

CONTROLLING OFFICER'S REPLY**DEVB(PL)187****(Question Serial No. 0866)**

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:

It is mentioned under the Programme that the Lands Department (LandsD) will continue to take enforcement actions against lease breaches in industrial buildings. Please inform this Committee of the following:

- 1) What was the number of cases involving retail and wholesale activities in industrial units in breach of lease conditions against which LandsD took land control actions? Please provide a breakdown by District Lands Office (DLO) in each of the past three years.
- 2) What was the number of cases involving the provision of residential or subdivided flats in industrial units in breach of lease conditions against which LandsD took land control actions? How many households were affected in these actions? Please provide a breakdown by DLO in each of the past three years.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 29)

Reply:

- 1) The Lands Department (LandsD) does not have readily available statistics on the number of lease enforcement actions taken against industrial units involving retail and wholesale activities. The available statistics on lease enforcement actions taken against non-conforming uses in industrial buildings in all the 12 District Lands Offices (DLOs) in the past three years (2016 to 2018) are as follows:

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2016	2017	2018
Hong Kong East	24	23	4
Hong Kong West & South	12	16	6

DLO	Number of cases with lease enforcement actions taken against non-conforming uses in industrial buildings		
	2016	2017	2018
Kowloon East	86	103	72
Kowloon West	53	65	63
Islands	-	-	-
North	-	-	-
Sai Kung	-	-	-
Sha Tin	63	94	133
Tuen Mun	5	6	20
Tai Po	12	1	-
Tsuen Wan & Kwai Tsing	300	284	238
Yuen Long	3	-	-
Total	558	592	536

- 2) In support of the law enforcement actions by other departments against the provision of residential or sub-divided flats in industrial buildings, LandsD will take lease enforcement action against non-conforming use of industrial building in accordance with the current applicable procedures. The available statistics regarding lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats in all the 12 DLOs in the past three years (2016 to 2018) are as follows:

DLO	Number of cases with lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats (these cases are a subset of those in Part (1))		
	2016	2017	2018
Hong Kong East	-	-	-
Hong Kong West & South	-	-	-
Kowloon East	1	-	-
Kowloon West	-	-	-
Islands	-	-	-
North	-	-	-
Sai Kung	-	-	-
Sha Tin	-	-	-
Tuen Mun	1	-	1
Tai Po	-	-	-
Tsuen Wan & Kwai Tsing	35	-	-
Yuen Long	-	-	-
Total	37	-	1

LandsD does not have readily available information on the number of households affected by lease enforcement actions taken against industrial units involving the provision of residential or subdivided flats.

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