(Question Serial No. S0076)

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 in Reply Serial No. DEVB(PL)131 that “The LSS (Land Supply Section) is tasked to handle land sale cases under the Government’s Land Sale Programme and major lease modification/land exchange cases”. In this regard, will the Administration inform this Committee of the following:

1. The overall time required for going through all the procedures regarding the major lease modification/land exchange cases completed;

2. The application procedures involved and the time required for going through the procedures upon the issuance of provisional offer or rejection or indication of in-principle agreement by the LSS;

3. The practicability of the Lands Department to further reduce the handling time and streamline the procedures for lease modification/land exchange applications with a view to expediting land supply.

Asked by: Hon MAK Mei-kuen, Alice

Reply:

1. The time required to complete a lease modification/land exchange application could vary considerably depending on the complexity of the case and in particular the time needed to negotiate and agree on a premium with the applicant. For reference, the performance targets of processing lease modification and land exchange applications are available on the Lands Department (LandsD)’s website (http://www.landsd.gov.hk/).
2. Upon the issuance of provisional basic terms offer (PBTO) to the applicant, the applicant will be allowed to accept the PBTO within two weeks. After the PBTO is accepted by the applicant, LandsD will continue the processing which mainly includes finalisation of land document and/or other necessary legal documents, title checking, premium assessment cum negotiation, completion of relevant statutory procedures (for example, the statutory procedures for proposed road works under the Roads (Works, Use and Compensation) Ordinance and/or resolution of specified major issues, if applicable. While LandsD seeks to complete the tasks mentioned above in parallel as far as practicable, the time required to complete the whole process of major lease modification/land exchange applications varies from case to case, depending on the complexity of each individual case.

3. The Land Supply Section has been established to expedite land supply and will continue to keep close liaison and proactively arrange inter-departmental meetings with the applicants of major lease modification/land exchange cases with a view to expediting the processing as far as possible. LandsD welcomes views from and communication with the industry on room for further streamlining the procedures for lease modification/land exchange applications.

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