

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

Reply Serial No.

HPLB(PL)083

Question Serial No.

0670

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", 55.2 hectares (ha) of land was granted in 2006, much less than the 242.12 ha in 2005. However, the land estimated to be granted in 2007 will increase significantly to 377 ha. Why? How many sites were involved in the 2006 land grants? Please list out the locations of such sites. What is the basis on which 377 ha of land is expected to be granted in 2007? How probably would the property market be affected?

Asked by: Hon. LI Kwok-ying

Reply:

In 2005, the bulk of the 242.12 ha of land granted by way of private treaty was attributable to the grant of land occupied by existing public housing estates to facilitate the Hong Kong Housing Authority (HA)'s divestment of commercial properties. A total of about 214 ha of land was granted for this purpose. In 2006, no land grant was executed for this purpose.

Details of the ten sites covered by land grants made by private treaty in 2006 are as follows:

Sites for railway maintenance depot at Pat Heung and various public utilities	33.29 ha
Long Ping Estate (land granted under Tenants Purchase Scheme)	12.16 ha
Sites at Tai Wai for railway-related property development by the Kowloon-Canton Railway Corporation (KCRC)	9.75 ha

Total : 55.20 ha

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. As sites granted to the HA for divestment will not generate any supply of residential flats, such grants will not have any impact on the residential property market. The other land grants of about 10.5 ha in 2007 to the Mass Transit Railway Corporation Limited and KCRC are for railway-related property development projects and these should contribute to the Administration's policy of maintaining a steady supply of private housing.

Signature	_____
Name in block letters	<u>PATRICK L C LAU</u>
Post Title	<u>Director of Lands</u>
Date	<u>15 March 2007</u>

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