

## Index Page

### Replies to supplementary questions raised by Finance Committee Members in examining the Estimates of Expenditure 2019-20

Director of Bureau : Secretary for Development

Session No. : 16

File Name : DEVB(PL)-2s-e1.docx

<b>Reply Serial No.</b>	<b>Question Serial No.</b>	<b>Name of Member</b>	<b>Head</b>	<b>Programme</b>
<a href="#">S-DEVB(PL)01</a>	S0080	AU Nok-hin	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)02</a>	S0081	AU Nok-hin	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)03</a>	S0100	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)04</a>	S0101	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)05</a>	S0104	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)06</a>	S0107	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)07</a>	S0108	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)08</a>	S0110	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)09</a>	S0111	CHU Hoi-dick	138	(2) Buildings, Lands and Planning
<a href="#">S-DEVB(PL)10</a>	SV012	CHU Hoi-dick	91	(1) Land Administration
<a href="#">S-DEVB(PL)11</a>	S0103	CHU Hoi-dick	91	(1) Land Administration
<a href="#">S-DEVB(PL)12</a>	S0105	CHU Hoi-dick	91	(1) Land Administration
<a href="#">S-DEVB(PL)13</a>	S0106	CHU Hoi-dick	91	(1) Land Administration
<a href="#">S-DEVB(PL)14</a>	S0094	FAN Kwok-wai, Gary	91	(1) Land Administration
<a href="#">S-DEVB(PL)15</a>	S0079	AU Nok-hin	118	(2) District Planning
<a href="#">S-DEVB(PL)16</a>	S0109	CHU Hoi-dick	118	(2) District Planning

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)01**

**(Question Serial No. S0080)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to DEVB(PL)040, please provide detailed information on the following in respect of the expenditure for the work of the Task Force on Land Supply:

1. Regarding "Appointment of Public Engagement (PE) Director together with procurement of related consultancy service", please provide the name of the PE Director and detailed information of his/her honoraria/remuneration;
2. Regarding "Appointment of PE Director together with procurement of related consultancy service", please provide a breakdown of the related consultancy service by item, including the nature of and expenditure for each particular item;
3. Regarding "Production & promotion of Announcements in the Public Interest, short videos and animated infographics videos", please provide the respective production volume, length and expenditure breakdown of these three types of videos produced.

Asked by: Hon AU Nok-hin

Reply:

1. and 2.

To assist in the preparation and implementation of the public engagement (PE) exercise of the Task Force on Land Supply (TFLS), the Development Bureau, as the TFLS Secretariat and in consultation with TFLS, appointed A-World Consulting Limited as the PE Director in accordance with the established procurement procedures of the Government. As set out in our earlier reply (serial no. DEVB(PL)040), the contract of the PE Director included the provision of professional advice to TFLS on the overall strategy, objectives and modes of public engagement as well as implementation of the PE exercise. The PE Director was also responsible for coordinating and monitoring key PE activities, designing and producing PE materials, and analysing the public views received. In this regard, the PE Director

appointed the Social Sciences Research Centre of The University of Hong Kong to undertake analysis of public views. The lump-sum value of contract of the PE Director is \$4,860,000, which covers all services provided by the PE Director. Given the lump-sum nature of the contract, we do not have breakdown on the actual expenditure incurred on individual tasks under the contract.

3.

TFLS steered the production of a total of 25 short videos during the PE to raise awareness on the land supply and shortage issues, provide information to the public on such issues and different land supply options to facilitate an informed discussion, as well as to publicise the PE. These short videos can be grouped into three main categories:

<b>Nature of video</b>	<b>Number of videos</b>	<b>Length</b>
Announcements in Public Interest (API)	1	About 30 seconds
Short videos on issues related to land shortage and PE events	12	About 2 – 5 minutes each
Animated infographic videos on land supply situation and land supply options	12	About 2 minutes each

The total expenditure on producing and promoting the above videos is \$3,750,000. Apart from production costs, it also covers the expenditure on publicising these videos on social media platforms. These costs were charged to respective production contracts on a lump-sum basis and we do not have a readily available breakdown of expenditure by each category of videos.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)02**

**(Question Serial No. S0081)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to DEVB(PL)070, regarding the composition and terms of reference of the Steering Committee on Land Supply (SCLS) after its expansion, the Government states in its reply that “all the Directors of Bureaux requiring land to support their policy objectives and the Government Economists” will be included in the composition of the SCLS. In this connection, will the Government provide information on the following:

1. The list of standing members of the SCLS after the expansion;
2. In respect of those bureaux, the Directors of which will not be included in the SCLS, please explain why these bureaux “do not require land resources” to support their policy objectives;
3. It is stated in the Budget Speech that the Government will use “a vision-driven and forward-looking approach in realising our vision, re-assessing our land demand and setting the target of land reserve”. Please explain the specific difference between this so-called “vision-driven and forward-looking approach” and the methods adopted by Government in assessing land demand in the past, including those provided in the 2012 consultation paper on “Enhancing Land Supply Strategy”, and the 2016 paper on “2030+” study.

Asked by: Hon AU Nok-hin

Reply:

- 1.-2. Upon its reorganisation in April 2019, the Steering Committee on Land Supply (SCLS) includes all 13 Directors of Bureaux, relevant Heads of Departments (namely Permanent Secretary for Transport and Housing (Housing)/Director of Housing, Permanent Secretary for the Environment/Director of Environmental Protection, Director of Planning, Director of Lands, Director of Civil Engineering and Development, and Commissioner for Transport) and the Government Economist. Other Heads of Department who are not standing members of SCLS may be invited to attend on a need basis.

3. As stated in the Government's response to the report of Task Force on Land Supply (TFLS), the Government has an indispensable role in ensuring that sufficient land is available for development for many years into the future through long-term planning and strategic land banking. Hitherto, our objective was to provide sufficient space for coping with any anticipated increase in population and "committed" provision standards. Under the Government's enhanced land supply strategy as promulgated as part of Government's response to TFLS's report in February 2019, we will also aim to build up a land reserve for enabling potential improvements in provision standards for good quality living environment in a compact, urbanised city; fostering economic growth; providing room for coping with unforeseen circumstances and capitalising on unforeseen opportunities; and strengthening Government's ability to provide land in a timely and effective manner in response to Hong Kong's ever changing needs, thus avoiding the bottleneck to our healthy development that would otherwise inevitably arise. In this regard, the SCLS will adopt a vision-driven and forward-looking approach in re-assessing our land demand for housing, economic, community and recreational needs, taking into account public aspirations for better housing and quality living environment around where we live, the space required to maintain our economic competitiveness, as well as the needs of the elderly and their families amidst an ageing population.

- End -

**CONTROLLING OFFICER'S REPLY**

<b>S-DEVB(PL)03</b>
---------------------

**(Question Serial No. S0100)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to reply number DEVB(PL)018, please provide information on:

- 1) The number of posts equivalent to directorate rank created under the Post-retirement Service Contract (PRSC) Scheme in the Planning and Lands Branch of Development Bureau and all the departments under its purview, such as the Planning Department. If there are such posts, please provide the number, total expenditure involved, and details thereof in the following table:

Post Title	Department	Creation Date	Contract Period	Monthly Salary	Reasons for Creation	Post and Department of the Incumbent Officer before Retirement

- 2) The number of posts equivalent to directorate rank created under the PRSC Scheme in the Works Branch of Development Bureau and all the departments under its purview, such as the Civil Engineering and Development Department. If there are such posts, please provide the number, total expenditure involved, and details thereof in the following table:

Post Title	Department	Creation Date	Contract Period	Monthly Salary	Reasons for Creation	Post and Department of the Incumbent Officer before Retirement

Asked by: Hon CHU Hoi-dick

Reply:

Given that positions under the Post-retirement Service Contract (PRSC) Scheme should be at non-directorate equivalent level, the Development Bureau and all departments under its purview have not employed any staff at directorate equivalent rank under the PRSC Scheme.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)04**

**(Question Serial No. S0101)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

With reference to reply number DEVB(PL)015, please set out the estimates on overall land supply and demand (in terms of gross floor area) from now on until 2046:

	Until 2026			2026-2046			Total Shortfall
	Demand	Supply	Shortfall	Demand	Supply	Shortfall	
Land for residential use							
Land for economic use							
Land for infrastructure and facilities							
All types of land in total							

Asked by: Hon CHU Hoi-dick

Reply:

In updating the territorial development strategy under the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+), the Planning Department (PlanD) carried out in 2015 – 2016 an overall land requirement and supply analysis up to 2046 (previous assessment) that covers various types of land uses, including (i) residential uses; (ii) economic uses; and (iii) various Government, Institution and Community (GIC), open space, transport and infrastructure facilities. According to the assessment in 2015 – 2016, the demand and supply for these three types of land in terms of land area in hectares (ha) <sup>(i)</sup> are tabulated below –

