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Replies to initial written questions raised by Legislative Council Members in examining the Estimates of Expenditure 2022-23

Controlling Officer : Director of Lands

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CONTROLLING OFFICER'S REPLY

DEVB(PL)046

(Question Serial No. 0880)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

Regarding rural livelihood, funding for Rural Public Works (RPW) and the backlog of such works, will the Government inform this Committee of the following:

1. A number of villages have yet to have their applications for the construction of Village Offices (VOs) approved. Is there any target for the number of VOs approved for construction each year? What are the respective numbers of VOs approved for construction in the New Territories over the past five years?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 5)

Reply:

If a Village Representative wishes to construct a Village Office (VO) in his village, he should submit a Short Term Tenancy (STT) application for the construction of a VO to the Lands Department after obtaining the support from the relevant District Officer. Under the prevailing policy, the VO should be no more than three storeys high with a height not exceeding 8.23 metres and a built-over-area not exceeding 65.03 square metres.

The number of STT approved for VO each year and the time taken for processing each case vary due to various factors including the nature and complexity of issues relating to each application, comments from relevant departments and whether other requirements are to be fulfilled in advance under the relevant regulatory regimes. From 2017 to 2021, a total of five STTs for VO uses were granted in the New Territories. As at end of March 2022, six applications have been approved pending execution of STT documents while 17 applications are being processed.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)047

(Question Serial No. 0541)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

The Government conducted a review of vacant school premises (VSPs) in 2020, including those on 192 government sites. As the long-term uses of a certain number of VSPs are still pending, these sites can be let out by way of short-term tenancies (STTs) to non-profit-making organisations for providing transitional housing or other social services. They can even be used for promoting the development of sports, culture and arts. In this connection, please inform this Committee of the following:

1. The specific number and details of cases involving revitalisation of or changing the use of VSPs in the past three years, with a tabulated breakdown by location of school premises, name of tenant, tenancy term, permitted user and number of beneficiaries or service recipients.
2. Please set out by 18 districts the respective numbers of STT and idle sites (including school premises) neither with any planned long-term uses nor having received any applications for other uses in the past three years.
3. The respective numbers of non-profit-making organisations renting idle government sites through STTs in the past three years. Please set out in table form the names of the tenants, the locations of the sites, the tenancy terms, the permitted users and the numbers of beneficiaries and service recipients.
4. Amongst the cases of letting out idle government sites (including school premises) by way of STTs in the past three years, how many applications involved religious, sports, cultural and arts organisations and how many of these applications were approved? Regarding the successful applications, please set out in table form the locations of the sites, the names of the tenants, the tenancy terms and the processing time of the applications. How many applications were rejected and what were the reasons for that?

5. In the past three years, how many applications involved non-profit-making organisations which served ethnic minorities? What were the respective numbers of approved and rejected applications? What were the reasons for rejection? Regarding the approved cases, please set out by district the names of the tenants, the tenancy terms, the users of the sites and the processing time of the applications.

Asked by: Hon CHENG Wing-shun, Vincent (LegCo internal reference no.: 5)

Reply:

1. Of the 192 vacant school premises (VSPs) situated wholly or partly on government land (including private land to be surrendered to the Government), 149 sites were managed by the Lands Department (LandsD) as at end of December 2021 while the rest were managed by other bureaux/departments or owners of the private lots concerned. Excluding sites which were already allocated for short-term uses, would be allocated for long-term uses or are not suitable or available for uses due to site constraints or other reasons (including slope safety), 75 sites are available for short-term uses. 37 of these sites have applications under consideration.

From 2019-20 to 2021-22 (up to 31 December 2021), a total of 12 short-term tenancies (STTs) for VSPs involving revitalisation or change of use were approved by LandsD. While LandsD does not have information on the number of beneficiaries or service recipients of these STT tenants, relevant particulars of the approved STTs are below –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
1. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities
2. Former Wing On School (Part), Yuen Long	Village Representatives of Shung Ching San Tsuen	1 year certain and thereafter quarterly	Village office
3. Former Chuk Hing Public School, Yuen Long	Fruit Garden Social Enterprise Limited	Up to 2 August 2022 and thereafter quarterly	Organic farm and animal training centre
4. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre
5. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts
6. Former Koon Ying Public School, Yuen Long	Anfield Hearts Foundation Limited	5 years certain and thereafter quarterly	School

Location	Name of Tenant	Tenancy Term	Permitted User (Note 1)
7. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities
8. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre
9. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum
10. Former Sha Kong Public Luen Yick School, Yuen Long	The Boys' and Girls' Clubs Association of Hong Kong	Up to 1 November 2024 and thereafter quarterly	Children life learning centre
11. Former Yat Sun School, Tai Po	Village Representative of Tseng Tau Village	1 year certain and thereafter quarterly	Village office and a recreational centre
12. Former Lung Shan School, Lung Yeuk Tau	Hong Kong North District Leisure Association Limited	3 years certain and thereafter quarterly	Football training centre

Note 1: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

- LandsD has uploaded details of vacant government sites (VGS), including VSPs, available for STT application by non-governmental organisations (NGOs) or social enterprises for community, institutional or non-profit-making uses onto the GeoInfo Map (www.map.gov.hk/gm/map/search/faci/_VGS). The website provides details of VGSs in 18 districts, including their respective location, site area and application status. As at 31 December 2021, 629 VGSs are available for application. LandsD has no readily available breakdown specifically on those sites with no application received in the past three financial years.
- From 2019-20 to 2021-22 (up to 31 December 2021), a total of 26 STTs in respect of these VGSs (other than VSPs) were approved by LandsD in addition to the 12 STTs for VSPs as mentioned above. While LandsD does not have the information on the number of beneficiaries and service recipients of these STT tenants, relevant particulars of these approved STT for VGSs (other than VSPs) are below –

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
1. Rutland Quadrant	Kowloon City District Recreation and Sports Council Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre, ancillary office

