

**Replies to questions raised by Legislative Council Members in examining the
Estimates of Expenditure 2023-24**

Government Property Agency

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FSTB(Tsy)018	0216	TSE Wai-chuen, Tony	51	(1) Acquisition and Allocation
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FSTB(Tsy)021	2581	TIEN Puk-sun, Michael	51	(3) Estate Utilisation
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CONTROLLING OFFICER'S REPLY

FSTB(Tsy)018

(Question Serial No. 0216)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

With regard to setting, assessing and reviewing space and furniture standards for office and specialist and departmental buildings, it is learnt that the Government Property Agency (GPA) sets the government office space standards (including working space for individual staff and ancillary facilities such as meeting rooms, service counters, etc.) in accordance with the principles set out in the Accommodation Regulations to facilitate departments' estimation of office space requirements. In this connection, please advise this Committee on the following:

1. Have the Accommodation Regulations been reviewed and amended since the establishment of GPA in April 1990? If yes, what are the details?
2. After the allocation of office accommodation to government bureaux and departments, what measures will GPA take to timely review the use of such office accommodation by the relevant departments? What are the handling measures where the actual office space is below or above the relevant standards in the Regulations?
3. If departments require additional space for storing documents, drawings, etc., or the provision of new services, will GPA take the initiative to assist such offices in adjusting their required space standards? If yes, what is the implementation timetable for such improvement measures?

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 2)

Reply:

1. & 2. In accordance with the guiding principles set out in the Accommodation Regulations (ARs) and taking into account the operational needs of bureaux/departments (B/Ds) and the grades & ranks of staff concerned, the Government Property Agency (GPA) formulates standards for government office space and furniture & equipment to facilitate B/Ds' estimation of office space requirements, in order to effectively meet the operational needs of B/Ds and to ensure the optimal use of government resources.

The ARs set out the policy and guiding principles on government accommodation and related matters for B/Ds. From time to time, the Government reviews the ARs and makes necessary amendments to keep up with the time. Since the establishment of GPA in April 1990, the ARs have been amended multiple times. Examples include the delegation of authority for heads of B/Ds to approve the space provision for specified types of minor building works projects; incorporation of the requirements of providing baby care rooms and lactation rooms in new government premises in the ARs; and introduction of the concept of modern office layout, which provides office space with enhanced operational efficiency and greater flexibility in changing office layouts through more use of natural lighting and reduced use of partitions, etc.

GPA will continue to review from time to time the standards for government office space and furniture & equipment in accordance with the policy and guiding principles of the ARs. After allocation of premises, B/Ds will manage their own office accommodation and can make minor adjustments to the office layouts in light of the operational needs to optimise the use of office space. GPA has no information on the details of individual B/Ds' actual usage after allocation of the premises.

3. If there is a genuine operational need for more office space, such as for storing files and drawing plans, or providing new services, B/Ds may apply to GPA for additional office space. Having regard to B/Ds' timing and other requirements, GPA will actively assist B/Ds in identifying suitable premises to meet their accommodation need as soon as possible.

- End -

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)019

(Question Serial No. 0218)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

Regarding the reprovisioning project of the three government office buildings at the Wan Chai waterfront, please inform this Committee:

1. of the existing utilisation (including vacancy rate) of the three government office buildings and whether the users have a definite vacation schedule; and
2. whether the Government has any plans or measures to shorten the period where the three government office buildings will be left idle before the demolition; if so, of the details.

Asked by: Hon TSE Wai-chuen, Tony (LegCo internal reference no.: 5)

Reply:

- 1 & 2. The reprovisioning of the original user departments in the three government office buildings at the Wan Chai waterfront involves the construction of nine reprovisioning developments, four of which have been completed and progressively commissioned. To gainfully utilise the existing resources, the Government Property Agency (GPA) has arranged to allocate the vacated office spaces in the three government office buildings to user departments with additional needs for short-term uses. As at 28 February 2023, only about 1% of the floor area in the three government office buildings was temporarily vacant, pending allocation to new user departments for short-term uses.

The remaining five reprovisioning developments are under construction scheduled for completion in 2023 - 2026. The relevant user departments, which still operate in the three government office buildings in Wan Chai, will vacate the three government office buildings by phases subject to the completion schedules of the reprovisioning developments. GPA will continue to keep in view the relocation progress of user departments with a view to gainfully utilising the vacated office spaces.

