

CONTROLLING OFFICER'S REPLY**DEVB(PL)169****(Question Serial No. 1437)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Thomas CHAN)

Director of Bureau: Secretary for Development

Question:

- A) Please provide information on the sites, buildings or units in buildings currently managed and maintained by the Lands Department with a breakdown by District Council district:

	Left vacant for less than two years			Left vacant for two years or more		
	Number	Total area	Cost of management	Number	Total area	Cost of management
Sites						
By District Council district						
Buildings						
By District Council district						
Units in Buildings						
By District Council district						

- B) Regarding the repair orders issued for the above government properties, will the Government inform this Committee of the details about the repair works, such as the amount of payment and number of working days involved?

Asked by: Hon LAM Kin-fung, Jeffrey (LegCo internal reference no.: 59)

Reply:

- A) In the year of 2018, the Lands Department (LandsD) managed and maintained 1 626 vacant sites and a breakdown on the number and area of these sites by District Lands Office is provided below. The majority of these sites are sites earmarked for and pending long-term or permanent development, sites fenced-off after land control action, sites under processing for short-term or temporary uses, works sites returned by various works departments after completion of projects, and sites that are in transition between different uses. LandsD is responsible for their general maintenance including grass cutting, pest control, as well as prevention of unauthorised occupation. LandsD has no readily available information on the durations for which these 1 626 vacant sites had been left vacant. As the cost of their management and maintenance forms part of the overall government land control work carried out by LandsD, there is no separate breakdown in respect of such cost.

District Lands Office	No. of Sites	Area (m²) (About)
Hong Kong East	48	108 000
Hong Kong West & South	155	247 000
Kowloon East	83	556 000
Kowloon West	48	94 000
Islands	98	143 000
North	325	492 000
Sai Kung	142	278 000
Sha Tin	123	123 000
Tuen Mun	86	297 000
Tai Po	85	94 000
Tsuen Wan & Kwai Tsing	112	95 000
Yuen Long	321	443 000
Total	1 626	2 970 000

In addition to vacant sites, LandsD also manages certain landed properties on behalf of the Government, including mainly properties with leases already 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 buildings resumed or surrendered. A breakdown, by District Lands Offices, of 152 such properties is set out in the table below (excluding bona vacantia properties which may be vested in the Government due to dissolution of companies under the Companies Ordinance or re-vested into the companies upon restoration of the dissolved companies from time to time). Excluding roof and passageway for public use which are considered not suitable for letting out, the remaining properties are either let out or with applications for their use being processed. Where appropriate, consideration would also be given to disposing these properties through open tender. The cost of management of these properties has been subsumed under the overall estimated expenditure of LandsD and hence cannot be quantified separately.

District Lands Office	No. of Properties
Hong Kong East	7
Hong Kong West & South	5
Kowloon West	140
Total	152

- B) Repair orders were issued on a need basis, and the number of repair orders issued for government properties managed and maintained by LandsD in 2018 is 141. The payment involved in repairs of these properties from April 2018 up to February 2019 is about \$0.831 million (the total payment amount may not necessarily correspond to the repair orders issued in 2018 because the issuance of repair orders and the payment upon completion of the orders may not take place within the same year, and some of the payments are contributions towards repair works of multi-owned buildings). LandsD does not have statistics of the number of working days involved in carrying out the repair works under these repair orders as the duration required for each case would depend on the nature, scale and complexity of the works involved.

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