

CONTROLLING OFFICER'S REPLY**DEVB(PL)362****(Question Serial No. 3527)**

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:

The Lands Department administers land in Hong Kong by disposing of land; acquiring private land and clearing land required for the implementation of public works and other projects; managing government leases, unleased land and certain buildings held by the Government; renewing and modifying leases; and maintaining man-made slopes on unallocated and unleased government land.

- a. Please provide, with a breakdown by 18 districts, the information on vacant government sites among different types of land (residential, commercial, industrial, government, institution or community (G/IC), and open space) which were left idle in 2018-19, in the following table:

Location of the vacant government site	Area of the vacant government site	Type of land	Number of years for which the site has been left vacant	Number of staff involved in matters concerning the government site	Expenditure incurred for matters concerning the government site

- b. Please provide, with a breakdown by 18 districts, the information on government sites let out in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the lease	Expenditure incurred for matters concerning the lease

- c. Please provide, with a breakdown by 18 districts, the information on government sites let out under private recreational leases in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

- d. Please provide, with a breakdown by 18 districts, the information on government sites let out for temporary uses [including open storage, car parks and container yards] in 2018-19, in the following table:

Location of the government site let out	Area of the government site let out	Land use	Term of lease	Number of staff involved in matters concerning the government site let out	Expenditure incurred for matters concerning the lease

Asked by: Hon MO Claudia (LegCo internal reference no.: 67)

Reply:

- a. There are instances where sites in development zones are ready for development, but the permanent developments according to planning are not yet ready for immediate implementation, or sites are kept as reserve for future uses. There are also piecemeal sites on government land that are left over by adjacent developments or are the subject of land control actions against illegal occupation or unauthorised structures. The Government would normally endeavor to put such available sites “in transition” into temporary or short-term gainful uses as far as possible, so as to avoid leaving the sites idle and make the best use of available land resources.

In order to optimise the use of land resources, the Lands Department (LandsD) has published the information of vacant government sites (VGSs) (including sites of vacant school premises (VSPs)) under its management and available for application for short-term greening or government/institution/community uses onto its “GeoInfo Map” website (https://www.map.gov.hk/gm/map/search/faci/_VGS?lg=en), and provides

details including location, site area and long-term use (where available) with breakdown by District Council district. As of March 2019, around 850 VGSs (including sites of VSPs) are available for application for short-term use.

LandsD does not have readily available information on the durations for which the VGSs (including sites of VSPs) have been left vacant. The land administration work in respect of the VGSs (including sites of VSPs) is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the manpower and expenditure involved in this respect.

- b. The area of land let out by short-term tenancies (STTs) in the calendar year of 2018 by District Lands Office is tabulated below:

District Lands Office(unless otherwise specified)	Area of land granted by STTs (ha)
Hong Kong East	0.57
Hong Kong West & South	2.15
Kowloon East	0.87
Kowloon West	4.74
Islands	3.48
North	1.49
Sai Kung	1.58
Sha Tin	5.82
Tuen Mun	0.47
Tai Po	2.59
Tsuen Wan & Kwai Tsing	7.15
Yuen Long	2.87
Sites for railway development projects	0.01
Total	33.79

The users of the above STTs mainly include fee-paying carparks, storage, factory, shops, private gardens, works areas/sites for public housing developments and other non-profit-making uses.

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.

- c. As at the end of December 2018, there were a total of 66 private recreational leases (PRLs). Of these, 48 PRLs (which expired in 2011 or 2012) have been renewed, six PRLs (lease term having expired) were being held over as a transitional arrangement to cover the period from the expiry of a PRL to the completion of renewal procedures (if so granted), and the remaining 12 PRLs have not reached their lease expiry dates. A breakdown of these 66 PRLs and the area of land involved are tabulated below:

District Council	Number of PRLs	Area of land involved (square metres) (m²) (about)
Eastern	1	471
Southern	4	92 807
Wan Chai	10	248 575
Kowloon City	4	23 382
Sham Shui Po	1	5 917
Yau Tsim Mong	12	84 555
Wong Tai Sin	1	2 462
Islands	5	44 684
Kwai Tsing	1	690
North	2	1 708 937
Sai Kung	11	1 430 755
Sha Tin	4	159 905
Tai Po	4	41 451
Tsuen Wan	1	64 900
Yuen Long	5	167 832
Total	66	4 077 323

Of these 66 PRLs, 52 PRLs were granted with a lease term of 15 years, four PRLs with a lease term of 21 years, four PRLs with a lease term over 21 years and the remaining six PRLs (lease term having expired) were being held over as a transitional arrangement to cover the period from the lease expiry to the completion of renewal procedures.

The land administration work for PRLs is carried out by staff of LandsD as part of their overall land administration duties. We are unable to provide a breakdown of the manpower and expenditure involved solely for handling the above work.

- d. The area of land granted by way of STTs for temporary uses as public carparking and open storage/container yard purposes in the financial year 2018-19 (up to February 2019) is tabulated below by district:

District Lands Office	2018-19 (up to February 2019)	
	Public carparking purpose (Area) (m ²)	Open storage / container yard purpose (Area) (m ²)
Hong Kong East	2 070	0
Hong Kong West & South	6 026	0
Kowloon East	2 700	0
Kowloon West	18 670	0
Islands	0	168
North	11 480	0
Sai Kung	10 150	0
Sha Tin	8 610	0
Tuen Mun	1 230	0
Tai Po	13 850	0
Tsuen Wan & Kwai Tsing	19 990	25 500
Yuen Long	9 660	232
Total	104 436	25 900

The land administration work for letting of STTs is carried out by staff of LandsD as part of their overall land administration duties, hence we are unable to provide a breakdown of the manpower and expenditure involved solely for handling the above work.

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