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
2. Cheung Sha Wan Road near Mei Foo Government Complex	Music Children Foundation Limited	4 years certain and thereafter quarterly	Non-profit-making Music Training Centre
3. Near Lot 2111 RP in D.D.111, Kam Tin Road, Pat Heung	Hong Kong African Association	Up to 3 January 2023 and thereafter quarterly	Office and such ancillary facilities
4. Lung Cheung Road	Chinese Dance Art Association	4 years certain and thereafter quarterly	Non-profit-making dance centre
5. On Yiu Street near MTR Shek Mun Station	Christian & Missionary Alliance Shatin Church Union Hong Kong Limited	4 years and 9 months certain and thereafter quarterly	Social service centre
6. Hoi Tai Street, Quarry Bay	Church Body of The Hong Kong Sheng Kung Hui (HKSKH)	Up to 30 June 2024 and thereafter quarterly	Non-profit-making open recreation and sitting out area
7. Lower Embankment outside NKIL 6574 at Former Kai Tak Runway	Hong Kong Canoe Union Limited	5 years certain and thereafter quarterly	Non-profit-making water sports centre
8. Sandy Bay Road	The Hong Kong Society for Rehabilitation	1 year certain and thereafter quarterly	Parking of private buses and private light buses which are owned and operated by the tenant
9. Junction at Hoi Hing Road and Hoi Kok Street, Tsuen Wan	Yan Chai Hospital Board (YCHB)	Up to 1 July 2025 and thereafter monthly	Transitional housing
10. Junction of Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	Non-profit-making prayer hall for worshipping
11. San Wan Road, Wong Kong Shan, Fanling	Charigreen Limited	1 year certain and thereafter quarterly	Temporary storage for collection and distribution of surplus food (packaged food only)
12. Nos. 5-7 Yip Shing Street, Kwai Chung	Hong Kong Council of Social Services	4 years and 9 months certain and thereafter quarterly	Transitional housing
13. Near Lot 618 RP in D.D. 103, Ko Po San Tsuen, Kam Tin	House of Joy & Mercy Company Limited	Up to 3 August 2021 and thereafter quarterly	Animal boarding establishment
14. Adjoining AIL 159 RP & Exts, Wong Chuk Hang Road	The Hong Kong Tuberculosis, Chest and Heart Diseases Association	5 years certain and thereafter quarterly	Hospital development (Note 3)
15. Near Lot 435RP in D.D. 103, Ko Po San Tsuen, Kam Tin	HK Saving Cat and Dog Association Limited	Up to 3 August 2023 and thereafter quarterly	Animal boarding establishment
16. Underneath Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities
17. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit-making first aid post and ancillary facilities
18. Chi Shin Street, Area 65, Tseung Kwan O	Hong Kong University of Science and Technology	3 years certain and thereafter quarterly	Organic or Chinese herbal planting and renewable energy demonstration centre or such other uses

Location	Name of Tenant	Tenancy Term	Permitted User (Note 2)
19. D.D. 109, Shing Mun San Tsuen, Kam Tin, Yuen Long	Tung Tak School	Up to 15 November 2024 and thereafter quarterly	Temporary school (student outdoor activities area)
20. Near Fuk Hang Tsuen Road. Lam Tei	Construction Industry Council	3 years certain and thereafter quarterly	Training ground for conducting courses in relation to formwork training and re-bar fixing training together with other ancillary uses
21. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	Water sports centre and other ancillary facilities
22. Open Space at the junction of Sha Tin Wai Road and To Shek Street, underneath Sha Lek Highway	Hong Kong Table Tennis Association Limited	4 years and 9 months certain and thereafter quarterly	Table tennis training centre
23. Junction of Nullah Road and Tung Choi Street	Concern for Grassroots' Livelihood Alliance Limited	4 years and 9 months certain and thereafter quarterly	Non-profit-making community service centre and open space
24. Mount Davis, Hong Kong	Friends of Mount Davis Association Limited	3 years certain and thereafter quarterly	Non-profit-making exhibition use for Mount Davis military relics
25. Near Tin Ying Road, Ping Shan, Yuen Long	Tin Shui Wai Community Network	3 years certain and thereafter quarterly	Farming and Fishery Culture Education Centre
26. Near Man Tung Road, Area 17, Tung Chung, Lantau Island	The Evangelical Lutheran Church of Hong Kong	3 years certain and thereafter quarterly	Non-profit-making church hall with ancillary facilities

Note 2: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

Note 3: STT was granted as a temporary arrangement prior to permanent land grant.

4. From 2019-20 to 2021-22 (up to 31 December 2021), a total of 48 STT applications for use of VGSs (including VSPs) related to religious, sports, cultural and arts uses were received by LandsD. During the same period, a total of 16 applications for such uses were approved with relevant particulars shown in the table below (a subset of the approved applications set out in Part (1) and Part (3) above), whereas 31 applications for such uses were rejected or withdrawn^{Note 4}. The main reasons for rejection included insufficient information provided, lack of policy support from relevant policy bureaux, failure to fulfil the requirements of relevant departments, etc.

Note 4: Applications approved/rejected/withdrawn during the period may include applications received before the period, while applications received during the period may still be under processing.

