

CONTROLLING OFFICER'S REPLY

DEVB(PL)155

(Question Serial No. 1864)

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:

- (a) Please list the number of the temporary sites, site areas and locations of the sites currently managed by the Lands Department (Lands D) but not yet let by way of short term tenancy (STT);
- (b) The total numbers and the total areas of sites let by way of STT by Lands D in the past five years;
- (c) Land let by way of STT by Lands D according to sizes (≤ 200 square metres, 201-400, 401-600, 601-800, 801-1 000, 1 001-2 000, 2 001-4 000, 4 001-6 000, 6 001-8 000, 8 001-10 000, $\geq 10 001$ square metres) and by 18 districts in the past five years;
- (d) The numbers of temporary land allocation granted by Lands D to government departments and the land use of each allocated site in the past five years;
- (e) The properties managed by Lands D according to the categories of uses of the buildings in the past five years;
- (f) Please list all the sites, site areas and uses of the sites granted by way of private treaty in the past two years;

Asked by: Hon TIEN Puk-sun, Michael (Member Question No. 66)

Reply:

- (a) The Lands Department (Lands D) fences off and manages those areas of unallocated government land which: (i) have some potential for development but where the long-term use is yet to be determined or not yet due for implementation; or (ii) have little potential for development but may be put to gainful use such as community and greening purposes not involving substantial building(s). In general, except for those sites under category (i) which are earmarked for disposal in the short term, Lands D would try to put the sites to appropriate temporary use(s), including temporary uses by government bureaux or departments on temporary government land allocations (TGLAs) or by parties outside the Government through short term tenancy (STT). For sites under category (ii), the relevant District Lands Offices (DLOs) have been circulating the lists to the relevant District Councils on a regular basis. The list relevant to the concerned district is also copied to the subject District Office and District Social Welfare Office and is available for public inspection at the subject DLO.
- (b) & (c) Information on the area and location of land granted by STTs in the past five years by district is tabulated below:

District	Area of land granted by STTs in hectare (ha)				
	2012	2013	2014	2015	2016
Hong Kong East	1.44	1.27	0.88	0.28	0.71
Hong Kong West & South	0.85	4.25	4.08	0.59	2.24
Kowloon East	9.09	13.13	7.29	8.85	3.44
Kowloon West	15.32	12.40	7.92	4.51	5.38
Islands	46.81	6.42	5.00	1.14	1 693.76 (Note)
North	4.28	6.32	3.64	1.99	15.42
Sai Kung	2.23	4.84	3.27	2.24	8.78
Sha Tin	3.12	4.66	17.51	2.14	6.52
Tuen Mun	3.75	6.13	1.07	4.66	1.87
Tai Po	5.37	4.17	0.88	3.00	2.69
Tsuen Wan & Kwai Tsing	21.64	10.19	7.28	4.31	0.54
Yuen Long	12.89	1.12	5.01	4.19	2.90
Sites for railway development projects	12.35	0.04	0.17	0.01	0.10
Total by area	139.14	74.94	64.00	37.91	1 744.35 (Note)
Total by number of STTs granted in the year	283	221	240	222	226

Note: Including about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System and about 50 ha let to the Scout Association of Hong Kong for a special camping event.

Due to the number of STTs involved, Lands D is not able to compile a breakdown by the suggested ranges of area within the limited time.

- (d) We do not have readily available statistics on TGLAs granted before 2014. Information on the number and land use of TGLAs granted in 2014, 2015 and 2016 is set out in the following table:

Uses	2014		2015		2016	
	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)
Works areas	70	60.01	56	77.84	51	31.08
Site office, depot/storage	15	4.15	20	5.65	22	6.41
Community facilities	8	0.74	12	4.95	11	2.28
Others e.g. kiosks, barging point	5	2.03	3	1.17	1	0.98
Total	98	66.93	91	89.61	85	40.75

Note: The above TGLAs were granted to government departments including Highways Department, Civil Engineering and Development Department, Water Supplies Department, Drainage Services Department, Home Affairs Department, Environmental Protection Department etc. For those works sites which are required for government projects, such as those for construction of roads or highways, they are allocated for implementation of the permanent use and the sites concerned would normally become part of the infrastructure upon expiry of the TGLA.

- (e) Properties managed by Lands D in the past five years included mainly properties with leases expired, properties vested in the Financial Secretary Incorporated and lots re-entered by the Government due to default of the former owners, as well as lots with buildings resumed or surrendered. Information on prevailing uses of the properties is set out in the following table:

Prevailing uses	Numbers of properties/units managed				
	2012	2013	2014	2015	2016
Domestic uses	133	133	69	68	63
Shop and other non-domestic uses	47	43	42	42	42
Occupied by non- governmental organisations (NGOs) for non-profit-making purposes	36	36	34	35	36
Roof	21	21	12	12	12
Total	237	233	157	157	153

(f) A total of 32 private treaty grants involving grant of land (excluding small house land grants) were executed in 2015 and 2016. Information on the use and area of the sites is summarised in the following table:

Uses	2015		2016	
	No. of Private Treaty Grant	Total site area (m ²)	No. of Private Treaty Grant	Total site area (m ²)
Residential	10	146 221	7	17 066
School/college	1	19 552	4	26 805
Religious/welfare	1	1 240	0	0
Railway purposes	0	0	6	67 784 and strata of land and airspace as described in the leases
Others, e.g. garden, electricity substation, horse-racing and related facilities	1	1 595	2	683 660

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