

**CONTROLLING OFFICER'S REPLY****DEVB(PL)403****(Question Serial No. 5162)**

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. 67):

In 2014-15, the Lands Department will continue to streamline and expedite the processing of lease modifications, land exchanges and premium assessments. Will the Administration inform this Committee:

- (1) of the average time and expenditure required for processing lease modifications, land exchanges and premium assessments; and
- (2) whether any target, including the average time and expenditure required, has been set for streamlining and expediting the processing of lease modification, land exchanges and premium assessments? If yes, what are the details; if no, what are the reasons?

Asked by: Hon. TIEN Pei-chun, James

Reply:

The processing of lease modification/land exchange applications and the process of premium assessments cut across different offices in the Lands Department (Lands D). Some staff work on specific areas 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.

The following table shows the average time taken by Lands D in processing the lease modification and land exchange applications that were executed in 2013.

	Number of cases executed in 2013	Average number of days from validated application to execution of lease documents (Note)
Lease modification	84	149
Land exchange	5	302
Total	89	158

Note : The average time indicated does not include “non-counting days” which are the time taken for processes that cannot be controlled by the Department, e.g. applicants applying for planning permission for their proposed development schemes, preparing the necessary technical assessments, proving legal title to the private lots involved and premium negotiations. The time taken to complete processing of an application varies from case to case depending on factors such as the complexity of the case and the total workload on staff during the processing period.

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 of 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 land sale sites of a considerable number in 2014-15, we do not anticipate adjustment of this target.