Location	Name of Tenant	Tenancy Term	Permitted User (Note 5)	Processing Time (months)
Non-VSP VGS				
1. Rutland Quadrant	Kowloon City District Recreation and Sports Council Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre, ancillary office	79
2. Cheung Sha Wan Road near Mei Foo Government Complex	Music Children Foundation Limited	4 years certain and thereafter quarterly	Non-profit-making Music Training Centre	25
3. Lung Cheung Road	Chinese Dance Art Association	4 years certain and thereafter quarterly	Non-profit-making dance centre	23
4. Lower Embankment outside NKIL 6574 at Former Kai Tak Runway	Hong Kong Canoe Union Limited	5 years certain and thereafter quarterly	Non-profit-making water sports centre	10
5. Junction of Ferry Street and Shantung Street	United Welfare Union Hong Kong Limited	3 years certain and thereafter quarterly	Non-profit-making prayer hall for worshipping	12
6. Underneath Kwun Tong Bypass at Hoi Bun Road, Kowloon	Kwun Tong Sports Promotion Association Limited	3 years certain and thereafter quarterly	Non-profit-making sports training centre and ancillary storage facilities	60
7. Shing Fung Road, Kai Tak	The Hong Kong Water Sports Council	5 years certain and thereafter quarterly	Water sports centre and other ancillary facilities	42
8. Open Space at the junction of Sha Tin Wai Road and To Shek Street, underneath Sha Lek Highway	Hong Kong Table Tennis Association Limited	4 years and 9 months certain and thereafter quarterly	Table tennis training centre	7
9. Mount Davis, Hong Kong	Friends of Mount Davis Association Limited	3 years certain and thereafter quarterly.	Non-profit-making exhibition use for Mount Davis military relics	16
10. Near Man Tung Road, Area 17, Tung Chung, Lantau Island	The Evangelical Lutheran Church of Hong Kong	3 years certain and thereafter quarterly	Non-profit-making church hall with ancillary facilities	3
VSP				
11. Former Ying Yin Catholic Primary School, Yuen Long	Muhammadia Ghosia Islamic Association Limited	3 years certain and thereafter quarterly	Educational, cultural, and recreational activities	53
12. Former Koon Man School, Tsuen Wan	Hong Kong Photographic Culture Association Limited	4 years and 9 months certain and thereafter quarterly	Photography resource centre	11
13. Former Portuguese Community School, Kowloon	Hong Kong Repertory Theatre Limited	6 years and 9 months certain and thereafter quarterly	Performing arts	58
14. Southern part of Former Peng Chau Chi Yan Public School, Peng Chau	Peng Chau Rural Committee	1 year certain and thereafter quarterly	Cultural, recreational cum sports activities	30
15. Former King Sau School, Sha Tau Kok	Lin Ma Hang Village Charity Fund Limited	5 years certain and thereafter quarterly	Hakka cultural museum	49

Location	Name of Tenant	Tenancy Term	Permitted User (Note 5)	Processing Time (months)
16. Former Lung Shan School, Lung Yeuk Tau	Hong Kong North District Leisure Association Limited	3 years certain and thereafter quarterly	Football training centre	15

Note 5: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

5. While LandsD does not have readily available breakdown on the applications involving NGOs occupying VGS/VSP serving ethnic minorities, a total of 29 STT applications for use of VGSs (including VSPs) related to community service and social welfare uses were received by LandsD from 2019-20 to 2021-22 (up to 31 December 2021). During the same period, six applications for such uses were approved with relevant particulars shown in the table below (a subset of the approved applications set out in Part (1) and Part (3) above), whereas 22 applications for such uses were rejected or withdrawn^{Note 6}. The main reasons for rejection included insufficient information provided, lack of policy support from relevant policy bureaux, failure to fulfil the requirements of relevant departments, etc.

Note 6: Applications approved/rejected/withdrawn during the period may include applications received before the period, while applications received during the period may still be under processing.

Location	Name of Tenant	Tenancy Term	Permitted User (Note 7)	Processing Time (months)
Non-VSP VGS				
1. Near Lot 2111 RP in D.D.111, Kam Tin Road, Pat Heung	Hong Kong African Association	Up to 3 January 2023 and thereafter quarterly	Office and such ancillary facilities	24
2. On Yiu Street near MTR Shek Mun Station	Christian & Missionary Alliance Shatin Church Union Hong Kong Limited	4 years and 9 months certain and thereafter quarterly	Social service centre	25
3. D.D. 123, Nam Sang Wai, Yuen Long	Hong Kong St. John Ambulance	Up to 20 September 2022 and thereafter quarterly	Non-profit-making first aid post and ancillary facilities	8
4. Junction of Nullah Road and Tung Choi Street	Concern for Grassroots' Livelihood Alliance Limited	4 years and 9 months certain and thereafter quarterly	Non-profit-making community service centre and open space	12
VSP				
5. Former Ping Yeung Public School, Ta Kwu Ling	Hung Hei Lun Charity Organization Limited	3 years certain and thereafter annually	Youth centre	16
6. Former Sha Kong Public Luen Yick School, Yuen Long	The Boys' and Girls' Clubs Association of Hong Kong	Up to 1 November 2024 and thereafter quarterly	Children life learning centre	17

Note 7: The users quoted are general descriptions of the uses permissible in the tenancy agreements and not intended to be the legal interpretation of the user conditions of the relevant STTs.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)048

(Question Serial No. 0121)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

On matters relating to squatter structures and agricultural structures, please inform this Committee of the following:

- (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 (2017-18 to 2021-22), with a tabulated breakdown 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 (2017-18 to 2021-22), 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 issuance of Letter of Approval for Agricultural Structures received, approved and rejected by LandsD in each of the past five years (2017-18 to 2021-22); if there were rejected applications, the reasons for that;
- (d) the average and longest time taken to process applications in the past five years (2017-18 to 2021-22); and the reasons for that;
- (e) 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 (2017-18 to 2021-22), with a tabulated breakdown by the SCO responsible;
- (f) the respective numbers of squatter structures which were cancelled or demolished due to new development areas or other land use planning with a tabulated breakdown by the SCO responsible, and the respective numbers of agricultural structures which were

cancelled or demolished for the same reasons mentioned above with a tabulated breakdown by district, in each of the past five years (2017-18 to 2021-22).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 3)

Reply:

- (a) From 2017 to 2020, there were seven regional Squatter Control Offices (SCOs) undertaking squatter control duties in the Lands Department (LandsD), i.e. (i) Hong Kong and Lei Yue Mun (HK & LYM) Office, (ii) Kowloon, Tsuen Wan and Kwai Tsing (K, TW & KT) Office, (iii) Islands (Is) Office, (iv) New Territories East(1) (NTE1) Office, (v) New Territories East(2) (NTE2) Office, (vi) New Territories West(1) (NTW1) Office and (vii) New Territories West(2) (NTW2) Office.

