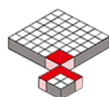


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Government Property Agency

The Government of the Hong Kong Special Administrative Region
of the People's Republic of China

GOVERNMENT PROPERTY AGENCY IN 2024

The work of the Government Property Agency (the Agency) mainly covers three programme areas, namely, **acquisition and allocation**, **property management** and **estate utilisation**.



I. ACQUISITION AND ALLOCATION

1. This programme area aims to meet Government's accommodation needs, mainly for offices and quarters, in an economical and cost-effective manner.

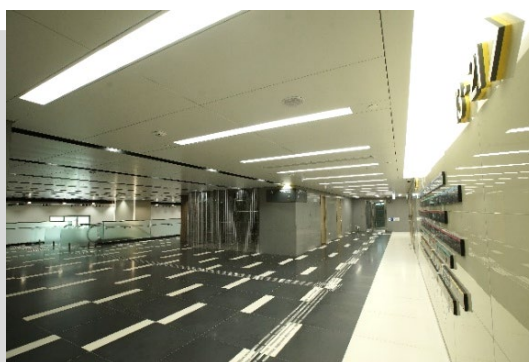
Offices

2. The Agency assisted 24 bureaux / departments to meet their needs for offices and allocated a total floor area of about 18 700 m² to them. New leasing and renewal of leased office accommodation amounted to about 10 200 m² and 121 400 m² respectively. As at 31 December 2024, the total owned and leased office space under the purview of the Agency was about 1 233 000 m². During the year, the occupancy rate of office accommodation was 100%.
3. The Agency continued to pursue deleasing opportunities in consultation with bureaux / departments where practicable. The Agency concluded 50 deleasing cases and saved an annual rental of about \$190 million in 2024. As the floor area of deleasing cases resulted from reprovisioning of office accommodation to government-owned premises and completion of short-term projects has offset the new leasing cases, there was a net decrease of around 34 600 m² in leased office accommodation as compared with 2023.
4. The Agency continued to actively take forward the relocation of the government offices at the Wan Chai Government Offices Compound (WCGOC). Nine projects were / are being constructed to relocate the government offices in the WCGOC, as well as other leased office accommodation to reduce rental expenditure. Five of the projects, namely the West Kowloon Government Offices, the Inland Revenue Centre, the Government Data Centre Complex, the Treasury Building and the Immigration Headquarters were completed. The construction works for the four remaining projects, namely, the Drainage Services Tower in Cheung Sha Wan, the Tseung Kwan O Government Offices in Tseung Kwan O, the Water Supplies Department Building and Correctional Services Headquarters Building in Chai Wan and the District Court Building in Causeway Bay were in progress. Government's target is to complete all of the nine projects under the WCGOC relocation exercise by 2026.

West Kowloon Government Offices Connecting Space, an innovative design for office space



West Kowloon Government Offices was completed in 2019



Lift lobby of Treasury Building

Treasury Building was completed in 2022



Tseung Kwan O
Government Offices
– Artist's impression

5. To facilitate the implementation of the Northern Metropolis Development Strategy, the Agency has identified government offices which are not location-specific and do not have service boundary for relocation to the two new joint-user office buildings in Kwu Tung North and Hung Shui Kiu/Ha Tsuen.

Government accommodation outside Hong Kong

6. The Agency managed 11 owned properties (five in North America, three in Asia, two in Europe, and one in Australia) and 24 leased properties (one each in Bangkok, Berlin, Brussels, Dubai, Jakarta, London, Chengdu, Chongqing, Fujian, Guangxi, Henan, Hunan, Liaoning, Shaanxi, Shandong, Shenzhen, Tianjin, Wuhan, Zhejiang, two in Guangzhou and three in Shanghai) outside Hong Kong for various Economic and Trade Offices and Liaison Units.



