

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)185**

**(Question Serial No. 0586)**

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:

Please list the following:

- (1) the number of temporary sites currently managed by the Lands Department (LandsD) but not yet let by way of short-term tenancy (STT), their areas, uses and current uses;
- (2) the total number and total area of sites let by way of STT by LandsD in the past five years; a breakdown of the sites let by way of STT by LandsD by area ( $\leq 200$ , 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 and  $\geq 10 001$  square metres) and by 18 districts in the past five years;
- (3) the number of temporary land allocation granted by LandsD to government departments and the use of each site in the past five years;
- (4) a breakdown of the properties managed by LandsD by use of building in the past five years;
- (5) all the sites granted by way of private treaty, their areas and uses in the past two years;
- (6) the total number of newly-built private residential units in the past six years; a breakdown of the number of newly-built private residential units by saleable area (smaller than 10, 15, 20, 30 and 50 square metres) and their percentage share in the total number of newly-built private residential units in the past six years;
- (7) the size of government land reserves in the past five years; and

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 14)

Reply:

- (1) In the year of 2018, the Lands Department (LandsD) managed 1 626 vacant sites of total 297 hectares (ha) and was responsible for their general maintenance, including grass cutting, pest control, as well as prevention of unauthorised occupation. 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 being put to different uses.
- (2) Information on the area and location of land granted by short-term tenancies (STTs) in the past five years by District Lands Office is tabulated below:

District Lands Office	Area of land granted by STTs (ha)				
	2014	2015	2016	2017	2018
Hong Kong East	0.88	0.28	0.71	1.93	0.57
Hong Kong West & South	4.08	0.59	2.24	9.86	2.15
Kowloon East	7.29	8.85	3.44	8.91	0.87
Kowloon West	7.92	4.51	5.38	1.11	4.74
Islands	5.00	1.14	1 693.76 (Note 1)	0.83	3.48
North	3.64	1.99	15.42	0.74	1.49
Sai Kung	3.27	2.24	8.78	2.29	1.58
Sha Tin	17.51	2.14	6.52	1.79	5.82
Tuen Mun	1.07	4.66	1.87	8.76	0.47
Tai Po	0.88	3.00	2.69	7.05	2.59
Tsuen Wan & Kwai Tsing	7.28	4.31	0.54	5.69	7.15
Yuen Long	5.01	4.19	2.90	4.29	2.87
Sites for railway development projects	0.17	0.01	0.10	0.04	0.01
<b>Total by area</b>	<b>64.00</b>	<b>37.91</b>	<b>1 744.35</b> (Note 1)	<b>53.29</b>	<b>33.79</b>
<b>Total by number of STTs granted in the year</b>	<b>240</b>	<b>222</b>	<b>226</b>	<b>233</b>	<b>180</b>

Note 1: 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, LandsD is not able to compile a breakdown by the suggested ranges of area within the limited time.

- (3) Information on the number and land use of temporary government land allocations (TGLAs) granted in the past five years is set out in the following table:

Uses	2014		2015		2016		2017		2018	
	No. of TGLAs	Total area (ha)	No. of TGLAs	Total area (ha)	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	35	13.22	36	106.36 (Note 2)
Site office, depot/ storage	15	4.15	20	5.65	22	6.41	14	5.23	13	6.32
Community facilities	8	0.74	12	4.95	11	2.28	7	0.74	6	0.52
Others e.g. kiosks, barging point	5	2.03	3	1.17	1	0.98	3	3.22	1	0.65
<b>Total</b>	<b>98</b>	<b>66.93</b>	<b>91</b>	<b>89.61</b>	<b>85</b>	<b>40.75</b>	<b>59</b>	<b>22.41</b>	<b>56</b>	<b>113.85</b> (Note 2)

Note 2: Including about 91.6 ha allocated to the Civil Engineering and Development Department (CEDD) for the implementation of the project of Innovation and Technology Park in Lok Ma Chau Loop.

The above TGLAs were granted to government departments including the Highways Department, CEDD, the Water Supplies Department, the Drainage Services Department, the Home Affairs Department, the 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.

- (4) Properties managed by LandsD in the past five years included 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. Information on prevailing uses of such properties (excluding bona vacantia properties which may be vested in the Government due to dissolution of companies under the Companies Ordinance or revert into the companies upon restoration of the dissolved companies from time to time) is set out in the following table:

Prevailing Uses	Numbers of properties/units managed				
	2014	2015	2016	2017	2018
Domestic uses	69	68	63	62	62
Shop and other non-domestic uses	42	42	42	42	42
Occupied by NGOs for non-profit making purposes	34	35	36	36	36
Roof	12	12	12	12	12
Total	157	157	153	152	152

- (5) Details of sites granted by way of private treaty in the past two years are set out in the table below. Information on sites granted by way of private treaty is also available on LandsD's website ([https://www.landsd.gov.hk/en/exc\\_mod/ptg.htm](https://www.landsd.gov.hk/en/exc_mod/ptg.htm)) and updated on a monthly basis.

