demolition or vacating of unauthorised structures on GL) taken and completed regarding unauthorised structures (including surveyed squatter structures) on GL by the LandsD is set out below:

Year	Number of land control actions taken and completed regarding unauthorised structures on GL by the LandsD
2021	292
2022	290
2023	280
2024	277
2025	229

- (h) From 2021 to 2025, the number of squatter structures with squatter survey numbers cancelled and demolished or vacated by the LandsD is set out below:

Year	Number of squatter structures with squatter survey numbers cancelled and demolished or vacated by the LandsD ^(Note 1)
2021	1 805
2022	2 608
2023	1 347
2024	1 306
2025	1 259

Note 1: Main reasons for cancelling squatter survey numbers included enforcement actions taken against unauthorised squatter structures; cessation of existence of surveyed squatter structures due to natural wastage (e.g. vacant/dilapidated structures); non-development factors (e.g. slope safety); and development needs.

The LandsD does not keep statistics relating to agricultural structures in the above statistical data.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)215

(Question Serial No. 3333)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (LOO Kam Wah, Maurice)
Director of Bureau: Secretary for Development

Question:

Regarding the management of government land, please inform this Committee of the following:

- (a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years.
- (b) The figures on unlawful occupation of government land detected by the Government in the past three years.
- (c) The respective figures on prosecution by the Government and successful convictions, as well as the highest and lowest fines imposed for convicted cases, in the past three years.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 59)

Reply:

- (a) Patrolling of government sites is part of the overarching land enforcement work of the Lands Department (LandsD). In 2023-24, the LandsD's land enforcement work (including land control on government land, squatter control and lease enforcement) was handled by about 600 staff members (excluding posts performing general administrative and clerical support duties). Since 2024, having regard to evolving work priorities, operational needs and the need for more efficient resource allocation, the LandsD has temporarily deployed some staff members previously responsible for land enforcement work to handle land resumption related work associated with New Development Areas. Concurrently, the department has implemented various management measures, including streamlining work procedures and adopting technology, to enhance the efficiency of land enforcement work. The number of staff members responsible for land enforcement work has been adjusted from an average of about 600 in 2023-24 and 2024-25 to about 500 in 2025-26. The LandsD will continue to enhance efficiency by streamlining work procedures and adopting technology, as well as reviewing and re-

allocating manpower from time to time in the light of the actual circumstances to meet the ever-changing operational needs. The LandsD does not have readily available information on the number of patrols conducted over the past three years.

- (b) From 2023 to 2025, the LandsD identified about 12 570, 12 100 and 9 800 new cases of unlawful occupation of government land, respectively.
- (c) If anyone occupies government land without permission and fails to comply with the statutory notice issued under the Land (Miscellaneous Provisions) Ordinance (Cap. 28) (the Ordinance) by ceasing such occupation before the expiry of the deadline, or erects structures on government land without permission, the LandsD will initiate prosecution actions under the Ordinance, provided that the identity of the occupiers/persons concerned can be ascertained and there is sufficient evidence. From 2023 to 2025, there were 24, 15 and 27 cases prosecuted for the aforementioned acts respectively, of which 23, 15 and 21 cases resulted in convictions, with fines imposed by the court ranging from \$1,000 to \$58,950.

- End -