In 2021, all the SCOs have been subsumed under the 12 District Lands Offices (DLOs) according to the geographical boundaries of the respective DLOs with a view to enhancing land control work of DLOs. Squatter control duties in the respective districts have since been taken up by the newly formed Squatter Control Teams of the DLOs (SCTs).

Owing to the organisational re-structuring, the figures required are provided for two respective periods, namely “From 2017 to 2020” and “In 2021”, as shown below –

From 2017 to 2020

The respective numbers of surveyed squatter structures for domestic use on private agricultural land (PAL) and government land (GL) by various SCOs are set out below –

Year SCO	Number of surveyed domestic squatter structures							
	2017		2018		2019		2020	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL
HK & LYM	781	2 636	781	2 631	781	2 624	781	2 617
K, TW & KT	2 136	3 322	2 120	3 174	2 112	3 159	2 099	3 156
Is	1 687	5 168	1 681	5 166	1 672	5 162	1 658	5 150
NTE1	4 915	7 764	4 893	7 754	4 881	7 742	4 878	7 736
NTE2	16 153	6 721	16 134	6 721	16 132	6 721	16 108	6 721
NTW1	8 498	5 101	8 441	5 058	8 391	5 053	8 372	5 045
NTW2	17 234	1 746	17 160	1 731	17 094	1 709	17 020	1 677
Total	51 404	32 458	51 210	32 235	51 063	32 170	50 916	32 102

The respective numbers of surveyed squatter structures for non-domestic use on PAL and GL by various SCOs are set out below –

Year SCO	Number of surveyed non-domestic squatter structures							
	2017		2018		2019		2020	
	PAL	GL	PAL	GL	PAL	GL	PAL	GL
HK & LYM	341	1 848	341	1 837	341	1 830	341	1 830
K, TW & KT	2 955	2 650	2 944	2 607	2 930	2 600	2 919	2 598
Is	2 897	13 188	2 891	13 183	2 888	13 179	2 864	13 143
NTE1	15 576	28 183	15 463	28 105	15 405	28 061	15 365	28 034
NTE2	62 428	23 225	62 379	23 205	62 351	23 201	62 231	23 190
NTW1	34 708	16 968	34 460	16 872	34 208	16 839	34 136	16 824
NTW2	89 895	7 021	89 551	6 821	89 216	6 651	88 808	6 467
Total	208 800	93 083	208 029	92 630	207 339	92 361	206 664	92 086

In 2021

The respective numbers of surveyed squatter structures for domestic use on PAL and GL by respective DLOs are set out below –

Year DLO	Number of surveyed domestic squatter structures	
	2021	
	PAL	GL
Hong Kong East (HKE)	3	82
Hong Kong West and South (HKW&S)	625	1 939
Kowloon East (KE)	254	1 103
Kowloon West (KW)	0	2
Islands (Is)	1 603	5 116
North (N)	13 747	5 172
Sai Kung (SK)	1 279	2 023
Sha Tin (ST)	1 045	1 669
Tai Po (TP)	2 431	3 833
Tsuen Wan and Kwai Tsing (TW&KT)	1 990	2 627
Tuen Mun (TM)	5 108	3 069
Yuen Long (YL)	22 650	5 317
Total	50 735	31 952

The respective numbers of surveyed squatter structures for non-domestic use on PAL and GL by respective DLOs are set out below –

Year DLO	Number of surveyed non-domestic squatter structures	
	2021	
	PAL	GL
HKE	11	115
HKW&S	242	1 373
KE	187	473
KW	0	26

		Number of surveyed non-domestic squatter structures	
DLO \ Year	Year	2021	
		PAL	GL
	Is	2 721	13 036
	N	46 767	17 594
	SK	5 103	9 318
	ST	2 229	4 030
	TP	7 604	13 988
	TW&KT	2 807	2 427
	TM	18 077	8 890
	YL	119 936	20 383
	Total	205 684	91 653

- (b) In the past five years (from 2017 to 2021), relevant statistics on applications for repairs of surveyed squatter structures on PAL and GL are set out below –

Year (Note 1)	Number of applications/ notification forms (Note 2) received		Number of applications approved		Number of applications rejected/withdrawn (Note 3)	
	PAL	GL	PAL	GL	PAL	GL
2017	15	24	11	23	4	1
2018	28	37	24	34	4	3
2019	16	17	11	16	5	1
2020	6	28	3	25	3	3
1 January 2021 – 27 June 2021	2	17	1	11	1	6
28 June 2021 – 31 December 2021	21	29	(Note 2)	(Note 2)	(Note 2)	(Note 2)

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

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

Note 3: Key reasons for rejection include applicants' failure to provide necessary documents to prove their identity as the occupant of the surveyed squatter structure, applicants' failure to obtain consent from the registered owner of the PAL for repairing the surveyed squatter structure, etc.

- (c) In the past five years (from 2017 to 2021), 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)
2017	23	14	23
2018	63	24	25
2019	31	18	9
2020	28	9	10
2021	33	7	20

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

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

- (d) From 1 January 2017 to 27 June 2021, the average time taken to process applications for repairs of surveyed squatter structures on PAL/GL was around 25 days and the longest processing time was 100 days. The reason for the relatively long processing time of a particular case was due to the applicant's failure to obtain consent of the registered owners of the PAL for repairs of the surveyed squatter structure despite being given time to do so. The application was rejected in the end. With effect from 28 June 2021, occupiers of surveyed squatter structures are no longer required to submit applications and seek LandsD's prior approval for repairing or rebuilding surveyed squatter structures since LandsD has streamlined the arrangement. Occupiers of surveyed squatter structure can commence repairing or rebuilding works after submitting a completed Notification Form to LandsD in accordance with the requirements stated therein without the need for prior approval. As for processing of applications for Letters of Approval for Agricultural Structures on PAL, LandsD in general takes around four months to issue such approval. For complicated cases such as those with land title or boundary problems or with requirements imposed by other regulatory authorities to be resolved, the processing time would be longer.
- (e) In the past five years (from 2017 to 2021), the number of non-compliant structures (including surveyed squatter structures) on GL demolished and cancelled by SCO/SCT is set out below –