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CONTROLLING OFFICER'S REPLY

FSTB(Tsy)020

(Question Serial No. 0350)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (3) Estate Utilisation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

Regarding the work to assist government bureaux and departments in reviewing their under-utilised sites so as to release them for alternative uses or disposal as appropriate, please advise on the relevant projects, expenditures and staff establishment by category involved in the past 3 years. For the relevant measures to be implemented in 2023-2024, what are the locations and estimated expenditures involved as well as the evaluation of their effectiveness?

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 19)

Reply:

The work of Government Property Agency (GPA) includes reviewing under-utilised sites managed by bureaux/departments (B/Ds) and, where appropriate, assisting the relevant B/Ds in releasing their sites for suitable alternative uses or disposal. In the past 3 years, GPA assisted in arranging alternative uses or disposal for 4 government sites. Details are as follows:

Property / Site	Site Area (m ²) (Approx.)	New Use
2022		
Site at junction of Shanghai Street and Waterloo Road (Former Shanghai Street Temporary Refuse Collection Point, Street Sleepers' Services Units and Shanghai Street/Waterloo Road Public Toilet)	572	Cultural facilities
Ex-Kennedy Town Police Married Quarters Block B	2 500	Public housing
2021		
Yaumatei Carpark Building	6 380	Road works

Property / Site	Site Area (m ²) (Approx.)	New Use
2020		
Ex-Sai Kung Central Primary School	3 850	Social welfare facilities

In addition, GPA estimated that 1 government site would be released in 2023 for alternative uses or disposal. Details are as follows:

Property / Site	Site Area (m ²) (Approx.)	Proposed Use
Dills Corner Garden	24 900	Road works and Government, Institution or Community facilities

GPA has been carrying out the above work as well as other duties with the existing manpower and does not have the breakdown of expenditure and manpower for that.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2581)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (3) Estate Utilisation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

The work of the Government Property Agency (GPA) involves assisting government bureaux and departments in putting surplus departmental properties to alternative uses or disposal as appropriate, so as to optimise the utilisation of government sites and surplus properties with potential for alternative government uses or commercialisation. However, there are frequent reports that government properties have been left vacant for a prolonged period of time, and that community resources are not properly used as a result. In this year's Budget, the provision for estate utilisation is 9.7% higher than the revised estimate for 2022-23, amounting to around \$78 million. In this connection, will the Government inform this Committee of:

- (a) the gross area of vacant properties of government departments according to the records of the GPA;
- (b) the gross area of vacant properties resumed and revitalised each year; and
- (c) whether there are performance indicators on minimising the area of vacant government properties in the year. If yes, what are the details? If no, what are the reasons?

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 36)

Reply:

Government properties are primarily used as offices for government departments and for the provision of public services. Relevant policy bureaux / departments are responsible for their management and possess the information on vacant properties (if any). When government properties become vacant, the relevant bureaux / departments will, in accordance with the established mechanism, review if they have continued needs for such properties in order to ensure their gainful use. If a government property is no longer required for its original use, the relevant policy bureau / department would review if the property could be deployed to meet other needs of itself. If in the negative, the Government Property Agency (“GPA”) would, upon the request of the relevant policy bureau / department, assist in consulting other user policy bureaux / departments as appropriate on a quarterly basis with a view to identifying suitable alternative use(s) for the surplus property. In 2021-22 and 2022-23, GPA assisted in handling 13 new cases of surplus government properties. Six of the properties were considered or are being considered by policy bureaux / departments for alternative government uses while suitable users are being identified for the remaining seven properties.

If it is confirmed that the property is surplus to the operational needs of the Government, the relevant policy bureau / department will, with the assistance of GPA, lease out the property through commercialisation, open the property for leasing to non-governmental organisations (“NGOs”), or dispose of the property by sale. Information on the surplus government properties for leasing out through commercialisation or for leasing to NGOs is available on GPA’s webpages at <https://www.gpa.gov.hk/en/our-services/government-properties-to-let/non-domestic-government-properties.html> and <https://www.gpa.gov.hk/en/our-services/government-properties-to-let/surplus-government-accommodation.html> for public access.

