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Replies to initial questions raised by Legislative Council Members in examining the Estimates of Expenditure 2023-24

Controlling Officer : Director of Lands

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CONTROLLING OFFICER'S REPLY

DEVB(PL)089

(Question Serial No. 0485)

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 Lands Department exercises control over unleased and unallocated government land against illegal occupation and unauthorised structures.

1. In the past three years, how many government sites were cleared from unlawful occupation? What was the expenditure incurred?
2. In the past three years, how many unauthorised structures were demolished? What was the expenditure incurred?
3. In the past three years, how many lease enforcement cases were undertaken? What was the expenditure incurred?

Asked by: Hon CHAN Hak-kan (LegCo internal reference no.: 36)

Reply:

1. & 2.

The number of government sites cleared from unlawful occupation from 2020 to 2022 is provided below –

Calendar Year	2020	2021	2022
Number of government sites cleared from unlawful occupation	8 929	10 537	9 199

The number of unauthorised squatter structures on government land demolished from 2020 to 2022 is set out below –

Calendar Year	2020	2021	2022
Number of unauthorised squatter structures on government land demolished	184	292	290

As clearance of unlawful occupation of government land and demolition of unauthorised structures only represent part of the Lands Department (LandsD)'s overall land control duties, LandsD does not have separate breakdown on the expenditure incurred for these tasks.

3. The number of cases with lease enforcement actions taken by LandsD and the relevant staff cost in lease enforcement work are provided below –

Calendar Year	2020	2021	2022
Number of cases with lease enforcement actions taken	949	1 540	1 699
Staff cost involved in lease enforcement work (excluding posts performing general administrative and clerical support duties)	\$96.5 million	\$96.3 million	\$96.0 million

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)090

(Question Serial No. 2124)

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:

Illegal Occupation of Land

The development of the Northern Metropolis involves extensive land resumption in Yuen Long District and North District. As reported in feature news, a lot of Tso/Tong land and agricultural land in the New Territories are under illegal occupation by suspected vice gangs for unauthorised operations or even for renting out the structures thereon after conversion into metal-sheet partitioned flats. Many of the owners and managers of Tso/Tong are unable to clear the land, rendering themselves wrongfully prosecuted by the Government. In this connection, will the Government inform this Committee of the following:

- 1 Does the Government have any latest statistics on illegal occupation of land in the New Territories?
- 2 Are there any remedies available to the owners under the existing mechanism if they are unable to clear the land or encounter financial difficulties?
- 3 Upon land resumption and clearance under the relevant ordinance, is there any mechanism for discretionary exemption on the fee payable by the owners for land redemption?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 4)

Reply:

It is the responsibility of landowners to safeguard their rights on their land and manage their land properly. If the land is occupied by a third party against the landowner's wish, the landowner concerned should take appropriate actions including seeking legal advice and reclaiming the land as these are private matters between the landowner and other parties.

Landowners have to comply with the conditions stipulated in their land leases. Any breach of lease conditions, if confirmed, will result in lease enforcement action by the Lands Department (LandsD) in its capacity as the landlord, which does not involve prosecution. For unauthorised structures on private agricultural land, LandsD will take appropriate lease enforcement actions including issuing warning letters to the owners requiring them to rectify the breach. If the breach is not rectified within a specified period, LandsD will register the warning letters in the Land Registry (LR), commonly known as “imposing an encumbrance”, and when necessary, proceed with re-entry of the land under the lease and the Government Rights (Re-entry and Vesting Remedies) Ordinance (Cap. 126) (the Ordinance). The land will become government land after registration of the instrument of re-entry in LR.

After the re-entry action, the former landowner may apply for relief against re-entry by making a petition to the Chief Executive (CE) or an application to the Court of First Instance (Court) within six months from the re-entry in accordance with the Ordinance. The CE or CE in Council may order the cancellation of the memorial of re-entry (upon such terms as to costs, expenses, damages, compensation, penalty or otherwise as he shall in his discretion think fit) or dismiss the petition. If an application is made to the Court regarding the land re-entered, the Court on the hearing of the application may exercise the same powers and make the same decree or order as in an action between private parties for the same relief and may order the cancellation of the memorial of re-entry. In general, the former landowner has to bear the consequences of the lease breaches.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)091

(Question Serial No. 2145)

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:

Government Legal Instruments Involved in the Redevelopment of Small Houses

The Lands Department has stated that the redevelopment of small houses requires the drafting of relevant legal instruments by the Department of Justice (DoJ). In this connection, will the Government inform this Committee of the following:

- 1 Will efforts be expended on enhancing speed and efficiency so as to expedite the process of drafting and approving the instruments?
- 2 What was the number of small house redevelopment cases with instruments processed by the DoJ in the past year? What was the average processing time?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 29)

Reply:

- 1 The Lands Department (LandsD) is responsible for processing applications for redevelopment of New Territories Exempted Houses (NTEHs) (including the redevelopment of small houses), including the preparation of the necessary legal instruments after consulting its Legal Advisory and Conveyancing Office where necessary. LandsD implemented new guidelines for processing applications for redevelopment of NTEHs in October 2021 and January 2023 respectively with a view to streamlining the application process and approval procedures. LandsD will continue to keep under review the processing procedures and consider the need for further streamlining as necessary.
- 2 In 2022, LandsD completed the processing of legal documentations of 248 NTEH redevelopment cases. The legal documentation procedures involve scrutinising legal instruments, checking land titles and ascertaining whether the requirements/conditions imposed by other regulatory authorities, etc., are in order. As the complexity for each

redevelopment case varies considerably and legal documentation work is only part of the application process, there is no readily available statistics on the processing time for handling the relevant legal documentation work alone.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)092

(Question Serial No. 0171)

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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23); if there were rejected applications, the reasons for that;
- (d) the average and longest time taken to process applications in the past five years (2018-19 to 2022-23); 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 (2018-19 to 2022-23), 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 (2018-19 to 2022-23).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 9)

Reply:

- (a) From 2018 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.

By 2021, all the SCOs had been progressively subsumed into the 12 District Lands Offices (DLOs) according to the latter's geographical boundaries with a view to enhancing land control work of LandsD. Squatter control duties in the districts have thereby been taken up by the newly formed Squatter Control Teams (SCTs) of the DLOs.

Owing to this organisational re-structuring, the figures required are provided through two sets of tables for two respective periods, namely "From 2018 to 2020" and "From 2021 to 2022", as shown below –

From 2018 to 2020

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

		Number of surveyed domestic squatter structures					
Year		2018		2019		2020	
SCO		PAL	GL	PAL	GL	PAL	GL
HK & LYM		781	2 631	781	2 624	781	2 617
K, TW & KT		2 120	3 174	2 112	3 159	2 099	3 156
Is		1 681	5 166	1 672	5 162	1 658	5 150
NTE1		4 893	7 754	4 881	7 742	4 878	7 736
NTE2		16 134	6 721	16 132	6 721	16 108	6 721
NTW1		8 441	5 058	8 391	5 053	8 372	5 045
NTW2		17 160	1 731	17 094	1 709	17 020	1 677
Total		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 the seven SCOs are set out below –

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

From 2021 to 2022

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

		Number of surveyed domestic squatter structures			
Year DLO		2021		2022	
		PAL	GL	PAL	GL
Hong Kong East (HKE)		3	82	3	80
Hong Kong West and 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 and 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

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

DLO \ Year	Number of surveyed non-domestic squatter structures			
	2021		2022	
	PAL	GL	PAL	GL
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

- (b) In the past five years (from 2018 to 2022), 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
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)
2022	36	37	(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 2018 to 2022), 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)
2018	63	24	25
2019	31	18	9
2020	28	9	10
2021	33	7	20
2022	49	17	36

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 2018 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. The application was eventually rejected. 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. Under the streamlined arrangement implemented by LandsD since then, 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 generally be longer.

