

CONTROLLING OFFICER'S REPLY

DEVB(PL)353

(Question Serial No. 5907)

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:

1. Please provide the respective numbers of cases and areas of land granted as at the end of 2018 by way of the following:
 - (i) short-term tenancies (STTs)
 - (ii) temporary government land allocations (TGLAs)
2. Regarding (i) and (ii) above, how many cases with successive expiry of STTs or TGLAs in the coming two years and what are the areas involved?
3. How many small house applications received by the Government fell under the second category (i.e. (ii) mentioned above) in the past three years? Please provide the respective figures on these applications received at year-end with a breakdown by district. How many of these applications were approved, rejected and being processed?

Asked by: Hon KWOK Ka-ki (LegCo internal reference no.: 124)

Reply:

1. (i) As at February 2019, there are about 5 600 short-term tenancies (STTs) with a total area of about 2 500 hectares (ha), which includes about 1 640 ha let to the Airport Authority Hong Kong for land formation and related works of the Three-Runway System.
 - (ii) As at February 2019, there are a total of 4 040 temporary government land allocations (TGLAs) with a total area of about 3 633 ha (including about 348 ha of land allocated to the Civil Engineering and Development Department's project for works related to Kwai Tsing Container Basin and its approach channel as well as about 236 ha and 208 ha of land allocated to the Highways Department respectively for two projects in connection with Hong Kong-Zhuhai-Macao Bridge Hong Kong Link Road and Hong Kong Boundary Crossing Facilities).

2. STTs are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted). If, upon expiry of the fixed terms, the sites concerned are not immediately required for permanent or other temporary uses, those STTs let by direct grant can generally continue on a monthly or quarterly basis, while those let by tender will generally be re-tendered for another fixed term unless the remaining short duration for which the site will be available does not justify re-tendering. STTs will be terminated at an appropriate time to make way for implementation of long-term planned use or another temporary use which should be given priority in the light of new circumstances, or to facilitate re-tendering as appropriate. The Lands Department (LandsD) does not have readily available statistics on STTs that will expire in the coming two years. LandsD also does not have readily available statistics on temporary government land allocations that will expire in the coming two years.

3. Small house grants were made by way of Free Building Licence (on private land), Private Treaty Grant (on Government land) or land exchange. They were not made by way of granting TGLAs.

The numbers of small house applications received, approved and rejected by LandsD in the past three years (2016 to 2018) and the numbers of small house applications being processed and pending processing as at end of December 2018 are set out below:

District	Number of small house applications received (2016 to 2018)	Number of small house applications approved (2016 to 2018)	Number of small house applications rejected (2016 to 2018)	Number of small house applications being processed (as at end of December 2018)	Number of small house applications pending processing (as at end of December 2018)
Islands	187	117	75	428	297
North	936	381	546	2 953	1 021
Sai Kung	257	148	86	882	61
Sha Tin	146	87	224	117	62
Tai Po	478	508	670	184	461
Tsuen Wan & Kwai Tsing	73	8	56	80	170
Tuen Mun	224	156	148	420	83
Yuen Long	1 475	1 101	1 416	3 159	419
Total	3 776	2 506	3 221	8 223	2 574

Note: Due to the lead time required for processing small house applications, the applications approved and rejected during the three-year period may not correspond with the applications received during the same period.