

**Replies to questions raised by Legislative Council Members in examining the
Estimates of Expenditure 2024-25**

Government Property Agency

Reply Serial No.	Question Serial No.	Name of Member	Head	Programme
FSTB(Tsy)014	0704	NGAN Man-yu	51	(2) Property Management
FSTB(Tsy)015	0862	HO King-hong, Adrian Pedro	51	(3) Estate Utilisation
FSTB(Tsy)016	3040	CHAN Han-pan	51	(3) Estate Utilisation
FSTB(Tsy)081	3634	LEUNG Hei, Edward	51	(3) Estate Utilisation
FSTB(Tsy)082	3836	ZHANG Xinyu, Gary	51	(3) Estate Utilisation
FSTB(Tsy)083	3893	CHAN Yuet-ming	51	(3) Estate Utilisation

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)014

(Question Serial No. 0704)

Head: (51) Government Property Agency

Subhead (No. & title): ()

Programme: (2) Property Management

Controlling Officer: Government Property Administrator (Eugene FUNG)

Director of Bureau: Secretary for Financial Services and the Treasury

Question:

On major festivals, the Government will arrange for festive decorations for various government buildings (including government offices, government office buildings and government quarters). In this connection, will the Government inform this Committee of:

- the numbers of festivals and government buildings that the Government arranged for festive decorations, as well as the expenditure for each festive decoration (including the procurement and disposal of flowers and plants, as well as other ornaments) in each of the past 3 years;
- the details of the disposal method currently in use and the expenditure thus incurred in respect of non-reusable festive decorations and ornaments; and
- any plan to discontinue the procurement of non-reusable festive ornaments and the estimated expenditure to be saved annually.

Asked by: Hon NGAN Man-yu (LegCo internal reference no.: 21)

Reply:

In the past 3 years, Government Property Agency (“GPA”) has arranged small-scale festive decorations in government properties (Note) under its purview during Lunar New Year and Christmas. As the costs incurred from the said festive decorations are subsumed in the costs of property management services contracts, GPA does not have the itemised information. Starting from 2022, GPA has arranged festive decorations in government properties under its purview during National Day of the People’s Republic of China and Hong Kong Special Administrative Region Establishment Day, with a view to enhancing the sense of ‘love the country and Hong Kong’ and enhancing the festive atmosphere. Details are as follows:

Year	Festival	Government properties involved	Expenditure on festive decorations
2022	The 25th Anniversary of the Establishment of the Hong Kong Special Administrative Region	Two joint-user general office buildings (JUBs)	Approximately \$1.4 million
	The 73rd Anniversary of the Founding of the People's Republic of China	Three JUBs	Approximately \$1.6 million
2023	The 26th Anniversary of the Establishment of the Hong Kong Special Administrative Region	46 JUBs and two boundary control points (BCPs)	Approximately \$5.1 million
	The 74th Anniversary of the Founding of the People's Republic of China	46 JUBs and two BCPs	Approximately \$5.5 million

As for government quarters, the festive decorations for National Day of the People’s Republic of China and Hong Kong Special Administrative Region Establishment Day are in general arranged by the residents and their respective departments. Hence, GPA does not have the requested information.

In general, contractors will use reusable materials for festive decorations as far as possible for the sake of environmental protection and cost saving except for those decoration materials with anniversary theme or were damaged and unable to be reused. GPA requires the contractors to categorise the used decoration materials before disposal and hand over the recyclable materials to collectors for recycling. GPA will continue to strive for adopting reusable or recyclable materials for future festive decorations. GPA does not have the information on the expenditure on non-reusable decoration materials.

Note: Including 46 joint-user general office buildings, Hong Kong-Zhuhai-Macao Bridge Hong Kong Port and Heung Yuen Wai Boundary Control Point.

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)015

(Question Serial No. 0862)

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 car parks in joint-user government buildings managed by the Government Property Agency (GPA) are mostly opened up for public use during non-office hours only, including weekday evenings, 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 the purview of GPA as at February 2024 by 18 districts in tabular form;
2. the usage and utilisation rates by government vehicles of GPA-managed government car parks not opened up for public use during daytime on weekdays over the past 3 years by 18 districts in tabular form;
3. the usage in terms of vehicle trips and utilisation rates, as well as the total user charges of GPA-managed government car parks opened up for public use during weekday evenings, Saturdays, Sundays and public holidays over the past 3 years by 18 districts in tabular form; and;
4. whether the GPA has closely monitored the car parks currently not opened up for public use during daytime and, subject to their usage, considered opening up some of the car parking spaces for public use round the clock; if yes, the details; if not, the reasons?