- (e) In the past five years (from 2018 to 2022), the number of non-compliant structures (including surveyed squatter structures) on GL demolished and cancelled by SCOs/SCTs is set out below –

Year	Number of non-compliant structures on GL demolished and cancelled by SCO/SCT
2018	182
2019	130
2020	184
2021	292
2022	290

- (f) To allow more time for the affected residents to vacate from their structures, LandsD would generally hand over the required land in the New Development Areas (NDAs) 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 North NDAs, Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development Area in the past five years is set out below –

NDA	Year				
	2018-19	2019-20	2020-21	2021-22	2022-23*
Kwu Tung North and Fanling North NDAs	0	0	309	782	103
Hung Shui Kiu/Ha Tsuen NDA	0	0	0	5	13
Yuen Long South Development Area	0	0	0	0	59
* As at 28 February 2023					

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)093

(Question Serial No. 2818)

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

- (a) The staff establishment for conducting inspections of government land and the numbers of inspections in the past three years (2020-21 to 2022-23).
- (b) The figures on unlawful occupation of government land detected by the Government in the past three years (2020-21 to 2022-23).
- (c) The respective figures on prosecution by the Government and successful conviction, as well as the highest and lowest fine imposed respectively upon conviction in the past three years (2020-21 to 2022-23).

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 44)

Reply:

- (a) Inspection of government sites is part of the overall land control work of the Lands Department (LandsD). In the past three financial years (2020-21 to 2022-23), on average some 250 staff (excluding posts performing general administrative and clerical support duties) were involved in land control work. LandsD does not have readily available information on the number of inspections conducted in the past three years.
- (b) In the past three calendar years (2020 to 2022), LandsD identified 9 052, 12 149 and 9 692 cases respectively involving unlawful occupation of government land. LandsD has been following up on these cases in accordance with the established practices.
- (c) LandsD may initiate prosecution action when unlawful occupation of government land does not cease following the expiry of statutory notices. In the past three calendar years (2020 to 2022), 19, 14 and 18 prosecutions were instituted respectively for unlawful occupation of government land. Among them, 18, 14 and 17 cases were

convicted respectively and the fine imposed by the court ranged from \$1,000 to \$137,000.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)094

(Question Serial No. 2819)

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:

With regard to assessing ex-gratia payments to primary producers in the agriculture and fisheries industries arising from development projects, please inform this Committee:

- (a) What was the total amount of ex-gratia payments disbursed to primary producers in the agriculture and fisheries industries arising from various development projects in each of the past three years (2020-21 to 2022-23)? What were the respective numbers of applications? Please list the figures with a breakdown by development project.
- (b) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.
- (c) What were the number of applications for ex-gratia allowance processed and the total amount of ex-gratia payments disbursed by the Government in each of the past three years (2020-21 to 2022-23)?
- (d) What are the respective numbers of applications for ex-gratia allowance under and pending processing? Please advise when the processing of all applications is expected to be completed and payments to be disbursed.

Asked by: Hon HO Chun-yin, Steven (LegCo internal reference no.: 45)

Reply:

(a) & (c)

The total amount of ex-gratia payments disbursed to farmers, fishermen and mariculturists affected by various types of development projects and the number of relevant applications in the past three financial years are tabulated below –

Nature of projects	2020-21 (\$ million) [Number of applications involved]	2021-22 (\$ million) [Number of applications involved]	2022-23 (up to end February 2023) (\$ million) [Number of applications involved]
Sewerage works	0.35 [17]	1.58 [16]	0.01 [3]
Road works	3.08 [41]	22.51 [205]	2.76 [45]
Land supply	60.69 [105]	37.07 [177]	33.14 [156]
Railways	0 [0]	0 [0]	0 [0]
Marine works	0.08 [56]	0 [27]	14.87 [179]
Other public works	0.80 [21]	9.11 [53]	10.44 [27]
Total	65.00 [240]	70.27 [478]	61.22 [410]

(b) & (d)

About 280 applications for ex-gratia payments to farmers, fishermen and mariculturists were being processed as at end-February 2023. The processing of these applications is expected to be progressively completed with payment to be disbursed to the eligible applicants within 2023.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)095

(Question Serial No. 3255)

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:

Non-profit making animal welfare organisations (AWOs) operating re-homing centres may rent by way of short-term tenancies the vacant government sites under the management of the Lands Department (LandsD) that are available for leasing by non-governmental organisations for community purposes. In this connection, will the Government inform this Committee of the following:

1. How many sites or locations in total are currently used for operating re-homing centres by non-profit making AWOs as at the end of February 2023?
2. What is the total area of the sites/locations?
3. What were the costs of the vacant government sites under the management of the LandsD currently operated as re-homing centres in each of the past three financial years?

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 13)

Reply:

1. & 2.
As of end-February 2023, four government sites in Cheung Chau, Tuen Mun and Yuen Long with a total area of about 6 711 square metres were let by short term tenancies (STT) to four non-governmental organisations for uses involving animal boarding facilities.
3. The sites are managed by the respective STT tenants for operation of the facilities at their own expense. On the other hand, letting and management of STT is carried out by staff of the Lands Department as part of their overall land administration duties. No separate breakdown of staff cost involved solely for handling this task is available.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)096

(Question Serial No. 0515)

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 Land Administration under Programme (1), please inform this Committee of the following:

1. Is “total flat number” of residential housing under “land disposal” derived from “total gross floor area (GFA)” based on any pre-set assumption and formula? If yes, what are the pre-set assumption and formula? Were the pre-set assumptions and formulas consistent in the past three years?
2. As regards the residential sites disposed of under the Land Sale Programme in the past three financial years (2020-21 to 2022-23), please list in table form their respective numbers, site areas and domestic GFAs (square metre), land clearance and rehousing costs, compensation for land clearance (if any), expenditures on site formation and infrastructure works, and areas of private land resumed under the Lands Resumption Ordinance (if any);
3. The names of grantees, site areas and premiums of the land granted by way of private treaty in the past three years.

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 7)

Reply:

1. There is no one-size-fits-all assumption of flat size for private housing sites, be it from sites disposed of under the Land Sale Programme or by way of lease modification / land exchange / private treaty grant. The established practice is to provide an estimate based on the relevant information available at the date of tender invitation or execution of land document. Such information includes the permitted development parameters (like the maximum gross floor area stipulated) and information from approved building plans or known development scheme. In any event, the actual flat number will be subject to the actual design of the proposed development.

