

CONTROLLING OFFICER'S REPLY

DEVB(PL)342

(Question Serial No. 4427)

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:

1. How many successful cases of agreement on land premium made through the Pilot Scheme for Arbitration on Land Premium (the Pilot Scheme) were there in each of the past three years? What were the amounts of land premium involved?
2. How many unsuccessful cases of arbitration were there in each of the past three years?
3. As far as the Pilot Scheme is concerned, what are the estimated expenditures on publicity and education in the coming year?

Asked by: Hon Alan LEONG Kah-kit (Member Question No. 91)

Reply:

1. Since the launch of the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) in October 2014, there is one case with land premium successfully determined through arbitration. The land exchange document (including the determined land premium of \$39.26 million) was executed in December 2015 and then registered in the Land Registry.
2. Up to the end of February 2016, the Lands Department (Lands D) had made a total of 14 invitations to lot owners to settle premium discussions through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. Among the 14 invitations, one case had proceeded to arbitration and was concluded in December 2015, while the arbitration option for another case is being actively considered by the Government and the applicant. The lot owners in respect of the remaining 12 invitations have chosen to continue to negotiate the premium with Lands D.

Separately, Lands D has declined one application for arbitration which did not meet the policy objective of increasing land supply.

3. To promulgate the Pilot Scheme, an Information Note setting out the general procedures and requirements of the Pilot Scheme was uploaded to the website of Lands D and shared with stakeholder groups in October 2014. The Government will continue to select suitable lease modification and land exchange cases which fulfill the general criteria as published in the Information Note and invite relevant applicants to use arbitration to determine the amount of land premium payable. No expenditure on publicity and education will be incurred in the coming year.

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