	Up to 2026			2026-2046			Total Short fall <sup>(vi)</sup>
	Demand (ha)	Supply <sup>(ii)</sup> (ha)	Shortfall (ha)	Demand (ha)	Supply <sup>(ii)</sup> (ha)	Shortfall (ha)	
Land for residential use <sup>(iii)</sup>	768	660	-108	902	780	-122	-230
Land for economic use <sup>(iv)</sup>	196	61	-135	262	141	-121	-256
Land for GIC, open space, transport and infrastructure facilities <sup>(v)</sup>	1 661	1 089	-572	931	783	-148	-720
All types of land in total	2 625	1 810	-815	2 095	1 704	-391	-1 206

Note

- (i) *The broad-brush assessment on land supply and demand under the Hong Kong 2030+, which was undertaken for strategic planning purpose, is conducted by gauging the land requirement/area rather than floor space requirement because (i) it can provide more useful inputs for the formulation of a conceptual spatial framework at the territorial level; (ii) it is more meaningful to express certain uses (e.g. service reservoir, sewage treatment works and waste management facilities) involving considerable open land in terms of land area; and (iii) the gross floor area requirement of some uses can only be worked out at the detailed planning stage.*
- (ii) *The column on land supply assumes timely delivery (including funding, land resumption, compensation, rehousing arrangements and construction works, etc.) of all expected land supply developments. Land for residential uses involves a number of expected private development/redevelopment projects and their actual implementation progress is subject to market factors.*
- (iii) *The column on demand for land for residential uses does not take into account public aspiration for improvement in living space.*
- (iv) *Only three market-driven economic uses (i.e. Central Business District (CBD) Grade A Offices, General Industries and Special Industries) and certain policy-driven uses related to industries and businesses (i.e. industrial estates, science parks, port back-up facilities, convention and exhibition facilities and wholesale food markets) are included. Uses prone to the impact of external factors and thus being more susceptible to fluctuations in demand (e.g. retail), uses of which long-term land demand is not yet ascertained by relevant policy bureaux in assessments (e.g. convention and exhibition facilities), and uses of which land demand is to be ascertained by ongoing consultancy studies (e.g. facilities related to the construction and recycling industries) are not included.*
- (v) *Various G/IC facilities, open space, as well as transport and infrastructure facilities are included. Additional land demand arising from updated policies (e.g. increase in demand for elderly service facilities as assessed by the Elderly Services Programme Plan) is not reflected.*
- (vi) *Noting (ii) to (v), the Task Force on Land Supply considers that the shortfall should be far more than 1 200 ha.*

Taking into account the latest circumstances including the recommendations of the Task Force on Land Supply (TFLS) and promulgation of new policies and initiatives since the previous assessment, PlanD is in the course of updating the assessment on land demand and supply with input from relevant bureaux and departments. As set out in the Government's responses to the recommendations of TFLS, the Steering Committee on Land Supply chaired by the Financial Secretary would steer this updating exercise on land demand and supply under a vision-driven and forward-looking approach. The findings of this updated assessment will be incorporated into the final strategy for Hong Kong 2030+ to be released to the public in the latter half of 2019.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)05**

**(Question Serial No. S0104)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the implementation costs and estimates for the Pilot Scheme for Arbitration on Land Premium (Pilot Scheme), will the Government inform this Committee of the following:

- (1) The respective number of invitations extended by the Lands Department, number of applications initiated by landowners on their own, number of cases with arbitration commenced and related Government expenditure involved in each of the year since the launch of the Pilot Scheme,
- (2) The estimated professional expenses and arbitration fees to be incurred by the Government for the Pilot Scheme in 2019-20, and the overall implementation costs of the Scheme.

Asked by: Hon CHU Hoi-dick

Reply:

- (1) The Pilot Scheme for Arbitration on Land Premium (Pilot Scheme) was launched in October 2014 and was last extended in October 2018 for two years up to October 2020.

As at the end of February 2019, the Lands Department (LandsD) had extended a total of 33 invitations to the lot owners to settle premium negotiations through arbitration under the Pilot Scheme in respect of their lease modification/land exchange applications. The number of invitations issued by LandsD in 2014-15, 2015-16, 2016-17, 2017-18 and 2018-19 are 10, 4, 7, 7 and 5 respectively.

Among these 33 cases, one involving a net increase of about 30 flats proceeded to arbitration and was concluded in December 2015. For that particular case, the Government incurred an expenditure of around \$1.3 million on professional expenses and its share of the arbitration fees (not counting the in-house manpower resources deployed). For the remaining invitations, the applicants chose to continue the premium negotiations with LandsD, including two lease modification/land exchange cases in which the applicants had once agreed in principle to proceed to arbitration, but later decided to accept the land premium proposed by LandsD without the need for arbitration.

Separately, LandsD declined one application for arbitration in 2014-15 which did not meet the policy objective of increasing land supply. That case was later settled through premium negotiation.

- (2) The professional expenses and arbitration fees, and the overall implementation costs to be incurred by the Government for the Pilot Scheme in 2019-20 will be subject to the number of lease modification/land exchange cases proceeding to arbitration and the conditions of each case.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)06****(Question Serial No. S0107)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Please provide the statistics of applications in relation to the Land (Compulsory Sale for Redevelopment) Ordinance over the past five years:

Year	Number of Applications Filed	Number of Lots Involved	Site Area	Number of Applications Approved for Compulsory Sale	Number of Compulsory Sale Public Auction Completed	Number of Applications Rejected	Number of Orders Discontinued /Adjourned	Number of Applications Withdrawn	Number of Applications In Progress

Asked by: Hon CHU Hoi-dick

Reply:

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545), which was enacted by the Legislative Council in 1998 and brought into operation in June 1999, enables persons who own a specified majority of the undivided shares in a lot to make an application to the Lands Tribunal for an order for sale of all the undivided shares in the lot for the purpose of redevelopment. Having consulted the Judiciary on the status of the applications, the statistics of applications over the past five years (up to the first quarter of 2019) are set out at **Annex A**. Information on lots involved and site area of the applications with compulsory sale order granted over the past five years are set out at **Annex B**.

**Statistics on Applications under the Land (Compulsory Sale for Redevelopment) Ordinance  
over the past five years**

Year	Number of Applications Filed	Number of Applications Approved for Compulsory Sale	Number of Compulsory Sale Public Auction Completed	Number of Applications Rejected	Number of Orders Discontinued /Adjourned	Number of Applications Withdrawn	Number of Applications In Progress
2014	25	13	13	0	12	0	0
2015	17	6	5	0	10	1	0
2016	11	4	4	0	2	2	3
2017	15	1	1	0	5	2	7
2018	39	1	0	0	0	0	38
2019 (up to 11 March 2019)	4	0	0	0	0	0	4
Total	111	25	23	0	29	5	52

**Applications with compulsory sale order granted in the past five years**

Case Number	Lot number	Address of the property	Site Area
LDCS 1000/2014	Kowloon Inland Lot No. 1151	Matauwe Apartments, Nos 57, 57A-57H, 57J-57K, 65-69 Ma Tau Wai Road & Nos 2-18, 18A & 20 Bailey Street, Kowloon	2,139.649m <sup>2</sup>
LDCS 3000/2014	Subsection 1 of Section J of Kowloon Inland Lot No. 1171 and the Remaining Portion of Section J of Kowloon Inland Lot No. 1171	Nos. 148-148A Austin Road, Kowloon, Hong Kong	531.632m <sup>2</sup>
LDCS 7000/2014	Kwun Tong Inland Lot No. 3	Yip Fat Factory Building Phase II, No. 75 of Hoi Yuen Road, Kwun Tong, Kowloon	#
LDCS 8000/2014	The Remaining Portion of Section B of Inland Lot No. 953	Nos. 34, 34A and 34B Belcher's Street and Nos. 1A, 1B and 1C Rock Hill Street, Hong Kong	819.591m <sup>2</sup>
LDCS 9000/2014	Sub-section 1 of Section A of New Kowloon Inland Lot No. 317 and the extension thereto	Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, Kowloon	2126.459m <sup>2</sup>  (Aggregate site area of Nos. 464, 464A and 466 Sai Yeung Choi Street North, and Nos. 50, 52, 54, 54A, 56 and 56A Wong Chuk Street, together with Nos. 452-462 Sai Yeung Choi Street, Kowloon.)
LDCS 10000/2014	The Remaining Portion of Section V of Inland Lot No. 1366 and Sub-section 1 of Section V of Inland Lot No. 1366	Nos. 17-19 Jupiter Street, Hong Kong	732.269m <sup>2</sup> (Aggregate site area of Nos. 13-23 Jupiter Street)
LDCS 16000/2014	Kowloon Inland Lot Nos. 11015 - 11020	Nos. 2A, 2B, 2C, 2D, 2E and 2F Tak Shing Street, Kowloon	986.1m <sup>2</sup>
LDCS 17000/2014	Section A-C and the Remaining Portion of New Kowloon Inland Lot No. 1556	Nos. 51-53, 55-57, 59 and 61 Tai Po Road, Kowloon	418.968m <sup>2</sup>
LDCS 18000/2014	The Remaining Portion of Marine Lot No. 479 and the Remaining Portion of Marine Lot No. 484	Man Fung Building, Nos. 101-102 Connaught Road West, Hong Kong*	687.399m <sup>2</sup> (Aggregate site area of 99-103A Connaught Road West)
			1274.695m <sup>2</sup> (Aggregate site area of 96-103A Connaught Road West & 91 Des Voeux Road West.)
LDCS 22000/2014	The Remaining Portion of Sub-section 3 of Section M of Kowloon Marine Lot No. 28	Hoi Hing Building, Nos. 2-16 & 2A-16A Kok Cheung Street, Nos. 35-47 Li Tak Street and Nos. 32-44 Fuk Chak Street, Kowloon	1,868.651m <sup>2</sup>
LDCS 23000/2014	Section K, L, M and N of New Kowloon Inland Lot No. 3586	Nos. 21, 23, 25 & 27 Berwick Street, Kowloon	#
LDCS 24000/2014	Section JJ, II, HH and GG of New Kowloon Inland Lot No. 3586	Nos. 3-6 Yiu Tung Street, Kowloon	#
LDCS 25000/2014	Kowloon Inland Lot No. 3276	Nos. 168, 168A, 168B and 168C Boundary Street, Kowloon  (The site is renamed as No. 10 La Salle Road, Ho Man Tin)	839.5m <sup>2</sup>