2. Residential sites disposed of in the Land Sale Programmes in the past three financial years (from 1 April 2020 to 28 February 2023) are set out in the table below:-

Item (Note 1)	Location (Lot number)	Site area (square meters) (m ²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
2020-21				
1	Ap Lei Chau Praya Road, Ap Lei Chau, Hong Kong (APIL 137)	1 130	8 200 m ²	Not applicable (N.A.)
2	Ma Wo Road, Tai Po, New Territories (TPTL 243)	22 610	72 640 m ²	\$1.56 million
3	Hiram's Highway near Heung Chung Road, Ho Chung, Sai Kung, New Territories (Lot 1003 in DD 214)	3 560	5 340 m ²	N.A.
4	Tai Po Road – Tai Po Kau, Tai Po, New Territories (TPTL 241)	6 240	9 360 m ²	N.A.
5	Kai Tak Area 4E Site 1, Kai Tak, Kowloon (NKIL 6603)	5 550	29 400 m ²	N.A.
6	Nos. 2, 4, 6 and 8 Mansfield Road, The Peak, Hong Kong (RBL 1211)	12 530	24 090 m ²	N.A.
7	Nos. 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1222)	5 070	13 470 m ²	N.A.
8	Kai Tak Area 4E Site 2, Kai Tak, Kowloon (NKIL 6604)	10 950	58 020 m ²	N.A.
9	Area 25, Kwu Tung, New Territories (FSSTL 279)	18 570	92 840 m ²	\$68 million
2021-22				
1	Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling, New Territories (Lot 4076 in DD 91)	4 400	26 400 m ²	N.A.

Item (Note 1)	Location (Lot number)	Site area (square meters) (m²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
2	Area 24, Kwu Tung, New Territories (FSSTL 278)	7 620	38 120 m ²	\$294.1 million
3	Junction of Lau Yip Street and Chung Yip Road, Yuen Long, New Territories (Lot 1677 in DD 115)	15 210	7 300 m ²	N.A.
4	No. 79 Broadcast Drive, Kowloon Tong, Kowloon (NKIL 6638)	2 220	6 650 m ²	N.A.
5	Tai Po Road – Tai Po Kau, Tai Po, New Territories (TPTL 234)	14 000	21 000 m ²	\$1.92 million
6	South Bay Road, Repulse Bay, Hong Kong (RBL 1203)	1 970	1 770 m ²	N.A.
2022-23 (up to 28 February 2023)				
1	Queen's Road East, Wan Chai, Hong Kong (IL 9061)	1 230	9 570 m ²	N.A.
2	Hospital Road, Hong Kong (IL 8872)	500	3 990 m ²	N.A.
3	Hin Wo Lane, Sha Tin, New Territories (STTL 643)	1 380	8 300 m ²	N.A.
4	Castle Peak Road – Tai Lam, Tuen Mun, New Territories (TMTL 561)	33 710	121 370 m ²	\$10.94 million
5	Sai Ning Street and Victoria Road, Kennedy Town, Hong Kong (IL 9069)	540	4 300 m ²	N.A.
6	Lai Kong Street, Kwai Chung, New Territories (KCTL 515)	3 880	23 280 m ²	N.A.
7	Kai Tak Area 2A Site 4, Site 5(B) and Site 10, Kai Tak, Kowloon (NKIL 6649)	19 920	104 190 m ²	N.A.

Item (Note 1)	Location (Lot number)	Site area (square meters) (m ²) (about) (Rounded to the nearest tens)	Maximum residential gross floor area (Note 2)	Costs related to land clearance (if applicable) (Note 3)
8	Po Fung Road, Tsuen Wan, New Territories (TWTL 427)	8 360	29 200 m ²	N.A.

Note 1: Based on the date of tender. Only awarded sites are included.

Note 2: Maximum residential gross floor area figures are as specified in the Conditions of Sale rounded to the nearest tens.

Note 3: The costs of providing rehousing to eligible domestic occupiers in lieu of the relevant ex-gratia allowance are excluded.

As for the expenditure on site formation and infrastructure works for the above private housing sites, such works conducted by the Civil Engineering and Development Department are for planned development area as a whole, of which the cost for private housing sites alone cannot be singled out and is hence unavailable. It should also be noted that for a number of private housing sites, site formation and infrastructural works are to be taken forward by the successful bidders and hence no such information is available to the Government.

3. Land granted by way of private treaty in the past three financial years (from 1 April 2020 to 28 February 2023) are set out in the table below:-