Item	Lot – Location	Use <sup>(Note 3)</sup>	Site Area (ha) (about)
2017			
1.	New Kowloon Inland Lot No. 6558 - Junction of Kowloon Road and Kiu Yam Street, Sham Shui Po	Residential <sup>(Note 3(b))</sup>	0.0543
2.	New Kowloon Inland Lot No. 6519 - Choi Hing Road, Jordan Valley	Residential <sup>(Note 3(c))</sup>	1.1760
3.	Tung Chung Town Lot No. 43 - Area 27, Tung Chung	Residential <sup>(Note 3(c))</sup>	0.9611
4.	New Kowloon Inland Lot No. 6600 - Off Hing Wah Street West, Cheung Sha Wan	Residential <sup>(Note 3(c))</sup>	1.9932
5.	Lot No. 1040 in Demarcation District No. 103 - West Rail Kam Sheung Road Station, Phase 1	Commercial / Residential <sup>(Note 3(a))</sup>	4.1687
6.	Kowloon Inland Lot No. 11259 - Fuk Chak Street and Li Tak Street, Tai Kok Tsui	Residential <sup>(Note 3(b))</sup>	0.0768
7.	Fanling Sheung Shui Town Lot No. 265 - Lung Ma Road, Queen's Hill, Fanling	Electricity Substation	0.1451
8.	Kowloon Inland Lot No. 11265 - Junction of Sheung Shing Street and Fat Kwong Street, Ho Man Tin	University	0.2241

Item	Lot – Location	Use <sup>(Note 3)</sup>	Site Area (ha) (about)
9.	New Kowloon Inland Lot No. 6540 - Junction of King Fuk Street, Tsat Po Street and Sam Chuk Street, San Po Kong	Non-profit-making Youth Centre and Non-profit-making Youth Hostel	0.9538
10.	New Kowloon Inland Lot No. 6581 - Muk On Street, Kai Tak	Residential <sup>(Note 3(c))</sup>	0.5708
2018			
1.	Kowloon Inland Lot No. 11254 - Reclamation Street/ Shantung Street, Mong Kok	Residential <sup>(Note 3(b))</sup>	0.1390
2.	Sha Tin Town Lot No. 619 - Hang Kin Street, Ma On Shan, Sha Tin	Residential <sup>(Note 3(c))</sup>	0.5438
3.	New Kowloon Inland Lot No. 6559 - Junction of Tung Chau Street and Kweilin Street, Sham Shui Po	Residential <sup>(Note 3(b))</sup>	0.1490
4.	New Kowloon Inland Lot No. 6618 - Junction of Fat Tseung Street, Lai Chi Kok Road and Tonkin Street, Cheung Sha Wan	Residential <sup>(Note 3(d))</sup>	2.3434
5.	Hung Hom Inland Lot No. 552 - Lee Kung Street, Hung Hom	Senior Citizen Residential Units and Residential Care Home for the Elderly	0.1686

Note 3: The uses quoted are general descriptions of the broad type of uses permissible under the relevant leases and not intended to be the legal interpretation of the user conditions of the lot(s) in question. The respective lots for residential or commercial/residential uses were granted for one of the following projects/schemes:

- (a) Railway Development Project;
- (b) Urban Renewal Project;
- (c) Home Ownership Scheme; or
- (d) Public Housing Development Project.

(6) LandsD does not have information on the total number of newly-built private residential units in the past six years and their breakdown by various ranges of saleable areas.

- (7) The Government has been making every effort through a multi-pronged approach to identify land to meet the housing, economic and social development needs of Hong Kong.

Among others, the Government announced on 20 February 2019 that we fully accepted the recommendations tendered by the Task Force on Land Supply on land supply strategy and eight land supply options worthy of priority for studies and implementation. One of the key features of our enhanced land supply strategy is to ensure a sustained and sufficient supply of land and to build up a land reserve for creating more favourable conditions for our housing, livelihood and long-term development. To this end, the Steering Committee on Land Supply chaired by the Financial Secretary will be expanded and tasked to, amongst other duties, re-assess our land demand for housing, economic, community and recreational needs and the scale of land reserve that we should target for.

Under the enhanced land supply strategy and in the process of finding and creating land, LandsD will continue to provide support on the necessary land disposal and/or land administration work to facilitate the implementation of various land supply initiatives.

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