Year	Number of non-compliant structures on GL demolished and cancelled by SCO/SCT
2017	235
2018	182
2019	130
2020	184
2021	292

- (f) To allow more time for affected residents to vacate their structures, LandsD will hand over the land required in the New Development Area (NDA) to the Civil Engineering and Development Department by phases for commencement of works. The number of squatter structures cleared by LandsD in Kwu Tung North and Fanling NDAs, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development Area in the past five years is set out below –

NDA	Year				
	2017-18	2018-19	2019-20	2020-21	2021-22*
Kwu Tung North and Fanling North NDAs	0	0	0	309	782
Hung Shui Kiu/Ha Tsuen NDA	0	0	0	0	5
Yuen Long South Development Area^	0	0	0	0	0
* As at 28 February 2022					
^ Land clearance not yet commenced					

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)049

(Question Serial No. 0289)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

On monitoring the implementation of the New Territories Small House Policy, please inform this Committee of the following:

1. the staff establishment involved;
2. the respective numbers of applications for small house development in the New Territories (i) received, (ii) approved, (iii) rejected and (iv) still under processing by the Government since 5 November 2021, with a breakdown by District Council district;
3. has the Government made any performance pledge for the processing time of applications for small house development in the New Territories, so that the application process will be optimised to avoid a prolonged period of processing time from the submission of applications to the completion of approval procedures. If yes, what are the details? If no, what measures are in place to ensure a timely completion of the application process?

Asked by: Hon LAU Ip-keung, Kenneth (LegCo internal reference no.: 7)

Reply:

1. The Lands Department (LandsD) does not have precise information on the number of staff dedicated to the processing of small house applications as some of the relevant staff are also responsible for other land administration duties. LandsD reviews and redeploys manpower from time to time in light of changing operational requirements. As a general reference, around 100 staff members are involved in processing small house applications in LandsD.
2. LandsD does not have readily available breakdown of small house applications by District Council district in the New Territories. The breakdown of small house

applications by the eight New Territories District Lands Offices (DLOs) from November 2021 to December 2021 is set out below –

DLO	Number of small house applications received	Number of small house applications approved	Number of small house applications rejected	Number of small house applications under processing (as at end of December 2021)
Islands	14	8	32	674
North	66	11	9	3 859
Sai Kung	3	3	28	1 571
Sha Tin	12	2	30	162
Tai Po	22	20	3	1 456
Tsuen Wan and Kwai Tsing	8	0	1	241
Tuen Mun	26	8	8	552
Yuen Long	72	44	34	4 085
Total	223	96	145	12 600

Note 1: As the processing of applications received during the above period may not be completed within the same period, the applications approved, rejected and being processed above may not correspond with the applications received during the same period.

- Our prevailing performance pledge is to process not less than 2 300 applications a year. For straightforward small house applications, the processing may be completed within 24 weeks from the date of interview with the respective applicant. The time taken for processing each case will vary due to various factors including the nature and complexity of issues relating to each application, whether local objections are received, and whether there are requirements to be fulfilled in advance under other regulatory regimes. In late 2021, LandsD has implemented new internal guidelines to streamline the application and approval procedures, including improving the efficiency of objection-handling mechanism and strengthening monitoring and review of progress, so as to speed up processing.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)050

(Question Serial No. 0045)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

The pilot scheme for charging premiums at standard rates in respect of lease modifications for redevelopment of old industrial buildings was launched in 2021. What are the respective numbers of applications received, accepted and rejected, and the number of agreements on premiums executed since the roll-out of the pilot scheme? For the cases in which agreements on premiums have been executed, how many working days does it take on average from the receipt of applications to the execution of agreements? What were the administrative expenditure and the manpower involved in implementing the pilot scheme?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 9)

Reply:

The pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings (the pilot scheme) was launched on 15 March 2021 for a two-year period. It is applicable to redevelopment of industrial buildings (IBs) constructed before 1987.

The pilot scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates upfront to provide incentive for revitalisation of IBs and expedite the processing of the relevant lease modification applications. It is an alternative to the conventional premium assessment on a case-by-case basis.

From its launch until end-February 2022, the Lands Department (LandsD) approved the basic terms of 18 lease modifications for redevelopment of IBs that are eligible for the pilot scheme, eight of which opted for the land premium to be charged at standard rates. Among these eight cases, the assessed land premium has been accepted for six (out of which four cases have been executed and two will be executed in the coming months), whereas the other two are being processed.

In general, the time taken from the date of issuing the first premium offer to the date of reaching an agreement has been shortened from seven months under the conventional assessment approach to one month under the standard rates approach as no premium negotiation is necessary.

The implementation of the pilot scheme is absorbed by the existing staff and resources of LandsD.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)051

(Question Serial No. 0099)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will “continue to facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative;
- b. the latest progress and attainment of this policy initiative; and
- c. the current time and number of procedures needed to process each application for land disposal, lease modifications and/or land exchanges over the last two financial years.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 7)

Reply:

To expedite the approval of development submissions under lease and the processing of land disposal and major lease modification/land exchange cases, two dedicated teams, namely Development Control Section (DCS) and Land Supply Section (LSS) have been established in the Lands Department (LandsD) since 2019.

Under the leadership of the Development Bureau, various control regimes on building height, sustainable building design, site coverage, plot ratio/gross floor area (GFA) restrictions, etc. have been streamlined in the past two years. Specifically, LandsD introduced and promulgated in 2021 various streamlining measures in respect of determination of GFA as well as site coverage under lease. LandsD has also streamlined procedures for granting approval and consent under lease. LandsD will continue to explore possible initiatives and further scope for streamlining and expediting the development process.