Asked by: Hon HO King-hong, Adrian Pedro (LegCo internal reference no.: 17)

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 night-time 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 departments of car parks leased out by GPA in government properties on the utilisation of their parking spaces.

Information on Fee-paying public car parks leased out by GPA (up to February 2024)**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	155	\$28-\$32	13.5%
Wan Chai District	Wanchai Tower, Immigration Tower and Revenue Tower	157	\$26-\$30	17.8%
Eastern District	North Point Government Offices	95	\$12-\$22	40.3%
Kowloon City District	Tokwawan Market and Government Offices	29	\$13-\$18	36.4%
	Trade and Industry Tower	24	-	42.1% ²
Yau Tsim Mong District	West Kowloon Government Offices	50	\$16	38.4%
Sai Kung District	Sai Kung Government Offices	70	\$27-\$40	14.7%
Sha Tin District	Sha Tin Government Offices	122	\$18-\$30	46.0%
Tai Po District	Tai Po Government Offices	69	\$8-\$18	61.4%
Tuen Mun District	Tuen Mun Government Offices	42	\$10-\$20	23.1%
Yuen Long District	Yuen Long District Office Building	43	\$11-\$22	46.6%
North District	North District Government Offices	96	\$11-\$13	32.0%

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	83.6%
Sham Shui Po District	Cheung Sha Wan Government Offices	250 ³	\$24-\$40	50.5%
Kwun Tong District	Shun Lee Disciplined Services Quarters	89	\$22-\$24	77.0%
Sha Tin District	New Territories (Sha Tin) Forensic Medicine Centre	50	\$5-\$18	12.9% ⁴
North District	Heung Yuen Wai Boundary Control Point	415	\$15	45.1% ⁵
Islands District	Hong Kong – Zhuhai – Macao Bridge Hong Kong Port	673	\$26-\$52	14.9%

Notes:

- 1 The average utilisation rates of the car parks during the operating hours for the period from April 2022 to December 2023 are provided by the contractors. GPA does not have the statistics on the utilisation rates of the car parks for the period before April 2022.
- 2 As the fee-paying public car park at Trade and Industry Tower has ceased operation temporarily since October 2023, only information on the average utilisation rates for the period from April 2022 to September 2023 of the car park during the operating hours are available.
- 3 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.
- 4 As the fee-paying public car park at New Territories (Sha Tin) Forensic Medicine Centre has commenced operation in February 2023, only information on the average utilisation rate for the period from February 2023 to December 2023 of the car park during the operating hours is available.
- 5 As the car park at Heung Yuen Wai Boundary Control Point has commenced operation in February 2023, only information on the average utilisation rate for the period from February 2023 to December 2023 of the car park during the operating hours is available.

CONTROLLING OFFICER'S REPLY**FSTB(Tsy)016****(Question Serial No. 3040)**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:

Regarding the land boundary control points (BCPs) where parking spaces are available for booking, please provide the following information:

BCPs	No. of parking spaces	Average utilisation rate of parking spaces	Parking charges	No. of parking spaces available for booking	Booking cancellation rate
Car parks at the Hong Kong-Zhuhai-Macao Bridge Hong Kong Port					
Car parks at the Heung Yuen Wai Boundary Control Point					
Others (if yes, please specify)					

Does the Government have any plans to expand the car parking facilities or increase the supply of other ancillary transport facilities at the BCPs in response to the demands in future? If yes, please provide the details.

Asked by: Hon CHAN Han-pan (LegCo internal reference no.: 40)

Reply:

The Government Property Agency (GPA) is currently responsible for managing 2 fee-paying public car parks in the non-closed areas of the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Port and the Heung Yuen Wai (HYW) Boundary Control Point, which have been leased out to car park contractors for operation. With regard to the above-mentioned car parks, the information required is tabulated as follows:

