

CONTROLLING OFFICER'S REPLY

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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. 42):

In 2014-15, the Lands Department will continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments and to expedite the processing of applications in respect of revitalisation of industrial buildings. What are the details and the estimated expenditure involved? Following the implementation of the streamlining measures, to what extent is the processing time of the applications expected to be shortened as compared with the original performance measures?

Asked by: Hon. YICK Chi-ming, Frankie

Reply:

The Lands Department (Lands D) will continue to rationalise land administration processes in consultation with stakeholders. 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.

The processing of lease modification/land exchange applications and applications in respect of revitalisation of industrial buildings, as well as the premium assessments, cut across different offices in Lands D. Some staff work on specific area of work full-time while others may take up as part of their overall duties. We do not have a precise estimate on the number of staff and expenditure involved.

In general, Lands D's target is to issue provisional basic terms offer or provide an indication of in-principle agreement in respect of lease modification/land exchange applications within 22 weeks upon receipt of a valid application (if the application is not rejected). As our staff are also dealing with other types of work which include handling of a considerable number of land sale sites in 2014-15, we do not anticipate adjustment of this target. Moreover, given the interactive and dynamic process in handling lease modification/land exchange applications during which the applicants' development proposals and decisions may be influenced by the market, the effectiveness of streamlining measures may not be readily quantifiable in numerical terms.