Case Number	Lot number	Address of the property	Site Area
LDCS 1000/2015	Section A-C of Inland Lot No. 2244, Section C-F of Inland Lot No. 2245 and Inland Lot No. 2242	Nos. 2, 4, 6, 8, 10 and 12 Anton Street, Nos. 5, 7, 9 and 11 Landale Street, and Nos. 46, 48, 50, 52, 54, 56 Queen's Road East, No. 1A Landale Street and No. 2A Anton Street, Hong Kong	1756.705m <sup>2</sup>
LDCS 3000/2015 <sup>^</sup>	Kowloon Inland Lot Nos. 9580 and 9251	Nos. 21 and 21A Ashley Road, Kowloon	753.166m <sup>2</sup>
LDCS 6000/2015	Sub-section 1 of Section B of Inland Lot No. 120 and Sub-section 1 of Section B of Inland Lot No. 122	Feng Fong Building, Nos. 73 and 73A-E Caine Road, Hong Kong	629989m <sup>2</sup>
LDCS 9000/2015	The Remaining Portion of Section A of Marine Lot No. 123 and Section B of Marine Lot No. 123	Cheung Lok Mansion at Nos. 222/224 and Nos. 226/228 Wanchai Road for the basements, Nos. 222, 224, 224A, 226, 228A, 228B and 228C Wanchai Road for ground floors, and No. 228 Wanchai Road Blocks A-I for the upper floors, Hong Kong	814.461m <sup>2</sup>
LDCS 14000/2015	The Remaining Portion of Kowloon Inland Lot No. 3903 and the extension thereto	Iau Moon Mansion, Nos. 15-25 Yau Moon Street, Kowloon	1,045,728m <sup>2</sup> (Aggregate site area of Nos. 15-25 Yau Moon Street and 74-74C Waterloo Road)
LDCS 17000/2015	Section Q and Section R of Inland Lot No. 730	Nos. 11 and 13 Matheson Street, Hong Kong	265.491m <sup>2</sup>
LDCS 1000/2016	Section B of Shauiwan Marine Lot No. 2	Tai Lok House, No. 2 Tai Cheong Street, Hong Kong	1,198.837m <sup>2</sup>
LDCS 4000/2016	The Remaining Portion of Section A and B, Sub-section 1 of Section B and the Remaining Portion of Kowloon Inland Lot No. 1693	No. 61, 63, 65 and 67 Soy Street, Kowloon	328.317m <sup>2</sup>
LDCS 5000/2016	Section A-E and the Remaining Portion of Sub-section 2 of Section A of Hung Hom Marine Lot No. 1, Kowloon	Nos. 30-44 (even nos.) Gillies Avenue South and Nos. 75-77 Baker Street, Kowloon	1223.997m <sup>2</sup>
LDCS 6000/2016	Section C and the Remaining Portion of Inland Lot No. 668, Section C of the Remaining Portion of Inland Lot No. 668A, Section D of Inland Lot No. 668 and Section D of Inland Lot No. 668A	Nos. 1 and 1A Wood Road, Hong Kong	#
LDCS 3000/2017	Inland Lot No. 5657	No. 153 Queen's Road East, Hong Kong	#
LDCS 3000/2018 <sup>^</sup>	The Remaining Portion of Kowloon Inland Lot No. 1329	Nos. 13 and 13A Liberty Avenue, Kowloon	#

**Legend :**

- # Information is not available since a redevelopment proposal has yet to be submitted/approved
- \* Two development proposals have been approved
- ^ Public auction not completed / yet to be completed

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)07**

**(Question Serial No. S0108)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding harbourfront enhancement projects, will the Government inform this Committee of the following:

- (1) Please advise on the respective staff cost and operating expenditure of the Harbour Unit/Harbour Office (HO) of the Development Bureau over the past five years, as well as the details of expenditure covering salaries and other operating expenditure in the HO's estimated expenditure of \$46.2 million in 2019-20.
- (2) Please set out the ranks and pay levels of the 27 team members of the HO in 2019-20.
- (3) Please advise on the costs and expenditure details of the Harbourfront Commission in the last financial year, together with its estimated costs and expenditure details in 2019-20.
- (4) For the projects funded by the \$500 million allocation and \$6 billion earmarked funding dedicated to harbourfront enhancement, please advise on the details of those projects which are developed under a public-private partnership approach or adjacent to private developments, as well as the expenditure taken up by private developers, and the operational details thereof.
- (5) Please advise on the total area available for lease at the Central Harbourfront, names of tenants and projects involved so far, as well as the amounts and uses of the proceeds thereof.

Asked by: Hon CHU Hoi-dick

Reply:

- (1) The respective expenditure on salaries and operating expenditure of the Harbour Unit/Harbour Office in the past five years and the relevant estimated expenditure for 2019-20 are set out below –

<b>Year</b>	<b>Salary (\$'000)</b>	<b>Operating Expenditure (\$'000)</b>	<b>Total Expenditure (\$'000)</b>
2014-15	9,072	12,067	21,139
2015-16	9,875	18,517	28,392
2016-17	11,338	20,379	31,717
2017-18	11,719	18,777	30,496
2018-19 <sup>(Note)</sup>	13,251	15,835	29,086
2019-20 (Estimate)	18,500	27,700	46,200

Note: The Harbour Unit was reorganised into the multi-disciplinary Harbour Office on 1 July 2018.

(2) The ranks and pay levels of the 27 staff of the Harbour Office in 2019-20 are set out below –

<b>Rank</b>	<b>Number</b>	<b>Pay Level</b>
<b>Civil Service Posts</b>		
Administrative Officer Staff Grade C	1	Directorate Pay Scale Point 2
Senior Administrative Officer	2	Master Pay Scale Point (MPS Pt.) 45-49
Administrative Officer	1	MPS Pt. 27-44
Senior Architect	1	MPS Pt. 45-49
Architect/ Assistant Architect	1	MPS Pt. 32-44 MPS Pt. 19-27
Building Services Engineer/ Assistant Building Services Engineer	1	MPS Pt. 32-44 MPS Pt. 18-27
Engineer/ Assistant Engineer	1	MPS Pt. 32-44 MPS Pt. 19-27
Landscape Architect/ Assistant Landscape Architect	1	MPS Pt. 30-44 MPS Pt. 18-27
Quantity Surveyor/ Assistant Quantity Surveyor	1	MPS Pt. 31-44 MPS Pt. 19-27
Structural Engineer/ Assistant Structural Engineer	1	MPS Pt. 32-44 MPS Pt. 19-27
Town Planner/ Assistant Town Planner	1	MPS Pt. 31-44 MPS Pt. 18-27
Senior Technical Officer	1	MPS Pt. 23-29
Technical Officer/ Technical Officer Trainee	2	MPS Pt. 9-22 Training Pay Scale Point 4-6
Senior Executive Officer	1	MPS Pt. 34-44
Executive Officer I	2	MPS Pt. 28-33
Executive Officer II	1	MPS Pt. 15-27

<b>Rank</b>	<b>Number</b>	<b>Pay Level</b>
Personal Secretary I	1	MPS Pt. 16-21
Personal Secretary II	1	MPS Pt. 4-15
Assistant Clerical Officer	4	MPS Pt. 3-15
<b>Non-civil Service Contract Staff</b>		
Architect	1	Equivalent to MPS Pt. 32
Project Coordinator	1	Equivalent to MPS Pt. 28
Total	27	

- (3) Part of the operating expenditure of the Harbour Unit/Harbour Office is used for the operation of the Harbourfront Commission (HC) including conducting meetings and maintaining website etc. The relevant actual expenditure in 2018-19 is \$256,000 and the estimated expenditure in 2019-20 is \$436,000.
- (4) Subject to further discussion with the HC, we are exploring the possibilities of adopting different approaches in taking forward various harbourfront enhancement initiatives, including those under the \$500 million dedicated funding announced in the Policy Address of January 2017, as well as those under the \$6 billion funding earmarked under the 2019-20 Budget. This would be conducive to enhancing diversity of and broadening experience at the harbourfront. Specifically, we are planning to develop the Hung Hom Urban Park in collaboration with external parties and the local community, thereby providing diverse and innovative activities for the benefit of the public. A market sounding exercise was conducted in early 2019 for collecting views from interested parties. The Government would analyse the views collected and consult the HC and the District Council again before determining on the partnership approach, including the funding details and the operational arrangement.