Fee-paying public car park at HZMB Hong Kong Port (Total: 733 parking spaces)							
Type of parking spaces	No. of parking spaces	Average utilisation rate of parking spaces⁽¹⁾	Parking charges			No. of parking spaces available for booking	Booking cancellation rate⁽¹⁾
			With pre-booking		Without pre-booking		
			Hourly	Day parking (any 24 hours)	Hourly		
Private car	673	25.7%	\$26 Overtime parking charge: \$52 per hour	\$208 Overtime parking charge: \$416	1 st & 2 nd hours: \$26 3 rd hour: \$39 4 th hour and thereafter: \$52	314	2.3%
Motorcycle	25	33.1%	\$8 Overtime parking charge: \$16 per hour	\$45 Overtime parking charge: \$90	1 st & 2 nd hours: \$8 3 rd hour: \$12 4 th hour and thereafter: \$16	13	0.1%
Light goods vehicle	14	53.8%	\$16 Overtime parking charge: \$32 per hour	\$125 Overtime parking charge: \$250	1 st & 2 nd hours: \$16 3 rd hour: \$24 4 th hour and thereafter: \$32	7	1.7%
Taxi	21	36.8%	\$16 Overtime parking charge: \$32 per hour	\$125 Overtime parking charge: \$250	1 st & 2 nd hours: \$16 3 rd hour: \$24 4 th hour and thereafter: \$32	11	0.4%

Fee-paying public car park at HYW Boundary Control Point (Total: 466 parking spaces)							
Type of parking spaces	No. of parking spaces	Average utilisation rate of parking spaces⁽³⁾	Parking charges⁽²⁾			No. of parking spaces available for booking	Booking cancellation rate⁽³⁾
Private car	415	45.1%	Hourly	Day parking (any 24 hours)	Night parking (18:00 to 08:00 the next day)	415	1.4%
			\$15	\$150	\$80		
			Overtime parking charges: First 2 hours: \$60 per hour Thereafter: \$75 per hour				
Motorcycle	36	34.8%	\$5	\$40	\$25	36	0.1%
			Overtime parking charges: First 2 hours: \$20 per hour Thereafter: \$25 per hour				
Van-type light goods vehicle	15	24.3%	\$15	N/A	N/A	15	1.6%
			Overtime parking charges: First 2 hours: \$60 per hour Thereafter: \$75 per hour				

Note:

- (1) The average utilisation rates/average booking cancellation rates of various types of parking spaces provided by the car park operator covered the operation period from January to December 2023.
- (2) From 17 February 2023 to 2 July 2023, only vehicles with online booking were allowed to park at the fee-paying public Car Park 1 and Car Park 2 at HYW Boundary Control Point. Starting from 3 July 2023, on-site booking is available for parking at Car Park 1 subject to the availability of parking spaces, except for weekends, public holidays and the preceding working day. The parking charges for vehicles with online booking and on-site booking are the same.
- (3) The average utilisation rates/average booking cancellation rates of various types of parking spaces provided by the car park operator covered the operation period from February to December 2023.

The current number of parking spaces at the fee-paying public car park at HZMB Hong Kong Port is sufficient to meet the demand during peak periods (including festival days). Therefore, upon consultation with relevant departments, the Government currently has no plan to expand the car park at HZMB Hong Kong Port. The utilisation rate of the fee-paying public car park at HYW Boundary Control Point during peak periods (such as festival days) is relatively high. A number of private car parks in the proximity of

the Boundary Control Point have come into operation. According to our observation, these parking spaces in general are able to meet the demand during weekends and public holidays. The Government will continue to keep in view the parking demand at the above-mentioned boundary control points, make plans for and implement appropriate ancillary transport facilities and services in a timely manner, with a view to facilitating the use of these cross-boundary facilities by members of the public and passengers.

- End -

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)081

(Question Serial No. 3634)

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 Government Property Agency is responsible for managing the Heung Yuen Wai Boundary Control Point (HYW BCP) Public Car Park, which was commissioned last year alongside the commencement of the passenger transport service at the HYW BCP. As the car park has been in operation for over a year, will the Government inform this Committee of the following:

1. the usage in terms of vehicle trips of the car park in each month since its operation;
2. the monthly numbers, since its operation, of vehicle trips charged with overtime parking charges for leaving the car park later than the reserved departure time;
3. the 3 highest amounts of overtime parking charges collected by the car park since its operation;
4. whether there have been any “dead vehicles” parking for a long period of time without leaving the car park since its operation, as well as the relevant handling mechanism;
5. taking into account the actual usage of the premises, whether the Government has considered permitting mixed parking of the different types of vehicles allowed at Car Parks 1 and 2 of the HYW BCP, so as to fully utilise the parking spaces;
6. taking into account the actual usage of the premises, whether the Government has considered increasing the number of on-the-spot drive-in parking spaces in addition to the prior booking mechanism, so as to address the need of the public;
7. taking into account the actual usage of the premises, whether the Government has considered altering, expanding or increasing parking spaces, so as to cater for the demand related to cross-boundary travel of the public?