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2020-21			
1.	Kowloon Inland Lot No. 11260 West Kowloon Cultural District, Tsim Sha Tsui <i>[West Kowloon Cultural District Authority]</i>	386 490	\$1,000 <i>(Nominal)</i>
2.	New Kowloon Inland Lot No. 6632 Choi Hung Road, Diamond Hill <i>[Hong Kong Housing Authority]</i>	6 320	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
3.	Tung Chung Town Lot No. 46 Area 54, Tung Chung, Lantau Island <i>[Hong Kong Housing Authority]</i>	32 460	\$1,000 <i>(Nominal)</i>
4.	New Kowloon Inland Lot No. 6626 Ting On Street, Kwun Tong <i>[Hong Kong Housing Society]</i>	2 180	\$1,000 <i>(Nominal)</i>
5.	New Kowloon Inland Lot No. 6627 Junction of Un Chau Street, Tonkin Street and Fuk Wing Street, Sham Shui Po <i>[Urban Renewal Authority]</i>	1 080	\$1,000 <i>(Nominal)</i>
6.	Tuen Mun Town Lot No. 560 Area 48, So Kwun Wat, Tuen Mun <i>[Harrow International School (Hong Kong) Limited]</i>	37 980	\$1,000 <i>(Nominal)</i>
7.	Lot No. 1072 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	17 460	\$1,973,840,000 <i>(Concessionary)</i>
8.	Hung Shui Kiu Town Lot No. 1 Hung Ping Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	2 370	\$1,000 <i>(Nominal)</i>
9.	Tuen Mun Town Lot No. 558 Castle Peak Road, So Kwun Wat, Tuen Mun <i>[Chu Hai College of Higher Education Limited]</i>	16 930	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
10.	Tseung Kwan O Town Lot No. 70 Section A and Tseung Kwan O Town Lot No. 70 Remaining Portion Site KL, 1 Lohas Park Road, Tseung Kwan O <i>[MTR Corporation Limited]</i>	N.A. ^(Note 4)	\$5,568,000,000 (For Site KL only) <i>(Full market value)</i>
11.	Kowloon Inland Lot No. 11267 Between Chung Hau Street and Oi Sen Path, Ho Man Tin <i>[The Hong Kong Polytechnic University]</i>	11 780	\$1,000 <i>(Nominal)</i>
12.	Hung Shui Kiu Town Lot No. 2 Hung Yuen Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	2 380	\$1,000 <i>(Nominal)</i>
13.	Inland Lot No. 9062 80 Des Voeux Road Central and 93 Queen's Road Central, Central <i>[Urban Renewal Authority]</i>	4 170	\$1,000 <i>(Nominal)</i>
14.	Fanling Sheung Shui Town Lot No. 281 Ma Sik Road, Fanling <i>[CLP Power Hong Kong Limited]</i>	2 320	\$98,280,000 <i>(Full market value)</i>
15.	Lot No. 684 in Ma Wan Ma Wan <i>[Ma Wan Park Limited]</i>	147 000	\$1,000 <i>(Nominal)</i>
2021-22			
1.	New Kowloon Inland Lot No. 6634 Choi Hung Road, Diamond Hill <i>[Hong Kong Housing Authority]</i>	21 470	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2.	Fanling Sheung Shui Town Lot No. 277 Castle Peak Road –Chau Tau, Sheung Shui <i>[CLP Power Hong Kong Limited]</i>	3 000	\$135,970,000 <i>(Full market value)</i>
3.	Sha Tin Town Lot No. 640 On Muk Street, Shek Mun, Sha Tin <i>[Hong Kong Housing Authority]</i>	4 310	\$1,000 <i>(Nominal)</i>
4.	New Kowloon Inland Lot No. 6610 Kai Tak Area 1E Site 1, Kai Tak <i>[Hong Kong Housing Society]</i>	16 940	\$1,000 <i>(Nominal)</i>
5.	Kowloon Inland Lot No. 11278 Junction of Sung Chi Street and Hok Yuen Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	1 540	\$1,000 <i>(Nominal)</i>
6.	Fanling Sheung Shui Town Lot No. 264 Pak Wo Road, Fanling <i>[Hong Kong Housing Society]</i>	11 500	\$225,470,000 <i>(Concessionary)</i>
7.	Lot No. 1073 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	5 990	\$640,650,000 <i>(Concessionary)</i>
8.	Lok Ma Chau Inland Lot No. 2 Lok Ma Chau Loop, North <i>[CLP Power Hong Kong Limited]</i>	3 940	\$121,580,000 <i>(Full market value)</i>
9.	Chek Lap Kok Lot No. 4 Chek Lap Kok <i>[The Airport Authority]</i>	6 510 000	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
10.	Tung Chung Town Lot No. 44 Area 58, Tung Chung, Lantau Island <i>[The Evangelical Lutheran Church of Hongkong]</i>	2 600	\$1,000 <i>(Nominal)</i>
11.	<i>Rural Building Lot No. 1199</i> <i>Tai Tam Reservoir Road, Tai Tam</i> <i>[Hong Kong International School Association Limited]</i>	6 610	\$1,000 <i>(Nominal)</i>
12.	Rural Building Lot No. 1216 Tai Tam Reservoir Road, Tai Tam <i>[Hong Kong International School Association Limited]</i>	2 240	\$1,000 <i>(Nominal)</i>
13.	Lot No. 1075 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Authority]</i>	14 210	\$1,000 <i>(Nominal)</i>
14.	New Kowloon Inland Lot No. 6612 Kai Tak Area 2B Site 2, Kai Tak <i>[Hong Kong Housing Authority]</i>	12 010	\$1,000 <i>(Nominal)</i>
15.	Sha Tin Town Lot No. 600 Choi Sha Street, Lok Wo Sha, Ma On Shan, Sha Tin <i>[City University of Hong Kong]</i>	13 300	\$1,000 <i>(Nominal)</i>
16.	Kowloon Inland Lot No. 11279 Junction of Bailey Street, Wing Kwong Street and Wan On Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	7 410	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
17.	Hung Shui Kiu Town Lot No. 3 Hung Nga Road, Hung Shui Kiu, Yuen Long <i>[Hong Kong Housing Society]</i>	7 220	\$1,000 <i>(Nominal)</i>
18.	Tseung Kwan O Town Lot No.133 Chiu Shun Road, Tseung Kwan O <i>[Hong Kong Housing Authority]</i>	4 100	\$1,000 <i>(Nominal)</i>
19.	Inland Lot No. 9079 Junction of Java Road, Tin Chiu Street and Marble Road, North Point <i>[Hong Kong Housing Authority]</i>	1 240	\$1,000 <i>(Nominal)</i>
20.	Kowloon Inland Lot No. 11286 Ko Shan Road, To Kwa Wan <i>[Hong Kong Housing Authority]</i>	3 030	\$1,000 <i>(Nominal)</i>
21.	New Kowloon Inland Lot No. 6611 Kai Tak Area 2B Site 1, Kai Tak <i>[Hong Kong Housing Society]</i>	13 830	\$4,613,730,000 <i>(Concessionary)</i>
22.	Fanling Sheung Shui Town Lot No. 282 Jockey Club Road, Fanling <i>[Hong Kong Housing Society]</i>	5 070	\$1,035,000,000 <i>(Concessionary)</i>
23.	Kowloon Inland Lot No. 11276 Hung Fook Street / Ngan Hon Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	4 580	\$1,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
2022-23			
1.	Offshore Liquefied Natural Gas Terminal Lot No. 1 Hong Kong waters, off Soko Islands <i>[Hong Kong LNG Terminal Limited]</i>	35 000	\$11,960,000 <i>(Full market value)</i>
2.	Lot No. 1074 in Survey District No. 3 Off Anderson Road <i>[Hong Kong Housing Society]</i>	10 670	\$1,698,420,000 <i>(Concessionary)</i>
3.	Kowloon Inland Lot No. 11281 Junction of Oak Street and Ivy Street, Tai Kok Tsui <i>[Urban Renewal Authority]</i>	620	\$1,000 <i>(Nominal)</i>
4.	Kowloon Inland Lot No. 11275 Hung Fook Street / Kai Ming Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 950	\$1,000 <i>(Nominal)</i>
5.	Kowloon Inland Lot No. 11277 Wing Kwong Street / Kai Ming Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 490	\$1,000 <i>(Nominal)</i>
6.	Rural Building Lot No. 1192 Pok Fu Lam Road, Pok Fu Lam <i>[The University of Hong Kong]</i>	30 070	\$1,000 <i>(Nominal)</i>
7.	<i>Fanling Sheung Shui Town Lot No. 287</i> <i>Area 24, Kwu Tung, Sheung Shui</i> <i>[Hong Kong Housing Society]</i>	27 000	\$2,000 <i>(Nominal)</i>

Item	Lot Number / Location <i>[Name of Grantee]</i>	Area (square meters) (about)	Premium
8.	New Kowloon Inland Lot No. 6643 Yan Wing Street, Yau Tong <i>[Hong Kong Housing Authority]</i>	11 530	\$1,000 <i>(Nominal)</i>
9.	Fanling Sheung Shui Town Lot No. 291 Ching Hiu Road, Fanling <i>[Hong Kong Housing Authority]</i>	7 790	\$1,000 <i>(Nominal)</i>
10.	Sha Tin Town Lot No. 642 Hang Tai Road, Ma On Shan, Sha Tin <i>[Hong Kong Housing Authority]</i>	8 460	\$1,000 <i>(Nominal)</i>
11.	Inland Lot No. 9081 Des Voeux Road West and Kwai Heung Street, Sai Ying Pun <i>[Urban Renewal Authority]</i>	1 080	\$1,000 <i>(Nominal)</i>
12.	Inland Lot No. 9082 Telegraph Bay, Pok Fu Lam <i>[Hong Kong Cyberport Development Holdings Limited]</i>	15 710	\$1,000 <i>(Nominal)</i>
13.	Yuen Long Town Lot No. 537 Wang Lok Street, Yuen Long <i>[CLP Power Hong Kong Limited]</i>	3 720	\$151,740,000 <i>(Full market value)</i>
14	Kowloon Inland Lot No. 11285 Wing Kwong Street / Sung On Street, To Kwa Wan <i>[Urban Renewal Authority]</i>	2 880	\$1,000 <i>(Nominal)</i>

Note 4: The area of the site in Lohas Park, Tseung Kwan O has not been stipulated as it forms part of Tseung Kwan O Town Lot No. 70 granted previously.

