

CONTROLLING OFFICER'S REPLY**DEVB(PL)412****(Question Serial No. 5104)**

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. 173):

In respect of government land granted by way of short term tenancy (STT) in Kowloon, will the Administration provide in tabular form:

- 1) the details of government land used for other development purposes upon expiry of the term of tenancy in 2010-11, 2011-12, 2012-13 and 2013-14, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

- 2) the details of government land expected to be used for other development purposes upon expiry of the term of tenancy in 2014-15, including i) STT No./location, ii) area (square metres) and iii) original use of the STT;

i)	ii)	iii)

- 3) the details of each piece of government land leased by the same tenant through STT for a consecutive period of 30 months or above, including i) STT No./location, ii) area (square metres), iii) uses specified in the STT and iv) the date on which the first STT was granted.

i)	ii)	iii)	iv)

Asked by: Hon. WU Chi-wai

Reply:

In general, the Lands Department would arrange for the disposal of unallocated government land which may be put to gainful use according to the planned long-term use under the town plan. Where the long-term use is yet to be determined or is not yet due for implementation, the Department would try to put the site to appropriate temporary use(s), including temporary uses by other government bureaux/departments or by parties outside the Government through short term tenancies (STTs).

The short term use would be terminated at an appropriate time to tie in with the long-term

use identified for the site or another temporary use which should be given priority in the light of changing circumstances. Depending on the individual circumstances of the case including the long term development programme of the site, the initial term of STTs generally varies from one to three years.

For the past three years in 2010-11, 2011-12 and 2012-13 (up to end 2013), a total of over 300 STTs have been terminated across the whole of Hong Kong for various reasons, including the need for re-tendering the sites on short-term basis, releasing the land for public projects and land sale, allocating the sites to other government departments, etc. We do not have readily available statistics in respect of those STTs terminated to make way for development. For 2014-15, insofar as disposal of land under the 2014-15 Land Sale Programme for residential and commercial developments is concerned, nine STTs are expected to be terminated to release the land required. As there are over 5 000 STTs across the whole of Hong Kong and a considerable number of these have a term of 30 months or more, we have not provided the full list with details for the purpose of this reply in consideration of time required for compiling such information.