In order to expedite the approval of development submissions under lease, DCS with its centralised Building Plan Unit (BPU) has continued to process all development submissions for new residential, commercial and industrial projects until the Occupation Permit is issued by the Building Authority. From 1 April 2021 to 28 February 2022, BPU completed the processing of 851 development submissions in which 98% of general building plan submissions were completed within the pledged period.

As at end February 2022, lease modification/land exchange cases being handled by LSS are expected to generate a total of about 2 600 000 square metres (m²) domestic GFA (involving about 45 000 flats) and 900 000 m² non-domestic GFA. LSS keeps close liaison and arranges inter-departmental meetings with the applicants with a view to resolving problematic issues expeditiously. From April 2020 up to end February 2022, LSS has fully met LandsD's performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than 18 weeks as compared with the performance target of 22 weeks.

As at end February 2022, there are 33 and 101 professional/technical posts (excluding posts performing general administrative and clerical support duties) in BPU and LSS respectively.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)052

(Question Serial No. 0100)

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

Question:

In Matters Requiring Special Attention in 2022-2023, the Government states that it will continue to “develop a Building Information Modelling (BIM)-GIS data repository for public infrastructure developments, and to explore harmonisation of BIM data standards and the exchange of BIM/3D digital map data”. In this connection, will the Government inform this Committee of:

- a. the amount of resources and the staff establishment involved in executing this policy initiative;
- b. the latest progress and timetable for the full implementation of BIM in the approval processes replacing the paper-based procedures handled by Lands Department as well as other relevant departments;
- c. the number of projects that have been benefited in the approval processes by adopting BIM over the last two financial years;
- d. the number of procedures and time that have been reduced by the Lands Department as well as other relevant departments for processing approval over the last two financial years through the adoption of BIM; the reasons if the approval processes had not been fast-tracked.

Asked by: Hon LOONG Hon-biu, Louis (LegCo internal reference no.: 8)

Reply:

- a. A sum of \$26.28 million has been committed for the Lands Department (LandsD) to support the development of Building Information Modelling (BIM) projects since October 2020. In addition, four time-limited posts were created in LandsD for processing building plan data and the establishment of BIM Data Repository.

b. – d.

To promote and encourage the use of BIM in the construction industry, LandsD and the Buildings Department (BD) have jointly commissioned a consultancy to develop a plug-in tool for BIM software for checking area calculations of building plans under lease conditions and the Buildings Ordinance (Cap. 123). LandsD will continue to collaborate with relevant departments to explore how BIM could further facilitate the building plan approval process. Details relating to the implementation of BIM in the approval of building plans by LandsD, including the timetable, the number of beneficiaries and the time saved, will be further assessed based on the outcome of these ongoing explorations. LandsD does not keep statistics relating to the use of BIM in other departments.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)053

(Question Serial No. 0362)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Development

Question:

1. How many applications for lease modifications by way of land exchange that required the payment of land premium were completed in 2021? What was the total amount of land premium paid, and what were the respective amounts of the lowest and the highest premiums? What was the date of the earliest application among these cases, and how long did it take on average to conclude the applications? What were the total residential floor area involved and the estimated increase in residential units among these completed cases?
2. What were the longest, shortest and average time taken from the applicants' payment of administrative fees to the Government's proposal of premium amount? How many cases attracted appeals/counter-proposals to the Government's offers? What were the longest, shortest and average time taken to reply to the applicants about the results of their appeals/counter-proposals?
3. Given the Government's emphasis on streamlining the approval procedures, will there be any reviews to reduce the processing time of such applications?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 31)

Reply:

1. & 2.

In 2021, 16 land exchange cases (excluding developments to be built under the provision of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121)) requiring payment of premium at full market value were completed. The total premium for these cases amounts to about \$19.97 billion while the highest and lowest sum is \$4,540.21 million and \$4.11 million respectively. Latest information on land exchange transactions is published on the Lands Department (LandsD)'s website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html#exchange) on a monthly basis.

Of the above completed cases, 12 cases can be used for private residential purposes^{Note 1}. Their total gross floor area (GFA) for private residential purposes is about 790 910 square metres (m²)^{Note 2} involving some 13 270 residential units^{Note 3}.

Note ¹: The users are general descriptions of the broad type of uses permissible in the Conditions of Exchange of the lots and not intended to be the legal interpretation of the user conditions as specified in the Conditions of Exchange of the lots.

Note ²: Maximum GFA figures are as specified in the Conditions of Exchange, if stipulated.

Note ³: The number of residential units is estimated on the relevant information available on the date of execution of the Conditions of Exchange of the respective lots. The actual flat number will be subject to the final design of the proposed development.

Among the 16 completed cases, the average processing time^{Note 4} from validation of application to execution of legal document was about 40 weeks. The earliest valid application date was December 2011. The average time^{Note 4} taken from the date of payment of the initial administrative fee to the first premium offer of these cases was about 29 weeks, while the longest and shortest were about 56 weeks and 12 weeks respectively. For four cases, the premium was accepted upon the issue of the first premium offer. For the other 12 cases, the number of appeals varied from one to three appeals.

Note ⁴: The average time indicated does not include “non-counting days” which are the time taken for processing that cannot be controlled by LandsD, e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title for the private lots involved and premium negotiations.

The time required for processing and concluding each land exchange application varies significantly from case to case. It depends on various factors, such as the time taken for finalisation of development parameters and other terms in the Conditions of Exchange, resolution of technical issues, negotiation on premium, response time of the applicant, etc. It is an interactive and dynamic process during which the applicants’ development proposals and decisions may also be influenced by the property market.

3. To expedite the processing of land disposal and major lease modification/land exchange cases, a dedicated team, i.e. Land Supply Section (LSS) has been established under LandsD since 2019. As at end February 2022, lease modification/land exchange cases being handled by LSS are expected to generate a total of about 2 600 000 m² domestic GFA (involving about 45 000 flats) and 900 000 m² non-domestic GFA. Upon its operation, LSS has fully met LandsD’s performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than 18 weeks

as compared with LandsD's performance target of 22 weeks. LSS keeps close liaison with the applicants and proactively arranges inter-departmental meetings with a view to expediting the processing as far as possible.