As regards the projects under the \$6 billion funding, we would organise design competition(s) for the Celebration Precinct and Pierside Precinct in Wan Chai North given their prominent locations so as to tap into the innovation and expertise of the professional design community. We would also explore the possibility of engaging outside bodies for managing the Water Sports and Recreation Precinct also in Wan Chai North, as well as the Boardwalk underneath the Island Eastern Corridor. When the detailed project scopes are confirmed and technical feasibilities studies and detailed designs completed, there would be more up-to-date information on the partnership and funding arrangements for each project.

- (5) Two government sites at the new Central harbourfront are being let out by way of open tender –
- (a) a 0.73 hectare site has been awarded to the Entertainment Corporation Limited for operating the Hong Kong Observation Wheel, at a monthly rental of \$1,500,000; and
  - (b) a 3.66 hectares site has been awarded to the Central Venue Management Limited and Serious Staging Limited, for operating the Central Harbourfront Event Space for hosting events and activities of different nature, at a monthly rental of \$988,000.

The rental received will form part of the general revenue as per prevailing practice.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)08****(Question Serial No. S0110)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding the property development projects of MTR Corporation Limited (MTRCL), will the Government please provide the relevant information as follows:

(1) Please provide the development details of the sites granted to the MTRCL for the Wong Chuk Hang Station and related railway property projects, as well as a map/Master Layout Plan (MLP) to show the location of the projects and area of the different development packages.

Project name and package number	Site area	Details of the Government land grant to/lease modification/land exchange with the MTRCL and the premium involved	Amount of premium payable by MTRCL	Development details, permissible plot ratio and floor area	Development progress and expected year of completion
Wong Chuk Hang Station Package 1					
Wong Chuk Hang Station Package 2					
Wong Chuk Hang Station Package 3					
Remaining packages					
Total					

(2) Please provide the development details of the sites granted to the MTRCL for the Ho Man Tin Station and related railway property projects, as well as a map/MLP to show the location of the projects and area of the different development packages.

Project name and package number	Site area	Details of the Government land grant to/lease modification/land exchange with the MTRCL and the premium involved	Amounts of premium payable by MTRCL	Development details, permissible plot ratio and floor area	Development progress and expected year of completion

(3) Please provide the development details of the sites granted to the MTRCL for the LOHAS Park Station and related railway property projects, as well as a map/MLP to show the location of the projects and area of the different development packages.

Project name and package number	Site area	Details of the Government land grant to/land transaction with the MTRCL and the premium involved	Amount of premium payable by MTRCL	Development details, permissible plot ratio and floor area	Development progress and expected year of completion

(4) Please provide the development details of the sites entrusted to the MTRCL for the West Rail Kam Sheung Road Station and related railway property projects, as well as a map/MLP to show the location of the projects and area of the different development packages.

Project name and package number	Site area	Details of the Government land grant to/land transaction with the MTRCL and the premium involved	Amount of premium payable by MTRCL	Development details, permissible plot ratio and floor area	Development progress and expected year of completion

(5) Please provide the development details of the sites entrusted to the MTRCL for the Nam Cheong Station and related railway property projects, as well as a map/MLP to show the location of the projects and area of the different development packages.

Project name and package number	Site area	Details of the Government land grant to/land transaction with the MTRCL and the premium involved	Amount of premium payable by MTRCL	Development details, permissible plot ratio and floor area	Development progress and expected year of completion

Asked by: Hon CHU Hoi-dick

Reply:

Information as at end March 2019 on the railway development projects as requested is provided in the following tables. The lease plans of these developments could be obtained at the Integrated Registration Information System Online Services of the Land Registry (<https://www2.iris.gov.hk/eservices/common/selectuser.jsp>).

(1) Wong Chuk Hang Station and related railway property developments:

Project name and package number	Site area	Details of the Government land grant to/land transaction with the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
Wong Chuk Hang Station (Aberdeen Inland Lot No. 464)	49 213 m <sup>2</sup>	Land grant for the Wong Chuk Hang Station and Depot	\$1,025.021 million	Gross floor area (GFA) : 40 563 m <sup>2</sup> for the Depot and 10 701 m <sup>2</sup> for the Station	Completed
Wong Chuk Hang Station – Package 1 (Aberdeen Inland Lot No. 467)	Total lot area: 68 581 m <sup>2</sup> Site area of Package 1: 11 199 m <sup>2</sup>	Land exchange for the Wong Chuk Hang Station, Depot and property development site and grant of Package 1 development right	\$4,684.54 million	Residential (GFA): 53 600 m <sup>2</sup>  Estimated flat number: 800 (Note)  Government Accommodation : - A moderately mentally handicapped persons hostel: 557m <sup>2</sup> net operational floor area (NOFA) - An integrated vocational rehabilitation services centre: 653 m <sup>2</sup> (NOFA)	Under construction  Expected completion in 2021
Wong Chuk Hang Station – Package 2 (Aberdeen Inland Lot No. 467)	8 572 m <sup>2</sup>	Grant of Package 2 development right	\$5,213.81 million	Residential GFA: 45 800 m <sup>2</sup>  Estimated flat number: 600 (Note)	Construction not yet started  Expected completion in 2022

Project name and package number	Site area	Details of the Government land grant to/land transaction with the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
Wong Chuk Hang Station – Package 3 (Aberdeen Inland Lot No. 467)	22 383 m <sup>2</sup>	Grant of Package 3 development right	\$12,971.29 million	Residential GFA: 92 900 m <sup>2</sup>  Estimated flat number: 1 200 (Note)  Commercial GFA: 47 000 m <sup>2</sup>	Construction not yet started  Expected completion in 2023
Wong Chuk Hang Station Remaining Packages (Packages 4 to 6) (Aberdeen Inland Lot No. 467)	Total area: 26 427 m <sup>2</sup>	Development rights not yet granted	To be assessed	Total residential GFA: 165 200 m <sup>2</sup>  Total estimated flat number : 2 300 (Note)	Not applicable

(2) Ho Man Tin Station and related railway property developments:

Project name and package number	Site area	Details of the Government land grant to / land transaction with the MTRCL	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
Ho Man Tin Station (Kowloon Inland Lot No.11263)	18 571 m <sup>2</sup>	Land grant for Ho Man Tin Station	\$1,000	Ho Man Tin Station	Completed
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	Total lot area: 36 204m <sup>2</sup> including site area of underground land stratum solely for railway station.  Site area of Package 1: 21 634 m <sup>2</sup>	Land exchange for the Ho Man Tin Station and property development site and grant of Package 1 development right	\$6,282.37 million	Residential GFA: 69 000 m <sup>2</sup>  Estimated flat number: 930 (Note)  Government Accommodation: - A refuse collection point : 120 m <sup>2</sup> (NOFA)	Under construction  Expected completion in 2021
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	12 042 m <sup>2</sup>	Grant of Package 2 development right	\$7,486.53 million	Residential GFA: 59 400 m <sup>2</sup>  Estimated Flat Number: 1 000 (Note)	Construction not yet started  Expected completion in 2023

(3) LOHAS Park Station and related railway property developments:

Project name and package number	Site area	Details of the Government land grant to /land transaction with the MTRCL	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70)	326 751 m <sup>2</sup>	Land grant for the LOHAS Park Station	\$150 million	Construction of a maintenance depot and railway workshops, a railway station and platforms for the operation of the Mass Transit Railway	Completed
LOHAS Park Package 1 (Site F), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70)	14 267 m <sup>2</sup>	Lease modification for grant of development right for Package 1	\$2,319.29 million	Residential GFA : 136 240 m <sup>2</sup> Commercial GFA: 500 m <sup>2</sup>  Actual flat number: 2 092  Residential Care Home for the Elderly GFA: 3 100 m <sup>2</sup>  Government Accommodation: - Community Hall Accommodation: 593 m <sup>2</sup> (NOFA) - Integrated Children and Youth Services Centre: 631 m <sup>2</sup> (NOFA)	Completed
LOHAS Park Package 2 (Site AB), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70)	31 490 m <sup>2</sup>	Lease modification for grant of development right for Package 2	\$8,081.47 million	Residential GFA : 309 696 m <sup>2</sup>  Actual flat number: 4 272  Kindergarten GFA: 800 m <sup>2</sup>	Completed

Project name and package number	Site area	Details of the Government land grant to /land transaction with the MTRCL	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
LOHAS Park Package 3 (Site E), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70)	15 778 m <sup>2</sup>	Lease modification for grant of development right for Package 3	\$3,335 million	Residential GFA: 128 544 m <sup>2</sup>  Actual flat number: 1 648  Kindergarten GFA: 1 000 m <sup>2</sup>  Government Accommodation: - Public Transport Interchange	Completed
LOHAS Park Package 4 (Site O), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	13 003 m <sup>2</sup>	Lease modification for grant of development right for Package 4	\$2,710 million	Residential GFA: 122 302 m <sup>2</sup>  Actual flat number: 2 172	Occupation permit issued in 2018
LOHAS Park Package 5 (Site G), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	18 599 m <sup>2</sup>	Lease modification for grant of development right for Package 5	\$2,064.25 million	Residential GFA: 102 336 m <sup>2</sup>  Estimated flat number: 1 600 (Note)  Government Accommodation: - Public Transport Interchange - Public Toilet: 70 m <sup>2</sup> (NOFA)	Under construction  Expected completion in 2019
LOHAS Park Package 6 (Site N), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	13 697 m <sup>2</sup>	Lease modification for grant of development right for Package 6	\$3,345.44 million	Residential GFA: 136 970 m <sup>2</sup>  Estimated flat number: 2 392 (Note)	Under construction  Expected completion in 2020

