

CONTROLLING OFFICER'S REPLY

DEVB(PL)364

(Question Serial No. 4258)

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:

In connection with “managing and maintaining (certain) land, buildings or units in buildings under the responsibility of the Department including man-made slopes and vacant government sites”, would the Government please inform this Committee of the following:

1. The geographical distribution of the 1 626 vacant government sites in 2018-19 and the physical location and area of each of these sites, with a breakdown by District Council district and land use;
2. The number of staff managing these vacant government sites, estimated staff salaries, overall expenditure (including ground investigation, repairs and inspection carried out to check if there is any unlawful occupation);
3. The number of applications for short-term tenancies (STTs) received and approved by the Lands Department in respect of these vacant sites and their lot locations, as well as the distribution of the temporary uses of the sites leased by way of STTs (such as the number of sites leased for the use of public car parks, commercial facilities, social welfare facilities and agriculture) in each of the past two years.

Asked by: Hon SHIU Ka-chun (LegCo internal reference no.: 135)

Reply:

1. In the year of 2018, Lands Department (LandsD) managed 1 626 vacant sites 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. A breakdown on the number and area of these sites by District Lands Office is provided below:

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

Note: LandsD does not have readily available breakdown of the above sites by their land use.

2. Managing these vacant sites is part of the overall government land administration work of the LandsD. There is no separate breakdown in respect of the number of staff, staff salaries and expenditure for managing these sites.
3. Information on the number of short-term tenancies (STTs) approved in 2017 and 2018 by District Lands Office is tabulated below:

District Lands Office	No. of STTs	
	2017	2018
Hong Kong East	7	6
Hong Kong West & South	9	11
Kowloon East	5	5
Kowloon West	5	6
Islands	9	16
North	9	8
Sai Kung	46	37
Sha Tin	15	27
Tuen Mun	6	3
Tai Po	11	18
Tsuen Wan & Kwai Tsing	6	6
Yuen Long	100	34
Sites for railway development projects	5	3
Total	233	180

Information on the user of STTs approved in 2017 and 2018 is tabulated below:

	User Group	2017		2018	
		No. of Cases	Area (ha)	No. of Cases	Area (ha)
STTs granted by way of Tender					
(1)	Fee-paying carpark	34	13.47	41	15.64
(2)	Storage	2	0.44	3	0.08
(3)	Recycling	2	0.92	3	0.32
(4)	Plant nurseries	2	0.07	2	0.24
(5)	Other miscellaneous uses (e.g. driving school, container handling, agricultural purposes)	3	5.3	8	6.31
	Total	43	20.19	57	22.6
STTs granted by way of Direct Grant					
(1)	Works areas or works sites for projects such as public housing, railway, and airport construction works	12	17.64	5	6.87
(2)	Community, education, sports, religious and other non-profit-making uses	6	0.29	5	1.23
(3)	Public utilities	2	0.02	5	0.81
(4)	Fee-paying carpark, open or covered storage, workshops for recycling, plant nurseries, shops and other commercial uses	48	10.69	22	1.08
(5)	Other miscellaneous uses (e.g. guard rooms, pump houses, laying of seawater intake and outfall pipes, access roads, seating areas ancillary to restaurants, livestock keeping, erection of temporary hoardings at construction sites)	14	3.50	7	0.53
(6)	Private Garden	108	0.96	79	0.67
	Total	190	33.10	123	11.19

LandsD does not have readily available information on the number of STT applications received in the past two years.

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