

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)169**

**(Question Serial No. 0356)**

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

Question (Member Question No. 30):

According to the Administration, flat supply for 2013-14 (from April 2013-Jan 2014) through lease modification/land exchange was only 80, far lower than the original estimate of 3 500. In this connection, will the Administration inform this Committee:

- a) the reasons for the much-lower-than-expected figures concerning flat supply through lease modification/land exchange for 2013-14; and
- b) since an annual provision of HK\$4.937 million has been allocated to the Lands Department for the creation of eight additional posts for four years from 2013-2014 to 2016-2017 to speed up the processing of lease modification applications, whether the additional resources have sped up the processing time of lease modification applications;
- c) what efforts will be made by the Administration for 2014-15 to facilitate flat supply from the source of lease modification/land exchange?

Asked by: Hon. SHEK Lai-him, Abraham

Reply:

- a) The estimated flat number through lease modification/land exchange depends on the scale of development involved in the lease modifications/land exchanges concluded during the year in question. The time required for processing and concluding lease modification/land exchange applications depends on progress of the various aspects, such as finalisation of development parameters and other terms in the leases, resolution of technical constraints, negotiations on premium, etc. It is an interactive and dynamic process during which the applicants' development proposals and decisions may also be influenced by the market.
- b) The annual provision of \$4.937 million allocated to the Lands Department (Lands D) is used for the creation of eight additional posts, namely, two Senior Estate Surveyor, two Estate Surveyor and four Survey Officer (Estate) posts for four years from

2013-14 to 2016-17. With the additional provision and internal re-deployment of existing resources, we have strengthened the manpower deployed for processing lease modification/land exchange applications. While the additional resources have provided relief and helped us discharge the processing work more efficiently, given the nature of the process as set out in (a) above, the effectiveness may not be readily quantifiable in numerical terms.

- c) Lands D has been rationalising the land administration processes in consultation with stakeholders. The efforts will continue, including the consolidation/revision of practice notes on giving approvals under lease. The Government will also introduce a Pilot Scheme for Arbitration on Land Premium to facilitate early agreement on land premium payable for lease modifications/land exchanges.