Project name and package number	Site area	Details of the Government land grant to /land transaction with the MTRCL	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
LOHAS Park Package 7 (Site C1), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	50 275 m <sup>2</sup>	Lease modification for grant of development right for Package 7	\$3,888.3068 million	Residential GFA: 70 260 m <sup>2</sup>  Estimated flat number: 1 120 (Note)  Commercial GFA: 44 500 m <sup>2</sup>  Kindergarten or Kindergarten cum Child Care Centre GFA : 1 160 m <sup>2</sup>	Under construction  Expected completion in 2022
LOHAS Park Package 8 (Site H), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	16 638 m <sup>2</sup>	Lease modification for grant of development right for Package 8	\$2,955.26 million	Residential GFA: 97 000 m <sup>2</sup>  Estimated flat number: 1 422 (Note)	Under construction  Expected completion in 2021
LOHAS Park Package 9 (Site J), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	12 865 m <sup>2</sup>	Lease modification for grant of development right for Package 9	\$2,851.99 million	Residential GFA: 104 110 m <sup>2</sup>  Estimated flat number: 1 653 (Note)  Kindergarten or Kindergarten cum Child Care Centre GFA : 810 m <sup>2</sup>	Under construction  Expected completion in 2022
LOHAS Park Package 10 (Site I), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	7 975 m <sup>2</sup>	Lease modification for grant of development right for Package 10	\$1,658.80 million	Residential GFA: 75 400 m <sup>2</sup>  Estimated flat number: 893 (Note)	Under construction  Expected completion in 2022

Project name and package number	Site area	Details of the Government land grant to /land transaction with the MTRCL	Amount of premium payable by MTRCL	Development details and floor area	Development progress and expected year of completion
LOHAS Park Remaining Packages (Packages 11 to 13), No. 1 Lohas Park Road, Tseung Kwan O  (Tseung Kwan O Town Lot No. 70 Section A & Remaining Portion)	Not yet determined	Development rights not yet granted.	To be assessed	Total residential GFA: 319 942 m <sup>2</sup>  Total estimated flat number: 6 230 (Note)	Not applicable

(4) West Rail Kam Sheung Road Station and related railway property developments:

Project name and package number	Site area	Details of the Government land grant to/land transaction with Kowloon-Canton Railway Corporation (KCRC)	Amount of premium payable by KCRC	Development details and floor area	Development progress and expected year of completion
Kam Sheung Road Station Package 1  (DD 103 Lot 1040)	41 687 m <sup>2</sup>	Land grant for property development at Kam Sheung Road Station	\$1,000	Residential GFA: 114 896 m <sup>2</sup>  Estimated flat number: 2 000 (Note)  Reprovisioned Station Carpark  Government Accommodation: - Public Transport Interchange - Public Toilet: 90 m <sup>2</sup> (NOFA)	Construction not yet started  Expected completion in 2022
Kam Sheung Road Station remaining package (Package 2)	Not yet determined	Land grant not yet made	Not yet determined	Estimated flat number: 1 040 (Note)	N/A

(5) Nam Cheong Station and related railway property developments:

Project name and package number	Site area	Details of the Government land grant to/land transaction with the KCRC	Amount of premium payable by KCRC	Development details and floor area	Development progress and expected year of completion
Nam Cheong Station (New Kowloon Inland Lot No. 6436)	41 555 m <sup>2</sup>	Land grant for Nam Cheong Station	\$1,000	For railway purposes and such purposes ancillary to the use, operation and management of railway.	Completed
Nam Cheong Station (New Kowloon Inland Lot No. 6333)	61 755 m <sup>2</sup>	Land exchange for property development at Nam Cheong Station	\$1,000	Residential GFA: 214 700 m <sup>2</sup>  Estimated flat number : 3 410 (Note)  Commercial GFA: 27 660 m <sup>2</sup>	Under construction  Expected completion in 2019

Note: The actual flat numbers are subject to the design eventually adopted by the developers.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)09**

**(Question Serial No. S0111)**

Head: (138) Government Secretariat: Development Bureau  
(Planning and Lands Branch)

Subhead (No. & title): (000) Operational expenses

Programme: (2) Buildings, Lands and Planning

Controlling Officer: Permanent Secretary for Development (Planning and Lands)  
(Ms Bernadette LINN)

Director of Bureau: Secretary for Development

Question:

Regarding private housing land supply, will the Government advise this Committee of the following:

(1) The situation of private housing land supply over the past five years:

Year	Land Supply Target (Land Area and Flat Number)		Supply of First-hand Flats		
	Yearly Supply Target	Actual Supply Figure	Estimated Production Figure	Actual Production Figure	Actual Number of Units Sold

(2) Details on private housing land actually supplied:

Year	Government Land Sale		Railway Property Developments		Urban Renewal Authority's Projects		Private Development or Redevelopment Projects	
	Land Area	Flat Number	Land Area	Flat Number	Land Area	Flat Number	Land Area	Flat Number

Asked by: Hon CHU Hoi-dick

Reply:

In consultation with the Transport and Housing Bureau, our reply is as follows:

- (1) According to the Long Term Housing Strategy (LTHS), the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target to capture social, economic and market changes over time, and make timely adjustments where necessary. According to the latest projection in the LTHS Annual Progress Report 2018, the private housing supply target for the ten-year period from 2019-20 to 2028-29 is 135 000 units.

With reference to the ten-year private housing supply target updated on an annual basis, we determine the annual target for private housing land supply for each financial year, which is expressed in terms of estimated flat yield from the concerned land supply. In the past five financial years, the applicable targets of private housing land supply and the actual supply of private housing land (also expressed in terms of flat yield) is set out below:

<b>Financial year</b>	<b>Annual target of private housing land supply</b> (expressed in estimated flat yield)	<b>Actual supply of private housing land</b> (expressed in estimated flat yield)
2014-15	18 800	21 190
2015-16	19 000	19 870
2016-17	18 000	20 140
2017-18	18 000	25 500
2018-19	18 000	14 100 <sup>(Note)</sup>

Note: Not including one government residential site (with an estimated flat number of 770 units) since the site was tendered on 22 March 2019 and the tender would close on 3 May 2019.

Regarding the forecast completion and actual completion of private domestic flats in the past five calendar years from 2014 to 2018, the statistics are available on the webpage of the Rating and Valuation Department through the following web links – [https://www.rvd.gov.hk/en/publications/hkpr\\_previous.html](https://www.rvd.gov.hk/en/publications/hkpr_previous.html) (containing the “Hong Kong Property Review” of previous years) and <https://www.rvd.gov.hk/doc/en/hkpr19/03A-1.pdf> (extract of “Hong Kong Property Review 2019”).

As regards the actual number of units sold, the number of agreements for sale and purchase of primary private residential building units in the past five calendar years from 2014 to 2018 is available on the webpage of the Land Registry – <https://www.landreg.gov.hk/en/monthly/agreement.htm>.

(2) Details on private housing land supplied in the past five financial years are set out in the table below:

Year	Government Land Sale <sup>(Note 1)</sup>		Railway Property Developments <sup>(Note 1)</sup>		Urban Renewal Authority's Projects <sup>(Note 1)</sup>		Private Development or Redevelopment Projects subject to lease modification and land exchange <sup>(Note 2)</sup>		Private Development or Redevelopment Projects not subject to lease modification and land exchange <sup>(Note 3)</sup>	
	Land Area (hectares) (about)	Flat Number <sup>(Note 4)</sup>	Land Area (hectares) (about)	Flat Number <sup>(Note 4)</sup>	Land Area (hectares) (about)	Flat Number <sup>(Note 4)</sup>	Land Area (hectares) (about)	Flat Number <sup>(Note 5)</sup>	Land Area (hectares) (about)	Flat Number <sup>(Note 7)</sup>
2014-15	14.60	6 320	9.89	8 400	3.03	2 710	1.48	100	Note 6	3 660
2015-16	19.94	8 940	12.69	7 510	0.63	1 060	1.49	560		1 800
2016-17	29.05	14 510	10.48	1 800	0.22	310	1.11	1 000		2 520
2017-18	9.07	5 840	5.03	2 600	0.22	280	75.21	15 240		1 540
2018-19	11.72 <sup>(Note 8)</sup>	5 690 <sup>(Note 8)</sup>	7.44	4 550	0.43	680	7.32	1 030		2 150

Note 1: Based on the tender invitation date of the sites sold.

Note 2: Based on the date of execution of land document.

Note 3: Based on the project works commencement date.

Note 4: The estimated number of flats as at the time of land sale.

Note 5: The estimated number of flats as at the time of the execution of land document.