- End -

CONTROLLING OFFICER'S REPLY

(Question Serial No. 3013)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (3) Estate Utilisation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

For the car parks managed by the Government Property Agency (GPA), most of those in joint-user government buildings are opened up for public use during non-office hours only including night-time of weekdays, Saturdays, Sundays and public holidays. In this connection, will the Government inform this Committee of:

1. the numbers of car parking facilities and car parking spaces under GPA's purview as at February 2023 by 18 districts in tabular form;
2. the volume and utilisation rate of government vehicles in GPA-managed government car parks not opened up for public use during daytime on weekdays in the past 3 years by 18 districts in tabular form;
3. the usage, utilisation rate and charges of GPA-managed government car parks opened up for public use during night-time of weekdays, Saturdays, Sundays and public holidays in the past 3 years by 18 districts in tabular form; and
4. whether GPA has closely monitored the car parks currently not opened up for public use during daytime and, subject to their usage, re-considered opening up such car parks for public use round the clock; if yes, of the details; if no, the reasons for that.

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 20)

Reply:

- 1 – 3. The parking spaces in the car parks of government joint-user general office buildings (“JUBs”) managed by the Government Property Agency (“GPA”) are primarily used by the government user departments of the JUBs for official purpose. The user departments are responsible for allocating the parking spaces and approving the eligible vehicle lists, and bear the management responsibility. GPA does not have records on the utilisation rates of the user departments’ parking spaces in car parks of the relevant JUBs.

There are currently 13 car parks at JUBs and five car parks at other types of government properties leased out by GPA to contractors for operation of fee-paying public car parks. Six of the car parks were planned during the planning and design stage of the developments for all-day use (including daytime of weekdays) by the public. The number of parking spaces, the average utilisation rates during the operating hours and the current fees of the abovementioned car parks are listed at the Annex.

4. The primary purpose of car parks at JUBs is for use by vehicles of the user departments or vehicles related to official purpose during office hours. To optimise the use of land resources, GPA regularly consults user departments of JUBs on their operational requirements for parking spaces, for example, whether there are parking spaces surplus to the departments’ operational requirements during office hours, and whether there are more parking spaces surplus to the departments’ operational requirements during non-office hours (normally nighttime of weekdays and whole of Saturdays, Sundays and public holidays).

In general, the user departments would take into account whether any of their allocated parking spaces are surplus to their operational needs, and assess from security and operational perspectives the impact of leasing out such surplus parking spaces for operation of fee-paying public car parks on them. Subject to the user departments’ agreement and where feasible, GPA would consider issues including technicalities, management, operation and maintenance in leasing out the relevant surplus parking spaces to contractors for operation of fee-paying car parks for public use.

In order to explore the feasibility of making more parking spaces available for leasing out as fee-paying public car parks, GPA would continue to regularly consult the user or management departments of car parks leased out by GPA in government properties on the utilisation of their parking spaces.

- End -

Fee-paying public car parks leased out by GPA**Table (1): Fee-paying public car parks open during non-office hours**

District Council district	Car park location	Number of private car parking spaces	Current parking fees for private cars (per hour)	Average utilisation rate¹
Central and Western District	Queensway Government Offices	159	\$25-\$28	12.6%
Wan Chai District	Wanchai Tower, Immigration Tower and Revenue Tower	157	\$26-\$30	24.9%
Eastern District	North Point Government Offices	95	\$10-\$20	41.0%
Kowloon City District	Tokwawan Market and Government Offices	29	\$12-\$16	36.8%
	Trade and Industry Tower	24	\$20	46.5%
Yau Tsim Mong District	West Kowloon Government Offices	50	\$10-\$14	38.1%
Sai Kung District	Sai Kung Government Offices	70	\$27-\$40	17.8%
Sha Tin District	Sha Tin Government Offices	122	\$18-\$30	41.8%
Tai Po District	Tai Po Government Offices	71	\$8-\$18	59.3%
Tuen Mun District	Tuen Mun Government Offices	42	\$5-\$20	22.8%
Yuen Long District	Yuen Long District Office Building	44	\$10-\$20	46.9%
North District	North District Government Offices	101	\$10-\$12	26.2%

Table (2): Fee-paying public car parks open all day

District Council district	Car park location	Number of private car parking spaces	Current parking fees for private cars (per hour)	Average utilisation rate¹
Eastern District	Chai Wan Municipal Services Building	39	\$20-\$22	90.9%
Sham Shui Po District	Cheung Sha Wan Government Offices	250 ²	\$24-\$40	52.3%
Kwun Tong District	Shun Lee Disciplined Services Quarters	89	\$22-\$24	54.8%
Sha Tin District	New Territories (Sha Tin) Forensic Medicine Centre	50	\$5-\$18	Information not available
North District	Heung Yuen Wai Boundary Control Point	415	\$15	Information not available
Islands District	Hong Kong – Zhuhai – Macao Bridge Hong Kong Port	673	\$20-\$40	0.5%