Information on private treaty grants executed is published on Lands Department's website (<https://www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction/ptg.html>) on a monthly basis.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)097

(Question Serial No. 0516)

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 2022, 266 sites with a total area of 240-odd hectares were granted to various government departments through Temporary Government Land Allocation (TGLA). In this regard:

1. What were the reasons for the substantial increase in TGLA sites granted to government departments in 2022? Please provide a breakdown by department/policy bureau the respective numbers, areas, uses and anticipated allocation periods of these TGLA sites.
2. As at present, what are the ten departments/bureaux which have been granted the largest share of site area through TGLA, and what are their respective allocated areas and temporary uses? Please state whether the Government will regularly collect information from the user departments/bureaux of these TGLA sites with respect to the use and occupation of the TGLAs.

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

Reply:

1. The total area of temporary government land allocations (TGLAs) allocated to bureaux/departments (B/Ds) in 2021 and 2022 was about 55 hectares (ha) and 240 ha respectively. The considerable increase in the total area of TGLAs allocated in 2022 was mainly due to 24 sites with a total area of about 146 ha being allocated to the then Food and Health Bureau (about 142 ha), the Department of Health (about 3.15 ha) and the Architectural Services Department (ArchSD) (about 0.85 ha) for anti-epidemic related purposes including construction of community isolation facilities and temporary hospitals.
2. As at 31 December 2022, the total area of TGLAs held by various B/Ds was about 3 700 ha. Most of these TGLAs are works sites or works areas for construction of government projects and may form part of the completed infrastructure to be handed over to the user B/Ds upon project completion or vacated upon cessation of the relevant

use. The top ten departments with the most TGLAs in terms of area are the Civil Engineering and Development Department (about 1 855 ha), the Environmental Protection Department (about 567 ha), the Highways Department (about 483 ha), the Drainage Services Department (about 143 ha), the Health Bureau (about 140 ha), the Water Supplies Department (about 121 ha), the Leisure and Cultural Services Department (about 105 ha), the Hong Kong Police Force (about 43 ha), ArchSD (about 38 ha) and the Home Affairs Department (about 30 ha). B/Ds holding the TGLAs are required to ensure the proper use and occupation of the land.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)098

(Question Serial No. 3056)

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 Lands Department (LandsD) will continue with its land enforcement work in the new year, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and other lease breaches. In this regard:

1. What are the estimated expenditure and the staff establishment involved in LandsD's enforcement procedures?
2. Will the Government review the existing processes? If the processes are to be streamlined, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 57)

Reply:

1. In 2023-24, around 610 staff with an annual staff cost of about \$317 million will be involved in the Lands Department (LandsD)'s various land enforcement tasks including land control on government land, squatter control and lease enforcement.
2. In 2022, LandsD reviewed the land enforcement work conducted by different teams in District Lands Offices (DLOs). To enhance the overall operational efficiency and achieve synergies through streamlining workflow under one command, the Land Control Team, Lease Enforcement Team and Squatter Control Team in respective New Territories (NT) DLOs merged to form a single enforcement team, namely the Land Enforcement Team (LDET), whereas the Land Control Team and Squatter Control Team in respective urban DLOs merged to form a single enforcement team, namely the Land Control Team (LDCT)^(Note 1) on 3 April 2023. The LDET and LDCT provide one-stop services and serve as a single contact point for handling complaints/enquiries/referrals involving the relevant types of land enforcement cases. Under the new set-up, the existing Special Duties Task Force and Development Enforcement Unit under LandsD continue their work of strengthening land enforcement

actions against serious cases of unauthorised structures on private agricultural land, unlawful occupation of government land and non-conforming uses of industrial buildings.

Note 1: The lease enforcement work in urban DLOs continues to be conducted according to its original mode without being merged into LDCT. Unlike NTDLOs, lease enforcement work in urban DLOs mainly deals with cases involving multi-storey buildings (especially industrial buildings) which do not have direct interface with squatter control and land control work.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)099

(Question Serial No. 3058)

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 Lands Department has pointed out 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 advise the following:

1. What are the estimated expenditure and the staff establishment involved in streamlining the processes for land disposal and lease modifications/land exchanges?
2. Will indicators be set for streamlining the processes? If yes, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 56)

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, development-related requirements on building height, sustainable building design, site coverage (SC), plot ratio/gross floor area (GFA) restrictions, etc. have been streamlined in recent years. In 2022, LandsD introduced and promulgated a series of streamlining measures in respect of the installation of solar photovoltaic systems in private developments; provision of sales office and show flats as well as related marketing activities by self-certification of compliance; and a fast track approach for lease modification, approval and consent for GFA and SC exemptions in developments as well as relaxation of building height restrictions for developments adopting modular integrated construction method. LandsD will continue to explore new initiatives 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 2022 to 28 February 2023, BPU completed processing 835 development submissions, in which 98% of general building plan submissions were completed within the pledged period of eight weeks for Non-Building Committee III cases and ten weeks for Building Committee III cases.

As of the end of February 2023, lease modification/land exchange cases being handled by LSS could generate a total of about 2 195 000 square metres (m²) of domestic GFA (involving about 40 400 flats) and 913 000 m² of non-domestic GFA. LSS keeps close liaison with the applicants and arranges inter-departmental meetings with the applicants to resolve problematic issues expeditiously. From April 2022 to the end of February 2023, 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. During the period, 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 indicated by the percentage of general building plan submissions completed within the pledged period and the average processing time for lease modification/land exchange cases, the promulgated streamlining measures have been proven effective.