Note 6: The Development Bureau does not have readily available information on the land area concerned.

Note 7: Based on the building plans approved by the Building Authority at the commencement date of project works.

Note 8: Not including one government residential site (with an estimated flat number of 770 units) since the site was tendered on 22 March 2019 and the tender would close on 3 May 2019.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)10**

**(Question Serial No. SV012)**

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:

A follow-up question on Reply Serial No. DEVB(PL)175:

Please provide the number of applications under the Squatter Occupants Voluntary Registration Scheme received since its implementation in November 2018.

Asked by: Hon CHU Hoi-dick

Reply:

As at 8 April 2019, Lands Department received a total of 220 applications for the one-off Squatter Occupants Voluntary Registration Scheme since its commencement in November 2018.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)11****(Question Serial No. S0103)**

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:

Please provide, with a breakdown by district, the information on applications by private developers for lease modification for urban renewal purpose in the past five years.

## (1) Private redevelopment projects subject to lease modification/land exchange:

District/ location (Lot number)	Site area	Name of registered owner as at the execution date of the lease modification/ land exchange	Details of the lease modification/ land exchange	Plot ratio and floor area before redevelopment	Permitted maximum plot ratio and floor area after lease modification	Amount of premium payable

## (2) Private redevelopment projects not subject to lease modification/land exchange:

District/ location (Lot number)	Site area	Name of registered owner as at the execution date of the lease modification/ land exchange	Details of the lease modification/ land exchange	Plot ratio and floor area before redevelopment	Permitted maximum plot ratio and floor area after lease modification

Asked by: Hon CHU Hoi-dick

Reply:

(1) The details of the redevelopment cases implemented by private developers in urban areas namely Hong Kong Island, Kowloon, and Tsuen Wan & Kwai Chung districts by way of lease modifications and land exchanges executed in the past five financial years (i.e. from 1 April 2014 up to 28 February 2019) are set out in the table below:

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>2014-15</b>						
<b>Residential development</b>						
Hong Kong Island	No. 128 Pok Fu Lam Road, Hong Kong (Rural Building Lot No. 324) [Lease modification]	0.6440	23 April 2014 (Samsbury Investments Limited)	Private residential  [One house of European type]	5 796	172.81
Hong Kong Island	53 Conduit Road, Mid-levels (Inland Lot No. 2138 Remaining Portion) [Lease modification]	0.2268	28 October 2014 (Bestone Limited)	Private residential  [Not more than three houses]	5 613.318	194.49
Hong Kong Island	No. 43 Island Road, Hong Kong (Rural Building Lot No. 721) [Lease modification]	0.2230	6 November 2014 (Alba Securities and Investment Company Limited)	Private residential  [Private residential]	1 672.3	108.13
Kowloon	Nil					
Tsuen Wan and Kwai Chung district	Nil					

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>Non-residential development</b>						
Hong Kong Island	Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (Aberdeen Inland Lot No. 461) [Land exchange]	0.2369	8 May 2014 (Hareton Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial and/or godown]	35 535	1,069.73
Kowloon	Nos. 103-107 Tam Kung Road, Hung Hom, Kowloon (Kowloon Inland Lot No. 11207) [Land exchange]	0.0309	14 January 2015 (Asia Best Profits Limited and Ever Pacific Investment Limited)	Hotel  [Former lot KIL 4046: Pasteurizing milk with non- offensive trades Former lots KIL 4167 sA and KIL 4167 RP: Domestic houses]	2 779.65	65.61
Kowloon	Nos. 84-86 Wuhu Street, Hung Hom, Kowloon (Hung Hom Inland Lot No. 529) [Lease modification]	0.0142	24 November 2014 (Harvest Triumph Limited)	Non-industrial (excluding godown, hotel and petrol filling station) or Hotel  [Non-industrial]	1 279.2	44.47
Tsuen Wan and Kwai Chung district	Nos. 54-56 Ta Chuen Ping Street, Kwai Chung (Lot No. 326 in Demarcation District No. 444) [Lease modification]	0.0961	16 January 2015 (Winning Tech Limited)	High-tier data centre  [Industrial and/or godown]	9 126	51.44

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>2015-16</b>						
<b>Residential development</b>						
Hong Kong Island	No. 47 Barker Road, The Peak, Hong Kong (Rural Building Lot No. 544) [Lease modification]	0.0721	13 May 2015 (Absolute Keen Limited)	Private residential  [virtually unrestricted]	393.2	103.21
Hong Kong Island	Nos. 31-69 Chai Wan Road, Hong Kong (Shau Kei Wan Inland Lot No. 634) [Lease modification]	0.5314	21 July 2015 (Timse Enterprises Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Private residential]	44 014	3,002.17
Hong Kong Island	No. 45 Tai Tam Road, Stanley, Hong Kong (Rural Building Lot No. 442) [Lease modification]	0.3009	14 September 2015 (Tania Development Limited)	Private residential  [Not more than two detached residences of European type]	2 708	307.66
Kowloon	Portland Street, Mong Kok, Kowloon (Kowloon Inland Lot No. 11243) [Land exchange]	0.0329	18 November 2015 (China Travel Service (Holdings) Hong Kong Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Non-industrial excluding offensive trades]	2 469	89.81
Kowloon	Nos. 279, 279A, 279B and 279C Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2453) [Lease modification]	0.0711	1 December 2015 (Able Business Development Limited)	Private residential  [One house of European type]	3 662	271.5

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
Tsuen Wan and Kwai Chung district	Nil					
<b>Non-residential development</b>						
Hong Kong Island	Nil					
Kowloon	No. 93 Wai Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland No. 680) [Lease modification]	0.0195	24 June 2015 (Profit Point Development Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial and/or godown]	2 583	73.26
Tsuen Wan and Kwai Chung district	Nil					
<b>2016-17</b>						
<b>Residential development</b>						
Hong Kong Island	Nil					
Kowloon	Nos. 78-80 Maidstone Road, Kowloon (Kowloon Inland Lot No. 9692) [Lease modification]	0.0479	27 June 2016 (Fame Top Investment Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [private residential]	4 310	178.74

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
Kowloon	Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Kowloon (New Kowloon Inland Lot No. 4178) [Lease modification]	0.2403	4 January 2017 (Twin City Holdings Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Industrial]	21 631	1,122.7
Kowloon	Nos. 55 – 55A La Salle Road, Kowloon Tong, Kowloon (New Kowloon Inland Lot No. 3849 Remaining Portion) [Lease modification]	0.1295	17 January 2017 (Max Time Enterprise Limited)	Private residential  [One detached residence or 2 semi-detached residences or 4 flats]	2 330	75.06
Tsuen Wan and Kwai Chung district	Ting Kau, Tsuen Wan (Tsuen Wan Town Lot No. 418) [Land exchange]	0.0503	8 December 2016 (Lam Wing Tak, Wong Bik Ha)	Private residential  [Building and agricultural]	377.1	10.03

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>Non-residential development</b>						
Hong Kong Island	Nos. 14-30 King Wah Road, Hong Kong (Inland Lot No. 7106 Section B, Inland Lot No. 7106 Section C and Inland Lot No. 7106 Remaining Potion and Extension) [Lease modification]	0.4890	25 October 2016 (Glory United Development Limited)	Non-industrial (excluding residential, hotel, godown and petrol filling station)  [Industrial]	30 635	2,218.69
Kowloon	No. 98 How Ming Street, Kowloon (Kwun Tong Inland Lot No. 240) [Lease modification]	0.8903	25 October 2016 (KT Real Estate Limited and Turbo Result Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial]	106 835	4,305
Kowloon	Nos. 210-212 Choi Hung Road and Nos. 15-17 Ng Fong Street, San Po Kong, Kowloon (New Kowloon Inland Lot No. 4854) [Lease modification]	0.1316	14 March 2017 (Uppermax Company Limited)	Hotel  [Industrial excluding offensive trade]	15 797	212.56
Tsuen Wan and Kwai Chung district	Nil					

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>2017-18</b>						
<b>Residential development</b>						
Hong Kong Island	Nil					
Kowloon	Nos. 13 and 15 Sze Shan Street, Kowloon (Yau Tong Inland Lot No. 41) [Land exchange]	0.3816	16 August 2017 (Double Bright Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Industrial and/or godown (excluding offensive trades)]	25 264	983.03
Kowloon	Nos. 301, 301A-C Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2320) [Lease modification]	0.0749	31 May 2017 (Gold Asset Investment Limited and Wise Think Global Limited)	Private residential [One house of European type]	3 744	212.44
Kowloon	No. 195 Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2341 Section E) [Lease modification]	0.0843	1 June 2017 (Junie Limited)	Private residential  [Residential]	4 212	179.73