Notes:

¹ The average utilisation rates of the car parks during the operating hours for the period from April 2022 to December 2022 are provided by the contractors. GPA does not have the statistics on the utilisation rates of the car parks for the entire period of the past three years. As the car parks at New Territories (Sha Tin) Forensic Medicine Centre and Heung Yuen Wai Boundary Control Point have commenced operation in early 2023, information on their average utilisation rates during the period concerned is not available.

² A portion of the fee-paying public car park provides 24-hour parking spaces. The remaining are parking spaces of user departments of the JUB, which are open for public use during non-office hours only.

- End -

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)071

(Question Serial No. 3533)Head: (51) Government Property AgencySubhead (No. & title): ()Programme: (3) Estate UtilisationControlling Officer: Government Property Administrator (Eugene FUNG)Director of Bureau: Secretary for Financial Services and the TreasuryQuestion:

Please set out in tabular form:

- (a) the current numbers of parking spaces, charges and locations of the car parks at Hong Kong's boundary control points, with a breakdown by type of parking space; and
- (b) taking private car parking spaces as an example, the current numbers of parking spaces in closed areas and non-closed areas, as well as the current numbers of parking spaces for daytime parking and overnight parking of the car parks at Hong Kong's boundary control points.

Asked by: Hon TIEN Puk-sun, Michael (LegCo internal reference no.: 30)Reply:(a) & (b)

The Government Property Agency is currently responsible for managing two fee-paying public car parks in the non-closed areas of the Hong Kong – Zhuhai – Macao Bridge Hong Kong Port and the Heung Yuen Wai Boundary Control Point, which have been leased out to car park contractors for operation. The types of parking spaces, number of parking spaces and parking charges of the car parks concerned are tabulated as follows:

Fee-paying public car parks at Hong Kong – Zhuhai – Macao Bridge Hong Kong Port (Total: 733 parking spaces)							
Types of parking spaces	No. of parking spaces	Parking charges					
		With pre-booking			Without pre-booking		
		Hourly	Day parking (any 24 hours)	Night parking	Hourly	Day parking	Night parking
Private car	673	\$20 Overtime parking charge: \$40 per hour	\$160 Overtime parking charge: \$320	N/A	1 st & 2 nd hours: \$20 3 rd hour: \$30 4 th hour and thereafter: \$40	N/A	N/A

Fee-paying public car parks at Hong Kong – Zhuhai – Macao Bridge Hong Kong Port (Total: 733 parking spaces)

Types of parking spaces	No. of parking spaces	Parking charges					
		With pre-booking			Without pre-booking		
		Hourly	Day parking (any 24 hours)	Night parking	Hourly	Day parking	Night parking
Motorcycle	25	\$8 Overtime parking charge: \$16 per hour	\$45 Overtime parking charge: \$90	N/A	1 st & 2 nd hours: \$8 3 rd hour: \$12 4 th hour and thereafter: \$16	N/A	N/A
Light goods vehicle	14	\$16 Overtime parking charge: \$32 per hour	\$125 Overtime parking charge: \$250	N/A	1 st & 2 nd hours: \$16 3 rd hour: \$24 4 th hour and thereafter: \$32	N/A	N/A
Taxi	21	\$16 Overtime parking charge: \$32 per hour	\$125 Overtime parking charge: \$250	N/A	1 st & 2 nd hours: \$16 3 rd hour: \$24 4 th hour and thereafter: \$32	N/A	N/A

Fee-paying public car park at Heung Yuen Wai Boundary Control Point* (Total: 466 parking spaces)

Types of parking spaces	No. of parking spaces	Parking charges		
		Hourly	Day parking (any 24 hours)	Night parking (18:00 to 08:00 the next day)
Private car	415	\$15	\$150	\$80
		Overtime parking charges: First two hours : \$60 per hour Thereafter : \$75 per hour		
Motorcycle	36	\$5	\$40	\$25
		Overtime parking charges: First two hours : \$20 per hour Thereafter : \$25 per hour		
Van-type light goods vehicle	15	\$15	N/A	N/A
		Overtime parking charges: First two hours : \$60 per hour Thereafter : \$75 per hour		

*The fee-paying public car park at Heung Yuen Wai Boundary Control Point is currently only available for parking by vehicles with online pre-booking.