Streamlining the processing for land disposal and lease modification/land exchange cases is carried out by the staff of LandsD as part of their overall land administrative duties, and no separate breakdown for the estimated expenditure and staff establishment is available. As of the end of February 2023, there are 32 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)100

(Question Serial No. 3060)

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 Lands Department is responsible for granting short-term tenancies for temporary use of government land. In this connection, will the Government inform this Committee:

1. What are the estimated expenditure and the staff establishment involved in the approval of short-term tenancies for temporary use of government land?
2. Will the Government explore ways to streamline the workflow so as to expedite the approval process?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 60)

Reply:

1. The land administration work for letting short term tenancies (STT) by tender and direct grant as well as the management of STT is carried out by various staff of the Lands Department (LandsD) as part of their overall land administration duties. No separate breakdown on the expenditure and number of staff solely for handling this work is available.
2. In 2020, LandsD refined the relevant departmental guidelines to improve the processing of STT applications, including setting a target for completing the processing of STT applications within 12 months from the date of receiving a valid application. Cases not meeting the internal target would be brought to the personal attention of District Lands Officer for follow-up. LandsD will continue to keep its work under review and consider possible initiatives to further streamline the processing procedures as appropriate.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)101

(Question Serial No. 2308)

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 enforcement actions against abusive use of land under this programme in 2022-23, please inform this Committee of the following:

1. Land Control Teams comprising 9 to 33 members have been formed in all District Lands Offices. What were the respective manpower expenses involved in the past three years? Has their effectiveness been evaluated?
2. As for the enforcement actions against abusive use of land, has the Lands Department adopted any innovative technology facilities for higher efficiency and effectiveness, and what is the estimated expenditure in 2023-24?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 39)

Reply:

1. If unlawful occupation of government land is detected, the Lands Department (LandsD) will take land control actions accordingly in accordance with the established practice. A statutory notice under section 6(1) of Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be posted on site requiring the occupier to cease the unlawful occupation before the date specified in the notice. LandsD will clear the unlawful occupation when the latter does not cease following the issue of statutory notices. Prosecution may be initiated as and when justified. Relevant statistics regarding land control actions taken in the past three years (2020 to 2022) are set out in the following table:

Calendar year	2020	2021	2022
No. of government sites cleared from unlawful occupation	8 929	10 537	9 199
No. of prosecutions instituted	19	14	18
No. of cases convicted	18	14	17

The staff cost for some 250 full-time equivalent staff deployed for land control work (excluding posts performing general administrative and clerical support duties) in the past three financial years is as follows:

Financial year	Staff cost
2020-21	\$126 million
2021-22	\$126 million
2022-23	\$130 million

LandsD keeps its land control work under review to ensure effective use of its manpower and resources on this front.

2. LandsD has been making use of Geographic Information System, as well as mobile and change detection technologies to enhance the effectiveness in field inspection and data collection for land control work. These technologies have contributed to efficient discharge of land enforcement duties by frontline staff and effective case management. The estimated expenditure on adopting these technologies for land control work in 2023-24 is about \$6 million.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)102

(Question Serial No. 2930)

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:

With regard to the short-term tenancies (STTs) issued to non-government entities, please inform this Committee of the following:

- 1) The details of STTs actually granted in 2022, including location, land use, tenancy term, rent and expenditure involved;
- 2) The details of STTs expected to be granted in 2023, including location, land use, tenancy term, date of tender exercise and expenditure involved;
- 3) In view of the headwind of the Coronavirus disease 2019 pandemic on the operating environment, the Government has suspended the re-tendering of STTs until 30 June 2023. Although Hong Kong is moving towards normalcy, the operating environment of the logistics industry remains harsh. The values of exports and imports recorded recently show a drastic year-on-year decline of 30%, a situation that affords no optimism. While it is announced in the Budget that the period of STT rent concession has been extended for six months to the end of 2023, will the Government consider the suspension of STT re-tendering until the end of this year as well?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 20)

Reply:

- 1) 127 short-term tenancies (STTs) were let by direct grant by the Lands Department (LandsD) in 2022. Their locations by respective District Lands Offices (DLOs) are set out in the table below –

District (by DLO)	Number of STTs
Hong Kong East	3
Hong Kong West and South	3
Kowloon East	6
Kowloon West	4
Islands	12
North	9
Sai Kung	26
Sha Tin	7
Tai Po	6
Tsuen Wan and Kwai Tsing	7
Tuen Mun	18
Yuen Long	26
Total	127

The tenancy terms of these STTs range from three months to seven years, followed by a periodic term ranging from monthly to yearly. They cover a wide range of uses, including private gardens; storages and shops; works areas/sites required for various projects such as public housing developments, transitional housing; and recreation/education/community/other non-profit-making uses. The rent for direct grant STTs may be nominal, concessionary or at full market value depending on their nature and the policy directive of the relevant bureaux/departments.

As for STTs let by tender, the relevant key terms are published by Government Gazette and available on LandsD's website (<http://www.landsd.gov.hk/en/stt/records.htm>). Details of those with commencement date within 2022 are set out in the table below –

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
1	STTKW0019	Tung Chau Street, Sham Shui Po, Kowloon	Public carpark	One year certain and thereafter quarterly	\$404,490
2	STTYL0033	Yuen Long On Ning Road, Yuen Long, New Territories	Plant nursery	Three years certain and thereafter quarterly	\$35,000
3	STTYL0090	Tin Yip Road, Tin Shui Wai, Yuen Long, New Territories	Public carpark	Six months certain and thereafter monthly	\$311,800
4	STTYL0017	Yuen Long Pau Cheung Square, Yuen Long, New Territories	Plant nursery	Three years certain and thereafter quarterly	\$22,200
5	STTKW0017	Sai Yee Street, Mong Kok, Kowloon	(i) Plant nursery (ii) Storage	A fixed term up to 15 December 2022 and thereafter monthly	\$420,000
6	STTN0018	Ping Che in Demarcation District No. 77, North District, New Territories	(i) Open storage (ii) Vehicle repair workshop (iii) Warehouse	Five years certain	\$26,000
7	STTKE0015	Lok Wah Street, Tsz Wan Shan, Kowloon	Public carpark	One year certain and thereafter quarterly	\$428,430
8	STTKE0029	Po Kong Village Road, Kowloon	(i) Plant nursery (ii) Flower stall	One year certain and thereafter quarterly	\$12,100
9	STT 3843 Kwai Tsing	Container Port Road South, Kwai Chung, New Territories	Public carpark	One year certain and thereafter quarterly	\$423,880
10	STTKW0002	Junction of Lin Cheung Road	Public carpark	One year certain and	\$810,810

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
		and Jordan Road, Kowloon		thereafter quarterly	
11	STTIS0099	Ngan Shu Street, Mui Wo, Lantau Island, New Territories	Public carpark	One year certain and thereafter monthly	\$68,000
12	STTN0030	Area 30, Choi Shun Street, Sheung Shui, New Territories	Public carpark	One year certain and thereafter monthly	\$480,000
13	STTSK0105	Shek Kok Road, Area 85, Tseung Kwan O, New Territories	Public carpark	One year certain and thereafter quarterly	\$708,500
14	STTTM0068	Yick Yuen Road, Tuen Mun, New Territories	Public carpark	One year certain and thereafter monthly	\$228,000
15	STTST0067	Junction of Yuen Shun Circuit and Yuen Hong Street, Sha Tin, New Territories	Public carpark	One year certain and thereafter quarterly	\$300,800
16	STTST0089	Tai Shui Hang, Sha Tin, New Territories	Public carpark	One year certain and thereafter quarterly	\$350,000
17	STTTP0020	Chong San Road, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$628,230
18	STTYL0020	Kam Tin Road, Yuen Long, New Territories	(i) Open storage (ii) Warehouse	Five years certain	\$86,000
19	STTTM0025	Pillar Point, Tuen Mun, New Territories	Storage	Five years certain	\$74,060