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
Kowloon	Nos. 139, 141, 143, 145 and 147 Argyle Street, Kowloon (Kowloon Inland Lot No. 6005, Kowloon Inland Lot No. 6035 Remaining Portion, Inland Lot No. 6036 Remaining Portion, Kowloon Inland Lot No. 6037 Remaining Portion and Kowloon Inland Lot No. 6038 Remaining Portion) [Lease modification]	0.5755	6 March 2018 (CLP Property Investment Limited)	KIL 6005: Museum,  KIL 6035 RP, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: Private residential  [KIL 6005 and KIL 6035 RP: Private dwelling house, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: Private residential and/or office]	KIL 6005: 2 837,  KIL 6035 RP, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: 28 772.5	2,020.99
Kowloon	Nos. 48A and 50 La Salle Road, Kowloon Tong (Kowloon Inland Lot No. 3851 Section D and Kowloon Inland Lot No. 3851 Section E) [Lease modification]	0.0873	29 March 2018 (Welton Corporation Limited and Kind Loyal Limited)	Private residential  [KIL 3851 sD: Detached or semi-detached private residences and/or flats KIL 3851 sE: One detached or one semi-detached house]	1 588	65.57
Tsuen Wan and Kwai Chung district	Nil					

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>Non-residential development</b>						
Hong Kong Island	No. 36 Jardine's Bazaar, Causeway Bay, Hong Kong (Inland Lot No. 6681) [Lease modification]	0.0105	15 August 2017 (Empire Target Company Limited)	Non-industrial (excluding residential, godown and petrol filling station)  [One domestic building]	1 580	131.23
Kowloon	No. 7 Wang Tai Road, Kowloon Bay, Kowloon (New Kowloon Inland Lot No. 5948) [Lease modification]	0.3120	8 January 2018 (Goldin Financial Global Square Limited)	Non-residential excluding hotel, petrol filling station, and residential care home  [Industrial and/or godown excluding offensive trades]	37 440	1,651.98
Kowloon	Nos. 103-105 Tung Chau Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 7778) [Lease modification]	0.0386	16 January 2018 (Gainsmark Inc Limited)	Non-residential excluding petrol filling station and residential care home  [Industrial excluding offensive trades]	4 281	76.1

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
Tsuen Wan and Kwai Chung district	Tsuen Wan (Lot No. 303 Section A in Demarcation District No. 355) [Lease modification]	0.1516	4 October 2017 (Rainbow Red Holdings Limited)	Non-residential excluding (i) hotel, petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance  [Industrial]	14 398	280
<b>2018-19 up to 28 February 2019</b>						
<b>Residential development</b>						
Hong Kong Island	No. 1 Wang Tak Street, Happy Valley, Hong Kong (Inland Lot No. 9045) [Land exchange]	0.0540	4 January 2019 (Emperor Hotel (HK) Limited)	Private residential  [Former lot IL 2840 sA : Residential (including hotel) Former lot IL 2840 RP : Non-industrial (including hotel)]	5 403	1.38

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
Hong Kong Island	No. 16 Bowen Road, Hong Kong (Inland Lot No. 2304 and the Extension) [Lease modification]	0.0743	4 February 2019 (Wealthy Trendy Limited)	Private residential  [Not more than one house]	1 382.39	304.44
Kowloon	Nos. 233 and 235 Prince Edward Road West, Kowloon City, Kowloon (Kowloon Inland Lot No. 11230) [Land exchange]	0.1340	21 September 2018 (Leading Faith Group Limited and Noble Power Enterprises Limited)	Private residential  [Residential]	6 700	516.83
Kowloon	Nos. 14-20 Inverness Road, Kowloon City, Kowloon (New Kowloon Inland Lot No. 6573) [Land exchange]	0.1440	22 October 2018 (Total Expect Limited)	Private residential  [Detached or semi-detached houses of European type]	4 320	200.74
Kowloon	Nos. 10-12A La Salle Road, 168-168C Boundary Street, Kowloon (Kowloon Inland Lot No. 3275 and Kowloon Inland Lot No. 3276) [Lease modification]	0.0837	30 January 2019 (Smart Value Investments Limited)	Private residential  [Detached or semi-detached houses of European type]	4 197	259.88
Tsuen Wan and Kwai Chung district	Nil					

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>Non-residential development</b>						
Hong Kong Island	No. 2 Yi Nga Drive, Ap Lei Chau, Hong Kong (Ap Lei Chau Inland Lot No. 83 Remaining Portion and Extensions) [Lease modification]	1.18	25 May 2018 (Hongkong Electric Company, Limited)	(i) The generation and distribution of electricity, together with staff quarters, canteen and other welfare and recreational facilities for the exclusive use by the employees of the grantee and/or their bona fide visitors; and (ii) Hotel  [Electricity substation]	15 400	656.21
Kowloon	No. 11 Middle Road, Tsim Sha Tsui, Kowloon (Kowloon Inland Lot No. 11169) [Land exchange]	0.2689	24 May 2018 (The Sailor's Home and Missions to Seamen)	(i) Hotel, (ii) Club for seafarers  [A seamen's club and hostel for seamen]	32 263	1,133.45
Kowloon	No. 1 Cheong Tung Road, Hum Hom, Kowloon (Kowloon Inland Lot No. 10663) [Lease modification]	0.1769	21 September 2018 (China Travel Service (Hong Kong) Limited)	Hotel [Godown]	21 228	699.44
Tsuen Wan and Kwai Chung district	Nil					

Note 1: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the user permitted in the lease conditions of the lot in question.

Note 2: Maximum GFA figures specified in the land lease. Plot ratio is usually not specified in lease conditions.

(2) The Lands Department does not have readily available information in respect of redevelopment cases implemented by private developers not subject to lease modification and land exchange applications.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)12****(Question Serial No. S0105)**

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:

As a follow-up on Reply Serial No. DEVB(PL)175, my further questions are as follows:

- (1) What is the number of occupants in various districts who have registered under the Squatter Occupants Voluntary Registration Scheme (the Scheme) since its implementation in November 2018?
- (2) Would the Government undertake that staff of the Lands Department will not examine whether unauthorised alterations have been made to the surveyed squatter structures while conducting site inspections in the light of the Scheme, so that the occupants can rest assured to join the Scheme?

Asked by: Hon CHU Hoi-dick

Reply:

- (1) Since the commencement of the one-off Squatter Occupants Voluntary Registration Scheme in November 2018, the number of applications received by districts under the Scheme up to end of February 2019 is tabulated below:

District	No. of applications received up to end of February 2019
Eastern	2
Southern	3
Islands	4
North	34
Sai Kung	1
Sha Tin	11
Tai Po	16

District	No. of applications received up to end of February 2019
Kwun Tong	3
Wong Tai Sin	1
Kwai Tsing	2
Tsuen Wan	9
Tuen Mun	19
Yuen Long	52
Total	157

- (2) The purpose of the one-off Squatter Occupants Voluntary Registration Scheme is to complement the implementation of the revised compensation and rehousing arrangements announced by the Government in May 2018 for clearerees affected by the land resumption and clearance for government development projects. Under the revised compensation and rehousing arrangements, domestic occupants residing in surveyed squatter structures registered for non-domestic uses in the 1982 Squatter Control Survey (SCS) may still be considered for compensation and rehousing arrangements upon land resumption and clearance for government development projects in future, subject to meeting the relevant eligibility criteria, provided that they have been registered under the Squatter Occupants Voluntary Registration Scheme. The Scheme is a voluntary registration exercise for occupants and is undertaken by the Clearance Unit of the Lands Department (LandsD) separated from the routine squatter control inspection and enforcement actions on squatter structures undertaken by the Squatter Control Office of LandsD.

Under the prevailing squatter control policy, surveyed squatter structures are tolerated provided that their location, dimensions, building materials and use remain the same as recorded in the 1982 SCS record. Squatter structures that are found in breach, be it through routine patrols or complaints received by the Squatter Control Office of LandsD, will be subject to squatter control enforcement actions by the Office in accordance with the established enforcement mechanism and priorities. Notwithstanding this, a change to the use of the squatter structures for residential purposes by the occupants who have applied for the Scheme and satisfied its registration criteria will not constitute a breach leading to cancellation of survey records of their squatter structures or demolition of these squatter structures as enforcement actions. It should be noted that such a structure may still be subject to enforcement for other breaches under the current squatter control policy in accordance with the established enforcement mechanism and priorities.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)13**

**(Question Serial No. S0106)**

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:

Regarding the estimated costs of urban renewal, land resumption and clearance by the Lands Department (LandsD), would the Government please inform this Committee of:

- (1) the amount of provision allocated to the Urban Renewal Section of LandsD in 2019-20 and a breakdown of the provision.
- (2) the estimated expenditure involved in undertaking all other land resumption and clearance works by the 309 officers in the District Lands Offices and Headquarters of LandsD in 2019-20.

Asked by: Hon CHU Hoi-dick

Reply:

- (1) The Urban Renewal Section (URS) of the Lands Department is responsible for land administrative issues relating to urban renewal, including but not limited to land resumption for urban renewal projects. The amount of \$42,719,000 is the provision for salaries and acting allowances for the 55 staff of various ranks of the Section in 2019-20. The expenditure involved is charged to the Urban Renewal Authority and does not form part of the Appropriation Bill.
- (2) Staff involved in undertaking land resumption and clearance works in the District Lands Offices and Headquarters (excluding the staff of the URS mentioned above) will be increased from 309 officers to 324 officers in 2019-20. The expenditure involved in 2019-20 is estimated to be \$182 million.