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CONTROLLING OFFICER'S REPLY

FSTB(Tsy)072

(Question Serial No. 3534)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (3) Estate Utilisation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

Upon the commissioning of Heung Yuen Wai Control Point, several bus routes have been in service alongside the provision of car parks with more than 400 parking spaces. In view of the change that the car parks are now for parking by vehicles with prior booking only, please advise this Committee on the following:

1. As booking arrangements have been fully adopted at the car parks, have provisions been earmarked for enhancing the online booking system, such as showing the booking situations of different types of parking spaces for at least seven days ahead and the public transportation accessible to the Control Point to facilitate members of the public to plan their trips?
2. Given that the clearance time at the Control Point hinges on the passenger volume of the day, car owners may return to their cars beyond their reserved time slots. However, prior booking for two consecutive time slots for the same vehicle is not allowed and the overtime hourly parking charge is even as high as \$75. Will there be any relaxation to allow car owners to extend their parking time slot for one time?

Asked by: Hon LEE Tsz-king, Dominic (LegCo internal reference no.: 10)

Reply:

- 1 & 2. The public car park at the Heung Yuen Wai Boundary Control Point commenced operation in February 2023. The Government Property Agency (GPA) has been implementing enhanced measures starting from 17 February 2023. Only vehicles with online booking will be allowed to park and vehicles without prior booking are not accepted. The current online booking system allows the public to reserve parking spaces from two hours to seven days prior to entry, and the parking period is a minimum of two hours to a maximum of seven days. Drivers can flexibly make arrangement to suit their travel plans.

In order to alleviate the situation of vehicles parking beyond their reserved time slots, the parking fees including overtime parking charges (for vehicles leaving later than the estimated departure time as reserved) have also been adjusted. In addition, to

avoid the same vehicle occupying the parking space for too long, the same vehicle cannot reserve two consecutive parking time slots.

Since the implementation of the enhancement measures, the car park is operating smoothly in general. GPA will continue to monitor and review the operation of the car park especially during weekends or peak period of passenger traffic through the control point. GPA will also review the operation mode of the car park and the functions of the online booking system from time to time, and arrange enhancement as necessary, so as to facilitate the public to use the Heung Yuen Wai/Liantang Port to travel between the Mainland and Hong Kong.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)117

(Question Serial No. 2227)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Development

Question:

The Bureau stated that it would continue to work with relevant bureaux and departments to implement the “single site, multiple use” (SSMU) initiative, including reviewing government sites reserved for single uses. In this connection, will the Government inform this Committee of:

- 1) the respective details of the existing projects which have implemented the SSMU initiative and the government projects which are planned to implement the SSMU initiative in the future;
- 2) in view of the problem of shortage of parking spaces in various districts, whether it will earmark certain projects for the provision of smart car parks or parking spaces in the course of implementing the SSMU model; if so, the details; if not, the reasons; and
- 3) whether it will impose additional conditions on land sales in the future, requiring developers to earmark certain locations for the provision of smart car parks or parking spaces in the development projects; if so, the details; if not, the reasons?

Asked by: Hon LEE Chun-keung (LegCo internal reference no.: 5)

Reply:

1 and 2. The latest progress of the eight “single site, multiple use” (SSMU) projects under the purview of the Government Property Agency is tabulated as follows:

Project	Latest Progress
Joint-user complex at the former Anderson Road Quarry	We plan to construct a joint-user complex which will provide a multi-purpose sports centre, a public library, a community hall, a range of welfare facilities including elderly, family, child and rehabilitation services as well as underground public carparking facilities. We obtained funding approval from the Legislative

