(Question Serial No. 0003)

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 “Matters Requiring Special Attention in 2020-21”, the Administration states that the Department will continue to facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges. In this connection, will the Administration inform this Council the targets and latest development in streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges. Please provide in details the time and procedures that have been reduced for land disposal and lease modifications/land exchanges over the last 12 months as well as the number of land sites that have been benefited by the Department’s streamlined processes and procedures.

Asked by: Hon SHEK Lai-him, Abraham (LegCo internal reference no.: 3)

Reply:

In the past 12 months, the Lands Department (LandsD) introduced various streamlined measures on the processing of general building plans under lease and simplified the formulation of lease conditions. Furthermore, under the auspices of the Development Bureau, the current control regimes on building height restriction, landscape and site coverage of greenery requirements, building separation and building setback have been streamlined and the details of these streamlined procedures have been promulgated under the Buildings, Lands and Planning Department Joint Practice Notes. LandsD will continue to keep under review possible initiatives and further scope for streamlining and expediting the development process.

To expedite the processing of land disposal and lease modification/land exchange cases, LandsD has established two dedicated teams, namely Development Control Section (DCS)
and Land Supply Section (LSS), in 2019. In order to expedite the approval of development submissions under lease, since 1 April 2019, the DCS with its centralised Building Plan Unit (BPU) is responsible for handling the entire building plan checking process (together with the associated tree preservation and removal proposals and landscape plan submissions up to development completion) for new building plan submissions of residential sale sites and large-scale residential, commercial and industrial developments and redevelopments. From 1 April 2019 to 29 February 2020, BPU completed the processing of about 370 building plan submissions all of which within the pledged period.

The LSS is tasked to handle land sale cases under the Government’s Land Sale Programme and major lease modification/land exchange cases. The lease modification/land exchange cases being handled by LSS are expected to generate a total of about 1 435 200 m² domestic GFA (involving about 23 700 flats) and 1 191 500 m² non-domestic GFA. The LSS keeps close liaison and proactively arranges inter-departmental meetings with the applicants with a view to addressing problematic issues expeditiously. Since its establishment in April 2019, the LSS has accomplished 100% compliance rate of the performance pledge on the issuance of provisional offer or rejection or indication of in-principle agreement to applicants of major cases upon receipt of a valid application within 22 weeks. As at end February 2020, the average processing time for the above milestone by the LSS is less than 18 weeks in comparison with the performance target of 22 weeks.

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