- End -

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)14****(Question Serial No. S094)**

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:

As a follow-up question on Reply Serial No. DEVB(PL)158, in which the Government informed that there were a total of 13 vacant government sites (VGSs) or school premises let out by way of short-term tenancy (STT) to non-governmental organisations for uses including village office, social service centre, cultural resource centre, etc. over the past three years, would the Government please provide information on rent, site area and lot number in respect of the 13 VGSs granted by STTs?

Asked by: Hon FAN Kwok-wai, Gary

Reply:

All the 13 short-term tenancies (STTs) approved by the Lands Department in the past three financial years (i.e. 2016-17, 2017-18 and 2018-19 up to the end of January 2019) were approved at nominal rent for various not-for-profit purposes.

The other requested information of the 13 STTs is as follows -

<b>Location</b>	<b>Tenancy No.</b>	<b>Area (m<sup>2</sup>)</b>
1. Sin Fat Road, Kwun Tong (vacant government site (VGS))	KX 2931	2 530
2. J/O Jordan Road and Canton Road (VGS)	KX 3032	12
3. Nos. 445 & 447 Shanghai Street and Nos. 322 & 324 Reclamation Street (VGS)	KX 3033	252
4. Ah Kung Kok Fishermen Village, Sha Tin (VGS)	STT 2016	5 020
5. Wong Yin Street, Tuen Mun (VGS)	STT 960	660
6. Greening Site in Shui Chong Street (VGS)	STT 2135	976

<b>Location</b>	<b>Tenancy No.</b>	<b>Area (m<sup>2</sup>)</b>
7. Choi Ming Street near G.T. (Ellen Yeung) School, Tseung Kwan O (VGS)	SX 4752	311
8. Former Wai Kwan Primary School, Tong Yan San Tsuen, Yuen Long (vacant school premise (VSP))	STT 2939	1 760
9. Former Tsing Boor School, Sai Kung (VSP)	SX 4870	812
10. Former Wan Kwong School, Sai Kung (VSP)	SX 4916	59
11. Former Tai Lam Chung Public School, Tuen Mun (VSP)	MX 16035	1 930
12. Former Kat O School, North (VSP)	NX 1708	1 370
13. Former Sheung Che Public School, Pat Heung, Yuen Long (VSP)	STT 3137	218

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)15**

**(Question Serial No. S0079)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Regarding the Reply Serial No. DEVB(PL) 048 on illegal land uses in brownfield sites, it was stated that the Government took enforcement action against 1 280 unauthorised development cases associated with brownfield sites in the past five years but only instigated prosecution against 175 cases. In respect of the low prosecution rate, please inform this Committee:

1. of the reasons for a low prosecution rate of the cases concerned, and please also provide a breakdown of the reasons why the Government decided not to instigate any prosecution against these cases.
2. of the existing manpower in the Planning Department for handling enforcement actions associated with brownfield sites. What was the manpower expenditure involved?
3. of the specific policies to be put in place at present by the Government to prevent those brownfield site users who had never been prosecuted for using the sites illegally from repeating the irregularities.

Asked by: Hon AU Nok-hin

Reply:

1. In the past five years (2014 to 2018), out of the 1 280 enforcement cases involving uses commonly associated with “brownfield sites”, prosecution was instigated in some 175 cases. For the remaining 1 105 cases, 883 cases (80%) resulted in either the notice recipients having complied with the requirements of the enforcement notices by discontinuing the unauthorised developments (UDs), or planning permission having obtained by relevant parties; 181 cases (16%) are subject to on-going investigation; and 41 cases (4%) were mainly concerning existing uses being tolerated under the Town Planning Ordinance (Cap. 131) (TPO).

2. Planning enforcement and prosecution against UDs in rural areas of the New Territories are undertaken by 93 staff members of the Planning Department (PlanD). As the work in respect of UDs is part of the overall duties of PlanD staff, we are unable to provide a breakdown on the expenditure or resources deployed solely for enforcement actions for the uses commonly associated with “brownfield sites”.
3. PlanD will continue to undertake regular patrol, monitor UD cases closely, and take prompt and decisive enforcement and prosecution actions. The continuation of UD after first conviction will be subject to further prosecution action. Under the TPO, the maximum fine for a first conviction is \$500,000 plus a daily fine of \$50,000 after expiry of the notice. For any subsequent convictions, the maximum fine is \$1,000,000 plus a daily fine of \$100,000.

- End -

**CONTROLLING OFFICER'S REPLY**

**S-DEVB(PL)16**

**(Question Serial No. S0109)**

Head: (118) Planning Department  
Subhead (No. & title): (000) Operational expenses  
Programme: (2) District Planning  
Controlling Officer: Director of Planning (Raymond LEE)  
Director of Bureau: Secretary for Development

Question:

Regarding the “210” sites rezoned/to be rezoned for housing development in the short to medium term, please provide the following information:

- (1) Please set out their rezoning progress by listing in table form the district in which they are located, the year of rezoning procedures initiated, their location, site area, original zoning, planned zoning, permitted domestic and non-domestic plot ratios, housing type (classified into Public Rental Housing (PRH) and Green Form Subsidised Home Ownership Scheme (GSH), Subsidised Sale Flats (SSF) and Private Housing), number of flats and (estimated) year of completion. For private housing sites, please also state the year of land sale and the sale price. Please provide a map showing their boundary and location.

District	Year of Rezoning Procedures Initiated	Location	Site Area (hectares)	Original Zoning	Planned Zoning, Domestic and Non-domestic Plot Ratios	Housing Type	Number of Flats	Development Progress and Estimated Year of Completion	Year of Land Sale (if applicable)

- (2) Please provide information on the number and land area of “Green Belt” or “Government, Institution or Community” sites rezoned for private housing development.
- (3) Please list in table form, broken down by their rezoning progress, the land area of the sites rezoned/to be rezoned for various uses:

Rezoning progress/ Housing type	Public Housing Sites		
	PRH and GSH	SSF	Total
Rezoning procedures initiated			
Rezoning procedures initiated			
Rejected by Town Planning Board			

Rezoning procedures yet to be initiated			
Total			

Rezoning progress/ Housing type	Private Housing Sites					Total
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	
Rezoning procedures initiated						
Rezoning procedures initiated						
Rejected by Town Planning Board						
Rezoning procedures yet to be initiated						
Total						

(4) Please list in table form, broken down by their rezoning progress, the number of flats provided from the sites rezoned/to be rezoned for various uses:

Rezoning progress/ Housing type	Public Housing Sites			Total
	PRH and GSH	SSF		
Rezoning procedures initiated				
Rezoning procedures initiated				
Rejected by Town Planning Board				
Rezoning procedures yet to be initiated				
Total				

Rezoning progress/ Housing type	Private Housing Sites					Total
	Residential (Group A)	Residential (Group B)	Residential (Group C)	Residential (Group D)	Residential (Group E)	
Rezoning procedures initiated						
Rezoning procedures initiated						
Rejected by Town Planning Board						
Rezoning procedures yet to be initiated						
Total						

Asked by: Hon CHU Hoi-dick

Reply:

The reply to various parts of the question is as follows:

(1), (3) and (4)

As part of the multi-pronged strategy to increase land supply, the Government has identified, through on-going land use reviews in the last few years, over 210 sites with housing development potential, capable of providing in the short to medium term over 310 000 flats in total (over 70% for public housing). As at mid-March 2019, out of these sites, the Government has completed rezoning for 129 sites and initiated statutory rezoning procedures for 17 sites. As for the remaining sites, subject to completion of technical

studies, we will set out the relevant development details when submitting the rezoning proposals to the Town Planning Board (TPB) for consideration. The information (e.g. location, site area, housing type, estimated flat number, rezoning progress, progress of site formation/building works, etc.) of these sites can be found at Development Bureau's replies to the Special Finance Committee this year (Reply Serial No. DEVB (PL) 093, 094 and 095) and our previous reply to the Legislative Council on 13 December 2017 at the following links:

[https://www.devb.gov.hk/filemanager/en/content\\_1128/DEVB\(PL\)-1-e1.pdf](https://www.devb.gov.hk/filemanager/en/content_1128/DEVB(PL)-1-e1.pdf)

[https://www.devb.gov.hk/en/legco\\_matters/replies\\_to\\_legco\\_questions/index\\_id\\_9815.html](https://www.devb.gov.hk/en/legco_matters/replies_to_legco_questions/index_id_9815.html)

[http://gia.info.gov.hk/general/201712/13/P2017121300386\\_274011\\_1\\_1513148535054.pdf](http://gia.info.gov.hk/general/201712/13/P2017121300386_274011_1_1513148535054.pdf)

[http://gia.info.gov.hk/general/201712/13/P2017121300386\\_274012\\_1\\_1513148535087.pdf](http://gia.info.gov.hk/general/201712/13/P2017121300386_274012_1_1513148535087.pdf)

Details of the development parameters of the above 146 sites (including domestic and non-domestic plot ratios) can be found at the relevant documents made available to the public by the TPB at [www.info.gov.hk/tpb/index.html](http://www.info.gov.hk/tpb/index.html).

(2)

Of the some 210 sites mentioned above, a total of 19 "Green Belt" sites of about 30 hectares (ha) and 22 "Government, Institution or Community" sites of about 20 ha were rezoned for private housing development.

- End -