Project	Latest Progress
	Council (LegCo) for the construction of the proposed complex in July 2022. The proposed complex is scheduled for completion in 2027.
Joint-user complex at Tseung Kwan O town centre	<p>We plan to construct a joint-user complex which will provide facilities including a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung District Council (DC) and its Housing, Planning and Development Committee on the proposed development and the initial user mix respectively in May 2020. Members generally supported the proposal.</p> <p>We are currently carrying out the detailed design of the complex and plan to seek LegCo’s funding approval in 2023 for the construction of the proposed complex.</p>
Joint-user complex at Shan Mei Street in Sha Tin	<p>We plan to construct a joint-user complex of 10 or more storeys which will mainly provide leisure, cultural, medical health, social welfare and educational facilities, government offices and public vehicle park, etc. We consulted the Cultural, Sports & Community Development Committee of the Sha Tin DC in October 2021 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We plan to submit the amendments of the Outline Zoning Plan (OZP) to the Town Planning Board (TPB) in 2023 for the proposed change of use of the relevant site from “Industrial” to “Government, Institution or Community”, and strive to commence the detailed engineering and architectural design work of the complex during the statutory planning process.</p>
Redevelopment of Tuen Mun Clinic	We propose to redevelop the Tuen Mun Clinic into a 24-storey joint-user complex which will mainly provide district-based healthcare services, including a school dental clinic, a student health service/assessment centre, a general out-patient clinic, a maternal and child health centre, a child assessment centre and an elderly health centre. There will also be welfare facilities including a residential care home for elderly and a family service centre. We consulted the Working Group on Development and Planning of Tuen Mun District of the Tuen Mun DC on the above-mentioned initial user mix in September 2019. Members generally supported the proposal.

Project	Latest Progress
	<p>We obtained agreement from the TPB in mid-2022 for relaxation of the existing building height restriction. Upon approval of the amendments to the draft OZP by the Chief Executive-in-Council, we will commence the design work with a view to applying for funding from the LegCo as soon as possible.</p>
<p>Development of a proposed ambulance depot near Sheung Wan Fire Station</p>	<p>We plan to construct a joint-user complex which will provide an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. Upon completion of the detailed design of the complex, we will seek LegCo's funding approval for the commencement of the construction works.</p>
<p>Consolidation of several government sites in Tsuen Wan town centre</p>	<p>Making reference to the experience of the "District Study for Yau Ma Tei and Mong Kok", the Chief Executive announced in the 2021 Policy Address to invite the Urban Renewal Authority (URA) to commence similar district planning studies on the old districts of Tsuen Wan and Sham Shui Po with a view to ascertaining renewal plans and formulating the planning and redevelopment blueprints for these two districts as well as exploring the feasibility of adjusting and increasing the development intensity so as to optimise land use and speed up the redevelopment of old districts. As the relevant sites are within the scope of URA's district planning study on Tsuen Wan, we will consider the proposed long-term use of the relevant sites as recommended by URA.</p>
<p>Joint-user complex at Cheung Sha Wan Road in Sham Shui Po</p>	<p>We plan to construct a joint-user complex at Site B of URA's Development Scheme at Cheung Wah Street / Cheung Sha Wan Road (SSP-018) for the reprovisioning of the Cheung Sha Wan Sports Centre and provision of medical health and social welfare facilities, etc. We, together with URA and the Government departments concerned, consulted the Sham Shui Po DC in September 2022 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and strive to seek LegCo's funding approval in 2024 for the construction of the proposed complex.</p>
<p>Joint-user complex at Carpenter Road in Kowloon City</p>	<p>We plan to construct a joint-user complex at the Northern Site of URA's Development Scheme at Nga Tsin Wai Road / Carpenter Road (KC-017) for the non-in-situ reprovisioning of</p>

Project	Latest Progress
	<p>the existing community facilities situated between Hau Wong Road and Nga Tsin Wai Road (namely the Kowloon City Municipal Services Building, the Kowloon City Lions Clubs Health Centre and the Lee Kee Memorial Dispensary). The proposed joint-user complex will mainly provide municipal, leisure and cultural, medical, welfare and other community facilities and government offices as well as ancillary parking spaces at the basement. We, together with URA and the Government departments concerned, consulted the Kowloon City DC in January 2023 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and plan to seek LegCo's funding approval in 2025 for the construction of the proposed complex.</p>

In implementing the SSMU projects, subject to the requirements of the departments concerned and technical feasibility, the Government will provide public parking spaces (including construction of automated parking system (APS)) within these relevant projects as far as possible in order to address local demand.

3. Regarding those development projects disposed through Government land sale, the Lands Department will follow the guidelines and requirements as stipulated in the Outline Zoning Plans and consider the advice of the Transport Department to incorporate suitable lease conditions wherever feasible requesting the developers to provide public parking spaces (including construction of APS) in the relevant development projects to address local demand.