Item No.	STT No.	Location	User (Note 1)	Tenancy Term	Monthly rent (rounded to the nearest tens)
20	STTTP0027	Shek Kwu Lung, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$68,800
21	STTIS0128	To Kau Wan, Lantau Island, New Territories	Waste recovery and recycling	Three years certain and thereafter quarterly	\$128,000
22	STTYL0024	Castle Peak Road – Tam Mi, San Tin, Yuen Long, New Territories	(i) Public car-park (ii) Open storage (iii) Warehouse	Five years certain	\$40,200
23	STTTP0033	Off Dai Kwai Street, Tai Po, New Territories	Public carpark	One year certain and thereafter quarterly	\$42,170
24	STTTM0036	Near Castle Peak Road - Tai Lam, Tuen Mun, New Territories	Storage	Three years certain and thereafter quarterly	\$1,008,000

Note 1: The users quoted are general descriptions of the primary uses in the tenancy agreements.

Letting of STTs by direct grant and tender as well as their subsequent management are carried out by relevant staff of LandsD as part of their overall land administration duties. No separate breakdown on the expenditure solely for handling this work is available.

- 2) About 130 STTs with a total area of 20 hectares is expected to be let by direct grant in 2023, whereas about 50 STTs with a total area of 20 hectares is expected to be let by tender in 2023. The actual number and area of these STTs will hinge on various factors, such as the availability of relevant sites and market response. We are therefore unable to provide detailed information of the individual sites at this stage.

For STTs to be let by tender, LandsD will publish the particulars of individual sites in a six months' STT tender forecast in its website (<http://www.landsd.gov.hk/en/stt/forecast.htm>) which in general will be updated on a monthly basis, as and when the relevant sites are ready to be tendered. The tender results will also be published by Government Gazette and on LandsD's website (<http://www.landsd.gov.hk/en/stt/records.htm>).

Letting of STTs by direct grant and tender as well as their subsequent management are carried out by relevant staff of LandsD as part of their overall land administration duties. No separate breakdown on the expenditure solely for handling this work is available.

- 3) According to the established land administration policy, STT sites let by open tender will be put up for re-tender upon expiry or termination of the tenancy so as to provide a level-playing field for prospective or interested market operators to submit tenders for using the sites concerned.

Since October 2019, the Government has implemented various measures in support of enterprises during the pandemic, including providing rental and fee concessions respectively for STTs and waivers for business and community uses under LandsD, as well as suspending the re-tender of STTs (except where STTs are terminated by the tenants themselves or by the Government on policy grounds). These measures aim to relieve the operating pressure faced by enterprises and to provide certainty and stability to tenants.

The 2023-24 Budget announced the extension of the rental or fee concession for eligible STTs and waivers under LandsD for six months until end-2023, with the concession rate reduced from 75% to 50% in view of the progressive resumption of social normalcy. The Government will formulate plans for resuming the re-tender of STTs at an appropriate juncture. When there are concrete details, relevant tenants and waiver holders will be notified in good time to facilitate their preparation.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)103

(Question Serial No. 2931)

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 the revitalisation scheme for industrial buildings (IBs), will the Government inform this Committee of the following:

- 1) Since the launch of the pilot scheme for charging premiums at standard rates for the redevelopment of old IBs on 15 March 2021, what are the details of the applications received, including the uses after redevelopment, the number of applications approved and its percentage share in eligible IBs; what are the reasons for rejection?
- 2) Will the Government extend and further enhance the pilot scheme which covers a two-year implementation period and is only applicable to redevelopment of pre-1987 IBs? If yes, what are the details? If no, what are the reasons?

Asked by: Hon YICK Chi-ming, Frankie (LegCo internal reference no.: 21)

Reply:

- 1) On 15 March 2021, the Government launched a two-year pilot scheme on charging land premium at standard rates for lease modification applications involving redevelopment of industrial buildings (IBs) constructed before 1987 (Pilot Scheme), which serves as an alternative to the conventional premium assessment on a case-by-case basis. The Pilot Scheme aims to provide certainty on the amount of land premium to be charged through promulgating a set of standard rates upfront, so as to incentivise IB owners to come forth for redevelopment of old IBs and expedite the processing of relevant lease modification applications.

From its launch until end-February 2023, there were 13 executed lease modifications for redevelopment of IBs which were eligible for the Pilot Scheme. Among these 13 cases, 11 opted for land premium to be charged at standard rates, comprising nine cases for commercial use and two cases for residential-cum-commercial uses upon redevelopment which would generate commercial gross floor area (GFA) of about

158 500 square metres (m²) and 4 300 flats in total. The two remaining cases concluded by the conventional premium assessment method are for commercial use upon redevelopment which would generate commercial GFA of about 55 000 m².

- 2) Having regard to the positive market feedback, the Government announced in March 2022 the extension of the Pilot Scheme for one year until 31 March 2024 so as to allow more time for owner of IBs to plan for redevelopment and for the Government to gather more experience for review. The level of standard rates would remain unchanged during the extended period. Furthermore, as announced in the Chief Executive's 2022 Policy Address, the Government will regularise the arrangement and aim to put forward a concrete implementation plan by mid-2023.

- End -

CONTROLLING OFFICER'S REPLY**DEVB(PL)125****(Question Serial No. 3500)**

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. What was the total number of land control cases received by the Lands Department (LandsD) in the past three years? Please provide a breakdown of land control cases received through various sources, including complaints from the public/media reports, referrals from other government departments/bodies and District Councils and detection by LandsD.
2. What were the respective numbers of land control cases referred from various government departments/bodies to LandsD in the past three years?

Asked by: Hon SO Cheung-wing (LegCo internal reference no.: 27)

Reply:

1. The respective numbers of land control cases received by the Lands Department (LandsD) through various sources from 2020 to 2022 are provided below –

Year	2020	2021	2022
Public/media reports	11 195	12 437	10 546
Government departments/public bodies	2 426	3 597	3 448
District Councils	21	123	8
Detection by LandsD	871	554	285
Total	14 513	16 711	14 287

2. The respective numbers of land control cases referred from other government departments/public bodies to LandsD from 2020 to 2022 are provided below –

Year	2020	2021	2022
Agriculture, Fisheries and Conservation Department	15	1	14
Architectural Services Department	8	2	6
Buildings Department	93	10	133
Civil Engineering and Development Department	28	3	4
Drainage Services Department	14	9	29
Environmental Protection Department	128	2	289
Food and Environmental Hygiene Department	286	266	18
Fire Services Department	19	6	2
Home Affairs Department	342	1 246	11
Housing Department	2	8	2
Hong Kong Police Force	246	232	103
Highways Department	124	20	180
Leisure and Cultural Services Department	11	16	12
Legislative Council	3	12	19
Office of The Ombudsman	3	2	2
Planning Department	61	110	87
Transport Department	47	51	28
Water Supplies Department	7	7	9
Others (including other departments and public bodies, etc.)	989	1 594	2 500
Total	2 426	3 597	3 448

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)126

(Question Serial No. 3474)

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:

With regard to the policy on land resumption and rehousing,

- a) What measures will the Government take to step up its efforts to explain to persons affected by land resumption and clearance and to carry out the processing work related to rehousing and compensation?
- b) Has the effectiveness of the work been evaluated? If yes, please provide the details; if no, what are the reasons?
- c) Are there any plans to increase provisions for expenditure and manpower resources to handle the work? If yes, please set out the estimated additional expenditure, the number of permanent posts to be created and the manpower arrangements, as well as the detailed implementation schedule of the plan. If no, please give the reasons.