Hong Kong Economic
and Trade Office in
Sathorn Square, Bangkok

Government quarters

7. There are three broad types of quarters, namely non-departmental quarters, departmental quarters (which comprise disciplined services quarters, judiciary quarters, operational quarters and general quarters) and post-tied quarters. At the end of 2024, there were 185 non-departmental quarters, 25 659 departmental quarters and 167 post-tied quarters.
8. Two government quarters projects in Tseung Kwan O and Western District for various disciplined services departments were being constructed.
9. The Agency assisted departments in putting quarters which were no longer required for their originally approved purposes to alternative gainful uses.

Vetting of accommodation requirements

10. One of the Agency's functions in connection with acquisition and allocation of government accommodation by the Agency or other bureaux / departments is setting space standards and vetting space provision proposals.
11. Since October 2021, the approving authority for schedules of accommodation for minor works projects under specified block allocations has also been given to bureaux / departments. Such streamlined arrangements have provided bureaux / departments with more flexibility to adapt promptly to changes in accommodation requirements arising from their operational needs.
12. The Agency completed the vetting of 892 applications for accommodation from 56 bureaux / departments covering a total area of about 642 000 m².

Minor building works projects

13. The Government Property Administrator and the Deputy Government Property Administrator are members of the Accommodation Strategy Group (ASG) and the Minor Building Works Committee (MBWC) respectively. The ASG and MBWC vetted, examined and approved 24 funding applications from bureaux / departments for minor building works projects under block vote 3101GX.

“Single Site, Multiple Use” initiative

14. The Agency is responsible for taking forward public works projects under the “Single Site, Multiple Use” (SSMU) multi-storey development model, which includes taking the lead in co-ordinating and collaborating with relevant bureaux / departments on the user requirements of these complexes.
15. The Agency was working with relevant bureaux / departments on the implementation arrangements of various SSMU projects, including redevelopment of the Tuen Mun Clinic, construction of joint-user buildings for community facilities at the former Anderson Road Quarry (ARQ) site, Shan Mei Street in Shatin, Cheung Sha Wan Road in Sham Shui Po, and Carpenter Road in Kowloon City,. Construction works of the ARQ project were in progress.

Purchase of premises for welfare facilities

16. During the year, the Agency assisted Social Welfare Department in identifying potential premises for purchase as premises for the provision of welfare facilities.

II. PROPERTY MANAGEMENT

17. This programme area aims to manage government properties under the control of the Agency in an efficient and cost-effective manner, and improve and modernise them to meet changing needs.
18. The Agency managed 46 joint-user office buildings covering about 716 000 m², some 24 923 quarter units totalling about 1 635 000 m² and 251 Financial Secretary Incorporated (FSI) owned non-residential properties in 2024.



Joint-user office buildings



Government quarters

Property management service contracts

19. The Agency continued to outsource property management service (PMS) for all owned properties in the territory under its direct management through six outcome-based PMS contracts (PMSCs) awarded to private service contractors, one each in respect of six areas on Hong Kong Island, in Kowloon and the New Territories.



Daily property management operations

20. The PMSCs operated efficiently in 2024, all exceeding the target performance level of 95%. During the year, the Agency conducted around 940 inspections to monitor the PMS contractors' performance. On handling of property management complaints, the Agency achieved 98% in initiating response within two working days for detailed investigation and follow-up action, exceeding the target of 90%.

Management of buildings / facilities at boundary control points

21. The Agency is responsible for managing 58 joint-user port buildings / facilities and a landscape area of about 400 000 m² at Hong Kong-Zhuhai-Macao-Bridge Hong Kong Port, including the Passenger Clearance Building which has a construction floor area of about 90 000 m². Also, the Agency is responsible for managing a construction floor area of about 145 400 m² at Heung Yuen Wai Boundary Control Point, with 33 facilities including the Passenger Terminal Building, Cargo Examination Buildings, Goods Vehicle Kiosks, Coach and Private Car Kiosks, and other ancillary facilities. The Agency will map out plans for taking over property and facilities management responsibilities of other boundary control points concerned in a phased approach.