- End -

CONTROLLING OFFICER'S REPLY

DEVB(PL)118

(Question Serial No. 3116)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (1) Acquisition and Allocation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Development

Question:

The Development Bureau states in the budget document that it will collaborate with relevant bureaux/departments to implement the “single site, multiple use” initiative, including the review of government sites reserved for single users. In this connection, will the Government inform this Committee of:

1. the respective numbers of Government, Institution or Community sites confirmed for use in developing multi-purpose public facility buildings under the “single site, multiple use” model and residential projects, public facilities, etc. under a mixed development mode in each of the past three years and the progress of such projects;
2. further to the above question, the respective provisions for these projects to carry out construction works under the “single site, multiple use” model (broken down by District Council district and project); and
3. further to the above question, the number of projects with the inclusion of public car parking spaces to meet parking needs (broken down by District Council district and project)?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 47)

Reply:

1. The Development Bureau, together with relevant policy bureaux and Government departments, has strived to implement the “single site, multiple use” (SSMU) initiative. The latest progress of the eight SSMU projects under the purview of the Government Property Agency is tabulated as follows:

Project	District Council District	Latest Progress
Joint-user complex at the former Anderson Road Quarry	Sai Kung – Hang Hau West	<p>We plan to construct a joint-user complex which will provide a multi-purpose sports centre, a public library, a community hall, a range of welfare facilities including elderly, family, child and rehabilitation services as well as underground public carparking facilities. We obtained funding approval from the Legislative Council (LegCo) for the construction of the proposed complex in July 2022. The proposed complex is scheduled for completion in 2027.</p>
Joint-user complex at Tseung Kwan O town centre	Sai Kung – Hoi Chun	<p>We plan to construct a joint-user complex which will provide facilities including a public market, a district health centre, a blood donation centre, a child assessment centre, a maternal and child health centre, a dermatological clinic, a range of welfare facilities (including services for the elderly and mentally handicapped persons) and a public vehicle park. We consulted the Sai Kung District Council (DC) and its Housing, Planning and Development Committee on the proposed development and the initial user mix respectively in May 2020. Members generally supported the proposal.</p> <p>We are currently carrying out the detailed design of the complex and plan to seek LegCo’s funding approval in 2023 for the construction of the proposed complex.</p>
Joint-user complex at Shan Mei Street in Sha Tin	Sha Tin – Sui Wo	<p>We plan to construct a joint-user complex of 10 or more storeys which will mainly provide leisure, cultural, medical health, social welfare and educational facilities, government offices and public vehicle park, etc. We consulted the Cultural, Sports & Community Development Committee of the Sha Tin DC in October 2021 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We plan to submit the amendments of the Outline Zoning Plan (OZP) to the Town Planning Board (TPB) in 2023 for the proposed change of use of the relevant site from “Industrial” to “Government, Institution or Community”, and strive to commence the detailed engineering and architectural design work of the complex during the statutory planning process.</p>

Project	District Council District	Latest Progress
Redevelopment of Tuen Mun Clinic	Tuen Mun – San Hui	<p>We propose to redevelop the Tuen Mun Clinic into a 24-storey joint-user complex which will mainly provide district-based healthcare services, including a school dental clinic, a student health service/assessment centre, a general out-patient clinic, a maternal and child health centre, a child assessment centre and an elderly health centre. There will also be welfare facilities including a residential care home for elderly and a family service centre. We consulted the Working Group on Development and Planning of Tuen Mun District of the Tuen Mun DC on the above-mentioned initial user mix in September 2019. Members generally supported the proposal.</p> <p>We obtained agreement from the TPB in mid-2022 for relaxation of the existing building height restriction. Upon approval of the amendments to the draft OZP by the Chief Executive-in-Council, we will commence the design work with a view to applying for funding from the LegCo as soon as possible.</p>
Development of a proposed ambulance depot near Sheung Wan Fire Station	Central and Western – Sheung Wan	<p>We plan to construct a joint-user complex which will provide an ambulance depot, a district health centre, welfare facilities (including elderly, family and child and rehabilitation services), community space, a reading room and a public vehicle park. We consulted the Central and Western DC in October 2020 on the initial user mix of the project. Members generally supported the proposal. Upon completion of the detailed design of the complex, we will seek LegCo’s funding approval for the commencement of the construction works.</p>
Consolidation of several government sites in Tsuen Wan town centre	Tsuen Wan – Tak Wah, Yeung Uk Road, Clague Garden and Fuk Loi	<p>Making reference to the experience of the “District Study for Yau Ma Tei and Mong Kok”, the Chief Executive announced in the 2021 Policy Address to invite the Urban Renewal Authority (URA) to commence similar district planning studies on the old districts of Tsuen Wan and Sham Shui Po with a view to ascertaining renewal plans and formulating the planning and redevelopment blueprints for these two districts as well as exploring the feasibility of adjusting and increasing the development intensity so as to optimise land use and speed up the redevelopment of old districts. As the relevant sites</p>