Asked by: Hon TIK Chi-yuen (LegCo internal reference no.: 327)

Reply:

a) & b)

In recent years, the Government has introduced a range of measures to enhance rehousing and compensation arrangements for persons affected by resumption and clearance exercises. In mid-2018, the Government introduced a new non-means-tested rehousing option (in addition to the means-tested rehousing option which has been available all along), and relaxed the eligibility criteria and amount of ex-gratia allowance (EGA) payable for eligible households. In May 2022, the Government also enhanced the ex-gratia compensation arrangements for business operators and landowners, including relaxing the eligibility criteria concerning the operation duration and removing the cap on the size of open areas qualified for calculation of EGA for business undertakings; and merging the four zones into two zones under the ex-gratia zonal compensation system based on the intended uses after resumption for providing

ex-gratia compensation to landowners. These measures together have significantly improved the affected persons' prospect of rehousing and the sum of EGAs receivable.

Bearing in mind that resumption and clearance may bring about hardship to the affected persons, the Government follows a "people-oriented" philosophy in assisting the persons concerned. Currently, the Lands Department (LandsD) would reach out to the affected persons at the soonest possible juncture (generally at the time of conducting pre-clearance survey) to provide them with information on estimated departure timeframe and the various means of assistance the Government could offer with reference to their preferences and situations. Thereafter, LandsD would continue to maintain close communication with affected persons, including providing assistance to them through its social service team and home visits to explain rehousing and compensation for individual cases. Under the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill 2022 (the Bill) introduced into the Legislative Council (LegCo) in December 2022 and being examined by the Bills Committee of LegCo, an express mandate is proposed to be provided in the law for the Government to handle objections on land resumption (with specific statutory procedures and clear statutory time periods to be institutionalised in the law) in parallel with the statutory planning process, and to provide rehousing and compensation right after obtaining authorisation for land resumption without waiting for approval of the relevant works funding. These measures aim to improve the communication with affected persons and respond to their aspirations for receiving rehousing and compensation earlier to plan ahead.

- c) The work on assisting persons affected by resumption and clearance is undertaken and absorbed by the existing manpower and resources of LandsD. LandsD will review the expenditure and manpower resources to handle the work having regard to the caseload.

- End -

CONTROLLING OFFICER'S REPLY

HB059

(Question Serial No. 0517)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Legal Advice
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Housing

Question:

The Government has set the target time for approving sale and purchase agreements and deeds of mutual covenant (DMCs) within 13 weeks. However, the target was not met in the past 5 years, with the attainment rates ranging from the lowest 80% (in 2018) to the highest 94% (in 2021). In this connection,

1. What are the reasons for the persistent failure in meeting the target for approving sale and purchase agreements and DMCs? Are there any plans to raise the attainment rates? If yes, what are the details?
2. What was the total number of cases in which sale and purchase agreements and DMCs for residential properties were not approved within 13 weeks in the past 3 years? What was the total number of flats where delivery of possession to the purchasers was deferred as a consequence?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 10)

Reply:

1. The Legal Advisory and Conveyancing Office (LACO) of the Lands Department (LandsD) aims to approve Sale and Purchase Agreements (S/P Agreements) under the LandsD Consent Scheme and Deeds of Mutual Covenant (DMCs) within 13 weeks (excluding the time waiting for the replies from the applicants to its requisitions). The complexity of the cases varies from development to development and it is necessary to settle all issues before the relevant approval can be given by the LACO. For those cases which could not be completed within 13 weeks between 2018 and 2022, longer processing time was required as the LACO needed to negotiate with the applicants to settle issues relating to changes of building plans, designation of different types of common areas, arrangements for private lift lobby, etc. Besides, the LACO had to handle several cases concerning different phases of the same development simultaneously.

In order to meet the target of issuing approval within 13 weeks, the LACO has been exploring ways to streamline the processing procedures under the LandsD Consent Scheme and expedite the processing of the applications for approval of S/P Agreements and DMCs. In 2018, the LACO drew up a set of standard clauses for use by practitioners when preparing DMCs. In 2020 and 2021, the LACO devised standard forms of Statutory Declaration and Finance Undertaking for cases where completion of the development is financed by the combined method of Building Mortgage and Finance Undertaking. For details, please refer to the LACO Circular Memoranda Nos. 79, 79A, 72D and 75B (link: <https://www.landsd.gov.hk/en/resources/practice-notes/laco.html#number>). The LACO will continue to enhance its work on these 2 fronts.

2. Amongst 100 S/P Agreements in respect of residential developments approved by the LACO from 2020 to 2022, 8 could not be approved within 13 weeks, involving 3 735 residential units. Amongst 113 DMCs in respect of residential developments approved during the same period, 14 could not be approved within 13 weeks, involving 13 223 residential units. The S/P Agreements and DMCs have to be approved by the LACO before the sale of residential units can commence. In general, developers would arrange pre-sale of their residential units before completion of residential projects. The time taken by the LACO to approve these 2 documents therefore does not affect the date on which the purchasers enter into Assignments and take possession of their residential units. The date on which the purchasers take possession of their residential units would hinge on the completion of construction of the units.

- End -

CONTROLLING OFFICER'S REPLY

HB060

(Question Serial No. 3063)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (3) Legal Advice
Controlling Officer: Director of Lands (Andrew LAI)
Director of Bureau: Secretary for Housing

Question:

The Lands Department has pointed out that in 2023-24, it will explore ways to further streamline the existing procedures for giving consent to the sale of uncompleted units. In this connection, would the Government please reply to the following:

1. What are the estimated expenditure and manpower involved?
2. Has a target been set for the number of units in uncompleted developments to be approved for sale under the Lands Department Consent Scheme? If yes, please provide the details; if no, what are the reasons?

Asked by: Hon LAU Kwok-fan (LegCo internal reference no.: 63)

Reply:

1. The Legal Advisory and Conveyancing Office (LACO) of the Lands Department is responsible for the processing of applications for consent to the sale of uncompleted residential units. As the work has been subsumed into the overall duties of the staff of the LACO, there is no separate breakdown of the expenditure and manpower solely for this task.
2. The LACO will handle applications for consent to the sale of uncompleted residential units as soon as practicable, with a target of approving them within 13 weeks (excluding the time waiting for the replies from the applicants to its requisitions). The LACO expects to complete the approval of 43 applications in respect of residential developments involving some 22 000 residential units in 2023.

- End -