*Passenger Clearance Building of
HZMB HKP*

*Goods vehicle kiosk (inbound) of
HYW BCP*

III. ESTATE UTILISATION

22. This programme area aims to optimise the utilisation of government sites and surplus government properties with potential for alternative government uses or commercialisation.
23. The Agency reviewed a total of 85 government sites covering an area of about 669 000 m². Furthermore, the Agency completed an assessment on site utilisation for 21 capital works projects during the year. In 2024, the Agency assisted in putting the Dills Corner Garden to alternative uses, namely road works and “government, institution or community facilities”.



Dills Corner Garden

Commercialisation

24. The Agency's work in this regard covers commercialisation of suitable government-owned accommodation. Such commercialisation activities include tendering of commercial premises; direct negotiation of lettings for commercial uses; leasing of surplus government accommodation to non-governmental organisations (NGOs); and management of these tenancies. In 2024, there were 1 220 lettings for commercial uses generating a revenue of about \$225.9 million. An example of major leasing cases of the year involved the Cheung Sha Wan Government Offices Carpark. The Agency also identified six new commercial opportunities in the year.



Cheung Sha Wan
Government Offices
Carpark

Socially Caring Leasing Arrangements

25. In line with Government's policy objective to build a caring society, the Agency has implemented the "Socially Caring Leasing Arrangements" (the Arrangements) since 2019.
26. Under the Arrangements, the Agency invites bureaux / departments to take up surplus government premises for direct allocation to non-profit making NGOs with policy support at nominal rent. If the selected government premises are not taken up through direct allocation, the Agency then invites bids from NGOs and social enterprises (SEs) for leasing these premises. The successful bidders will pay the fixed rent they offer in the tender. In 2024, the Agency leased one government premises to an NGO.
27. Selected government premises which are not taken up through direct allocation or invitation for bids will be put up for tenders by NGOs and small and medium enterprises (SMEs). Under the Arrangements, the Agency also incorporates improvement features including a tenancy period of "3+3" years arrangement¹ and turnover rent where applicable to facilitate business operations of SMEs. A total of seven premises were leased out under the aforementioned enhanced improvement features, with two of them charged with turnover rent.

¹ Under the "3+3" years arrangement, the Agency will exercise the extension option on the same terms and conditions as those for the first 3-year term, subject to satisfactory performance of the sitting tenant and his/her acceptance of the extension.

Public vehicle park projects

28. The Agency has taken up the management, operation and maintenance (MOM) responsibilities of new public vehicle parks (PVPs) within Government premises as the MOM agent of the Transport Department. The Agency would procure carpark operators to run the PVPs concerned by way of revenue contract to cope with the commissioning schedule for the PVPs and undertake the contract management. The PVP in Sheung Shui Areas 4 and 30 commissioned in late 2024 and another seven PVP projects are targeted for commissioning in 2025 and 2026 respectively.

Leasing out surplus government quarters

29. Another key initiative to optimise the use of government accommodation is to lease out surplus government quarters. In 2024, the Agency leased out 322 surplus quarters to private tenants generating a revenue of about \$222.8 million.

Leasing policy on the tenancy duration of declared monuments and graded historic buildings let out by the Agency

30. A new leasing policy has been implemented for the declared monuments and graded historic buildings let out by the Agency. In general, duration of the tenancies is set at not more than three years, irrespective of whether nominal or market rental is charged, and these tenancies will not be renewed automatically. The leasing policy allows a certain degree of flexibility in the use of declared monuments and graded historic buildings and meets the Government's policy and objectives and the development needs of Hong Kong better at different times.

IV. OTHERS

GPA Property Portal

31. To facilitate the general public in obtaining the government property information in a more efficient and convenient manner, the Agency launched the "GPA Property Portal (產業署物業網)" (the "Portal") (<https://www.gpaproperty.gov.hk>) in October 2023. The Portal provides the public with the latest information on the government properties for letting out or for sale through the Agency (including domestic properties, non-domestic properties, surplus government accommodation and the premises applicable under the Arrangements). The Portal also provides functions / features such as map search, three-dimensional virtual tours and walkthrough videos to enhance user experience.

Government Property Agency
June 2025