Project	District Council District	Latest Progress
		are within the scope of URA's district planning study on Tsuen Wan, we will consider the proposed long-term use of the relevant sites as recommended by URA.
Joint-user complex at Cheung Sha Wan Road in Sham Shui Po	Sham Shui Po – Fortune	<p>We plan to construct a joint-user complex at Site B of URA's Development Scheme at Cheung Wah Street / Cheung Sha Wan Road (SSP-018) for the reprovisioning of the Cheung Sha Wan Sports Centre and provision of medical health and social welfare facilities, etc. We, together with URA and the Government departments concerned, consulted the Sham Shui Po DC in September 2022 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and strive to seek LegCo's funding approval in 2024 for the construction of the proposed complex.</p>
Joint-user complex at Carpenter Road in Kowloon City	Kowloon City – Lung Shing	<p>We plan to construct a joint-user complex at the Northern Site of URA's Development Scheme at Nga Tsin Wai Road/Carpenter Road (KC-017) for the non-in-situ reprovisioning of the existing community facilities situated between Hau Wong Road and Nga Tsin Wai Road (namely the Kowloon City Municipal Services Building, the Kowloon City Lions Clubs Health Centre and the Lee Kee Memorial Dispensary). The proposed joint-user complex will mainly provide municipal, leisure and cultural, medical, welfare and other community facilities and government offices as well as ancillary parking spaces at the basement. We, together with URA and the Government departments concerned, consulted the Kowloon City DC in January 2023 on the initial user mix of the project. Members generally supported the proposal.</p> <p>We will commence the detailed design work of the complex as soon as possible and plan to seek LegCo's funding approval in 2025 for the construction of the proposed complex.</p>

2. We obtained funding approval of \$2,025 million (in money-of-the-day prices) from the Finance Committee of LegCo in July 2022 for implementation of the joint-user complex project at the former Anderson Road Quarry.

3. Public car parking spaces will be provided in the following SSMU projects to address local demand:

Project	District Council District
Joint-user complex at the former Anderson Road Quarry	Sai Kung – Hang Hau West
Joint-user complex at Tseung Kwan O town centre	Sai Kung – Hoi Chun
Joint-user complex at Shan Mei Street in Sha Tin	Sha Tin – Sui Wo
Development of a proposed ambulance depot near Sheung Wan Fire Station	Central and Western – Sheung Wan

- End -

CONTROLLING OFFICER'S REPLY

S-FSTB(Tsy)01

(Question Serial No. SV011)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (3) Estate Utilisation

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

Regarding the work of the Government Property Agency (GPA) in reviewing under-utilised sites managed by bureaux/departments, will the Government explain why the GPA identified/assisted in arranging alternative uses or disposal for 5 government sites only between 2020 and 2023? Did the GPA conduct any review on other government sites for alternative uses or disposal during that period?

Asked by: Hon TSE Wai-chuen, Tony

Reply:

According to the established mechanism, the Government Property Agency (GPA) and Planning Department (PlanD) would jointly conduct site utilisation review annually to identify under-utilised sites managed by individual bureaux/departments (B/Ds) and where appropriate, release relevant sites for alternative uses or disposal. In the past 3 years (2020 to 2022), GPA reviewed 255 government sites managed by various B/Ds, most of which have been assessed as suitable for continuing their existing uses. During the review process, GPA would consult various government departments including PlanD and user departments as appropriate and consider different factors including existing uses of the sites, redevelopment potential and relevant planning requirements, with a view to identifying under-utilised government sites. GPA would also study factors such as reprovisioning requirements of existing government accommodation and land use rezoning.

Regarding the sites that have been preliminarily assessed by the GPA as being under-utilised, GPA is consulting and liaising with relevant B/Ds to study issues such as development potential of the sites and reprovisioning requirements. In addition, GPA assisted in arranging alternative uses or disposal of 4 government sites during the period and it is estimated that 1 government site would be released in 2023 for alternative uses or disposal.

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