Asked by: Hon LEUNG Hei, Edward (LegCo internal reference no.: 151)

Reply:

- 1 - 4. There are 2 public car parks at the HYW BCP. Since their commencement of operation in February 2023, the average usage of the car parks in terms of vehicle trips in each month was about 15 000. The average monthly number of vehicle trips charged with overtime parking charges for leaving the car parks later than the reserved departure time was about 1 300 trips. The 3 highest amounts of overtime parking charges were \$2,820, \$1,995 and \$1,770 respectively.

So far, there had not been any prolonged parking of vehicles which did not leave the car parks. If such cases occur, the car park operators will take various actions, including contacting the vehicle owners through different means, towing the vehicles away from the car parks, applying to the court for small claims to recover arrears, and applying to the court for auctioning the vehicles.

5. At present, the two public car parks at the HYW BCP can address the parking demand of different types of vehicles during peak periods on both weekdays and holidays. Therefore, the Government has no plan to permit mixed parking at the two public car parks. Nevertheless, we will continue to keep in view the usage of the car parks.
6. On-site booking is available for parking at Car Park 1 of the HYW BCP since 3 July 2023, except for weekends, public holidays and the preceding working day.
7. The Government currently has no plan to expand the public car parks at the HYW BCP or provide additional parking spaces therein. We will continue to keep in view the parking demand at the HYW BCP, make plans for and implement appropriate ancillary transport facilities and services in a timely manner, with a view to facilitating the use of the facilities at the HYW BCP by members of the public and passengers.

- End -

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)082

(Question Serial No. 3836)

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:

Heung Yuen Wai Boundary Control Point (HYW BCP) has been fully commissioned since February 2023. In this connection, will the Government inform this Committee of:

(1) the utilisation rate of its public car park, and the monthly average number of vehicles that were i) allowed to make on-site booking; and ii) subject to overtime parking charges for leaving later than the reserved departure time.

Asked by: Hon ZHANG Xinyu, Gary (LegCo internal reference no.: 32)

Reply:

The Government Property Agency is responsible for the management of the fee-paying public Car Parks 1 and 2 in the non-closed area of HYW BCP, and leases them out for operation. According to the information provided by the operator, the average utilisation rates of the parking spaces for various types of vehicles including private cars, motorcycles and van-type light goods vehicles in the public car parks of HYW BCP during the operation period from February to December 2023 were 45.1%, 34.8% and 24.3% respectively.

During the above operation period, an average of about 1 300 vehicles per month were charged with the overtime parking charges for leaving later than the reserved departure time. Besides, during the operation period from 3 July 2023 (Note), when the on-site booking arrangement was introduced in Car Park 1, up to 31 December 2023, an average of about 1 100 vehicles per month made use of the on-site booking arrangement.

Note: Starting from 3 July 2023, on-site booking is available for parking at Car Park 1 subject to availability of parking spaces, except for weekends, public holidays and the preceding working day.

- End -

CONTROLLING OFFICER'S REPLY

FSTB(Tsy)083

(Question Serial No. 3893)

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:

At present, the commercial outlets or supporting facilities in the departure halls of many land crossing points (Hong Kong side) are homogeneous. Will consideration be given to reshaping the commercial facilities and activities at all land crossing points centrally to dovetail with the themes set by the Government from time to time and grasp the last chance of boosting visitors' spending power before they leave Hong Kong?

Asked by: Hon CHAN Yuet-ming (LegCo internal reference no.: 28)

Reply:

The Government Property Agency (GPA) is responsible for the property management of the joint-user facilities at the Hong Kong-Zhuhai-Macao Bridge Hong Kong Port and Heung Yuen Wai Boundary Control Point, including the leasing arrangements for the facilities and shops at the arrival and departure halls. These shops are leased out by GPA by way of tender to different types of tenants including duty-free shops, medicare and cosmetic stores, convenience stores, money exchange shops and restaurants etc. so as to provide convenience to the public and visitors. GPA will proactively align the facilities and activities at relevant port/control point with the thematic activities launched by the Government, and will continue to explore business opportunities by leasing out the shops concerned to different types of tenants to facilitate the last-minute spending by visitors before they leave Hong Kong.

- End -