In addition, under the directive of the Development Bureau, LandsD would advance the processing of land exchange/lease modification applications with rezoning application approved by the Town Planning Board under Section 12A of the Town Planning Ordinance (Cap. 131) with a set of development parameters clearly defined or firmed up, in parallel while the Planning Department (PlanD) is taking forward the relevant amendments to reflect the accepted rezoning application in the statutory town plans. As at early March 2022, LandsD has advanced the processing of five land exchange/lease modification applications with Section 12A approval before the completion of the statutory rezoning procedures. The requirement for conducting local consultation by LandsD for parallel processing cases has also been revised. No local consultation would normally be conducted as the same would or should have been taken by PlanD during the plan making stage unless in exceptional circumstances where individual case warrants. This measure would further expedite the processing of land exchange/lease modification applications.

On premium assessment, the premium assessment of all land transactions attracting premium previously conducted by District Lands Offices has been handled by the Valuation Section in LandsD headquarters centrally since September 2018. This has streamlined the premium assessment by avoiding duplication of work. In addition, LandsD introduced a pilot scheme on charging land premium at standard rates for redevelopment of industrial buildings constructed before 1987 with a view to shortening the lease modification and premium negotiation processes. As announced in the 2021 Policy Address, the standard rates approach would be extended to land exchange/lease modifications cases in the New Development Areas and details were announced in end March 2022.

LandsD welcomes views from the industry on room for further streamlining the procedures for lease modification/land exchange applications and will enhance the procedures where possible.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)054

(Question Serial No. 0576)

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Andrew LAI)

Director of Bureau: Secretary for Development

Question:

In 2021, the Lands Department (LandsD) completed processing an aggregate of 90 applications for lease modification, land exchange and lot extension, which will provide a total flat yield of 18 530 units. In this connection, please advise this Committee of the following:

- (1) Among the above-mentioned 90 applications for lease modification, land exchange and lot extension, how many of them involved private residential development? Please list the details of each development in the table below:

Item	Execution date of land document and type of transaction	Location and lot number	Original user	Site area (hectares)	Date of receipt of valid application	Estimated flat yield

- (2) As at now, how many applications for lease modification, land exchange and lot extension are under processing by LandsD? Please list the details in the table below:

Category of application	Year of receipt of valid application	Estimated flat yield (residential)
(a) In-situ exchange		
(b) Non-in-situ exchange		
(c) Lease modification		
(d) Lot extension		
Total:		

- (3) The applications for lease modification, land exchange and lot extension with approval procedures completed in 2021 can provide 18 530 units in total. The flat yield exceeds the supply target of 12 900 units from private housing land and demonstrates the importance of market force as a driver of housing supply. However, according to the information previously provided by the Secretary for Development in reply to the Legislative Council, it took LandsD more than 50 months on average to complete the approval procedures after receiving valid applications for land exchange and lease modification. This reflects that the current procedures are cumbersome and time-consuming. In order to speed up housing supply, will the Government consider adopting appropriate measures to expedite the procedures for lease modifications, such as setting a time limit for processing land exchange and lease modification applications?
- (4) Further to the above, as mentioned in the Estimates, it is planned to “extend the approach of charging premiums at standard rates to land exchange applications in New Development Areas under the ‘Enhanced Conventional New Town Approach’”. The scheme for charging premiums at standard rates has received favourable market response for its effectiveness in reducing the processing time of land exchange and lease modification applications. Many industry players have suggested extending the scope of the scheme so as to speed up housing supply. Please inform this Committee whether the Government will explore the feasibility of extending the scope of the scheme, such as including agricultural land in the New Territories outside New Development Areas.

Asked by: Hon WONG Yuen-shan (LegCo internal reference no.: 8)

Reply:

- (1) Of the 90 lease modification, land exchange and lot extension cases completed by the Lands Department (LandsD) in 2021, their valid application dates fell between September 2012 and June 2020. 27 of these lease modification and land exchange cases cover residential development and their key information is summarised in the table below –

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
1	11 January 2021 [Lease modification]	6, 8, 10 and 12 Maidstone Road, To Kwa Wan (KIL 7456, KIL 7455, KIL 6466 S.C and KIL 7453)	Non-industrial	0.0446	48
2	22 January 2021 [Land exchange]	So Kwun Wat, Tuen Mun (TMTL 496)	Agricultural and Building	2.1924	1 316
3	29 January 2021 [Land exchange]	Wo Shang Wai, Mai Po, Yuen Long (Lot 77 in DD 101)	Agricultural	16.0008	400
4	10 February 2021 [Lease modification]	8 and 10 Lomond Road, Kowloon City (KIL 4164 S.C SS.1 and KIL 4164 S.C R.P.)	House	0.0847	50
5	24 March 2021 [Lease modification]	Heung Yip Road, Wong Chuk Hang (AIL 467)	Railway Related	6.8581	1 050 (for Site E only)

