

**CONTROLLING OFFICER'S REPLY TO
INITIAL WRITTEN QUESTION**

Reply Serial No.

HPLB(PL)073

Question Serial No.

1608

Head: 91 Lands Department

Subhead (No. & title):

Programme: (1) Land Administration

Controlling Officer: Director of Lands

Director of Bureau: Secretary for Housing, Planning and Lands

Question: Regarding the indicator of "private treaty grants", in 2005 the area of actual land grants was 242.12 hectares (ha) involving 4 624 flats. In 2006, the area of actual land grants was only 55.2 ha, but the number of flats involved reached 8 948. Why? Was it attributed to land being granted for high-density development? In 2007, it is estimated that 377 ha of land (involving 13 440 flats) will be granted. Please explain the reasons for the possible increase of the area of land to be granted.

Asked by: Hon. HO Chun-yan, Albert

Reply:

In 2005, the bulk of the 242.12 ha of land granted by way of private treaty was attributable to the grant of about 214 ha of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. These grants did not generate any supply of residential flats. The 4 624 flats were attributable to land grants made to the Mass Transit Railway Corporation Limited (MTRC) and the Kowloon-Canton Railway Corporation (KCRC) in that year.

In 2006, we did not execute any land grant for HA's divestment purpose and therefore the area of land granted in 2006 was much smaller than that in 2005. The 8 948 flats were attributable to land grants made to MTRC and KCRC in that year.

The substantial increase in the estimate of the area of land to be granted in 2007 by way of private treaty is primarily due to the grant of land occupied by existing public housing estates to facilitate the HA's divestment of commercial properties. A total of 41 sites involving about 358 ha would be granted in 2007 for this purpose. These grants would not generate any supply of residential flats. The 13 440 flats will mainly come from the proposed land grants to be made to MTRC and KCRC for railway-related property development projects.

Signature _____

Name in block letters PATRICK L C LAU

Post Title Director of Lands

Date 15 March 2007