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
6	8 April 2021 [Lease modification]	14 Stanley Beach Road, Stanley (RBL 242 R.P.)	House	0.1489	4
7	18 May 2021 [Lease modification]	1 Fung Sau Road, Sai Kung (Lot 246 in DD 252 and Ext.)	Residential and Garden	0.1108	1
8	24 May 2021 [Land exchange]	Tong Yan San Tsuen, Yuen Long (Lot 2143 in DD 121)	Residential, Agricultural and Building	0.753	168
9	31 May 2021 [Lease Modification]	Heung Yip Road, Wong Chuk Hang (AIL 467)	Railway Related	6.8581	750 (for Site F only)
10	29 July 2021 [Lease Modification]	Hung Ping Road, Hung Shui Kiu, Yuen Long (HSKTL 1)	Residential	0.237	300
11	3 August 2021 [Land exchange]	Shap Pat Heung Road, Yuen Long (Lot 5384 in DD 116)	Agricultural and Building	0.6504	455
12	5 August 2021 [Land exchange]	Kam Tai Road, Kam Tin, Yuen Long (Lot 2206 in DD 109)	Agricultural	1.5978	200
13	17 August 2021 [Lease modification]	Discovery Bay, Lantau Island (Lot 385 R.P. in DD 352 and Ext.)	Residential, Commercial and Other Uses	6.2627 (for Area N1 North only)	1 791 (for Area N1 North only)
14	23 September 2021 [Lease modification]	8 York Road, Kowloon Tong (NKIL 818)	House	0.0984	1
15	24 September 2021 [Land exchange]	Yuen Long (Lot 4822 in DD 104)	Agricultural and Dairy Farming	3.7702	65
16	7 October 2021 [Lease modification]	4 Suffolk Road, Kowloon Tong (NKIL 842)	House	0.0921	1
17	12 October 2021 [Land exchange]	Ho Chung, Sai Kung (Lot 2195 in DD 244)	Agricultural	0.7102	28
18	21 October 2021 [Land exchange]	Sai Sha, Shap Sze Heung, Tai Po (TPTL 253)	Non-industrial (excluding godown, hotel, office and petrol filling station)	27.2778	9 700
19	25 October 2021 [Lease modification]	93, 93A, 95 and 95A Waterloo Road, Kowloon Tong (KIL 2145 S.C R.P.)	House	0.091	56
20	27 October 2021 [Land exchange]	Tong Yan San Tsuen, Yuen Long (Lot 2170 in DD 121)	Agricultural and Residential	0.1373	12
21	4 November 2021 [Lease modification]	294, 294A, 296 and 296A Prince Edward Road West, Kowloon City (KIL 2097 R.P.)	House	0.1146	45
22	4 November 2021 [Lease modification]	Yuen Long (YLTL 461)	Industrial, Godown and Office	0.318	352

Item	Execution Date of Land Document [Type of Transaction]	Location (Lot Number)	Original User (Note 1)	Site Area (hectares) (about)	Estimated Number of Residential Units (Note 2)
23	15 November 2021 [Lease modification]	12 Stafford Road, Kowloon Tong (NKIL 789)	House	0.0898	1
24	18 November 2021 [Land exchange]	Maidstone Road, To Kwa Wan (KIL 11258)	Non-industrial	0.0446	72
25	1 December 2021 [Lease modification]	53, 53A, 55 and 55A Kwun Tong Road, Kwun Tong (NKIL 167 S.B, NKIL 167 R.P., NKIL 168 S.B and NKIL 168 R.P.)	Non-offensive trades	0.5713	807
26	28 December 2021 [Land exchange]	Chai Wan Road, Chai Wan (CWIL 178)	Industrial, Godown, Bus Depot and Other Uses	0.9	780
27	31 December 2021 [Land exchange]	Tai Tong Road, Yuen Long (Lot 4054 in DD 120)	Agricultural	0.1031	77

Note 1: The users quoted are general descriptions of the broad types of uses permissible in the lease and not intended to be the legal interpretation of the user conditions of the lot(s) in question.

Note 2: The estimated number of residential units is based on the relevant information available on the date execution of land document. The actual flat number may be subject to change depending on the final design of the developments.

Information on lease modification, land exchange and lot extension transactions is available on LandsD's website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html) and updated on a monthly basis.

- (2) As at 31 January 2022, 371 lease modification, land exchange and lot extension applications were being processed by LandsD. Among these applications, the dates of valid application fell between December 2007 and January 2022 and 181 applications were related to residential uses. They were at different stages of processing. LandsD is not in a position to provide information on the estimated flat yield for individual applications since the applications are under processing and hence the proposed development parameters of individual applications are yet to be approved/agreed with the applicants. LandsD provides a summary of applications for lease modification, land exchange and lot extension under processing on LandsD's website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html) and updates it on a monthly basis.
- (3) To expedite land disposal and major lease modification/land exchange cases, a dedicated team, i.e. Land Supply Section (LSS) has been established under LandsD since 2019. Upon its operation, LSS has fully met LandsD's performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. The average processing time for lease modification/land exchange cases by LSS is less than

18 weeks as compared with LandsD's performance target of 22 weeks. LSS keeps close liaison with the applicants and proactively arranges inter-departmental meetings with a view to expediting the processing as far as possible. As at 31 January 2022, there were about 50 lease modification, land exchange and lot extension applications being handled by LSS.

Besides, under the directive of the Development Bureau, LandsD would advance and adopt the parallel processing of land exchange/lease modification application when the rezoning application is approved by the Town Planning Board under Section 12A of the Town Planning Ordinance (Cap. 131) with a set of development parameters clearly defined or firmed up while the Planning Department (PlanD) is taking forward the relevant amendments to reflect the accepted rezoning application in the statutory town plans. As at early March 2022, LandsD has advanced the processing of five land exchange/lease modification applications with Section 12A approval before the completion of the statutory rezoning procedures.

In addition to the above, premium assessment of all land transactions attracting premium previously conducted by District Lands Offices has been handled by the Valuation Section in LandsD headquarters centrally since September 2018. This has streamlined the premium assessment by avoiding duplication of work.

LandsD welcomes views from the industry on room for further streamlining the procedures for lease modification, land exchange and lot extension applications.

- (4) LandsD introduced in March 2021 a pilot scheme for charging land premium at standard rates on lease modifications for redevelopment of industrial buildings to provide upfront certainty on the amount of land premium payable with the objective to incentivise redevelopment of pre-1987 industrial buildings. In view of the positive feedback to the pilot scheme, the 2021 Policy Address announced that the standard rates approach would be extended to land exchange/lease modification cases for development in the New Development Areas (NDAs) and details were announced in end March 2022. It is hoped that this will facilitate timely conclusion of more cases by avoiding lengthy premium negotiations in order to advance flat production in the NDAs. The experience gained will provide an opportunity to explore the feasibility of using standard rates for rural land in the New Territories.

- End -