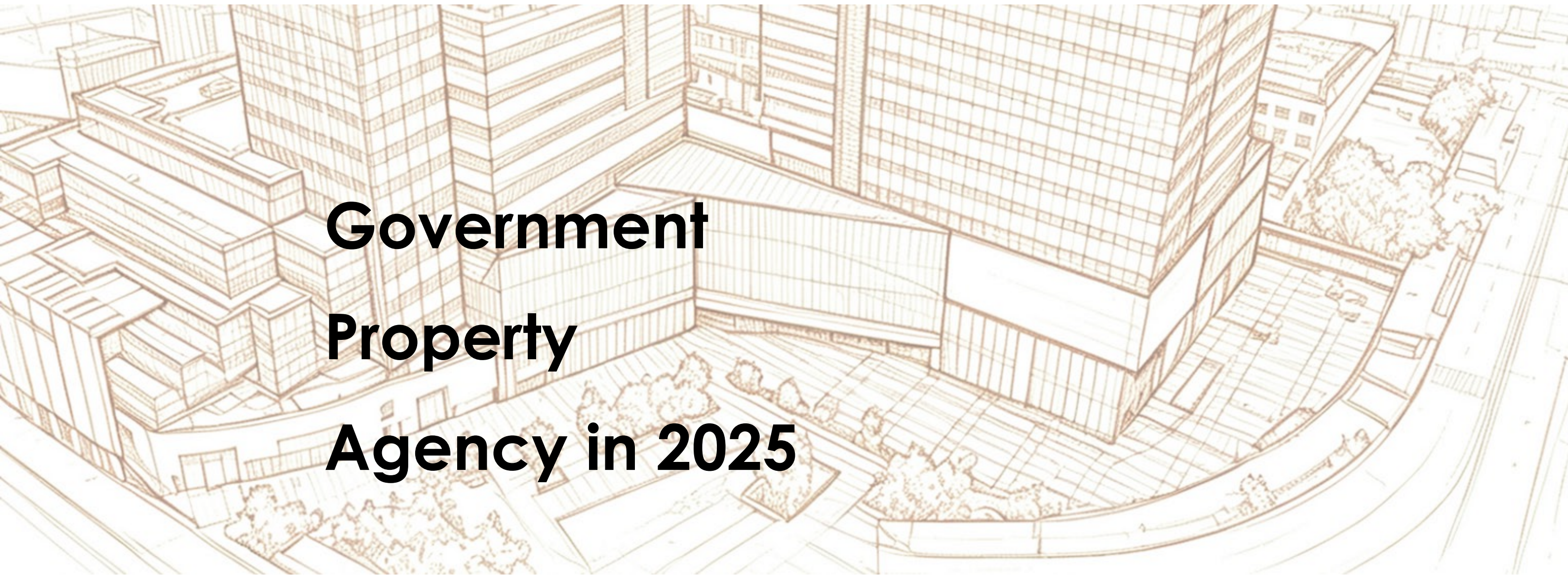
GPA

2025年報

ANNUAL REPORT

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



Government Property Agency in 2025

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

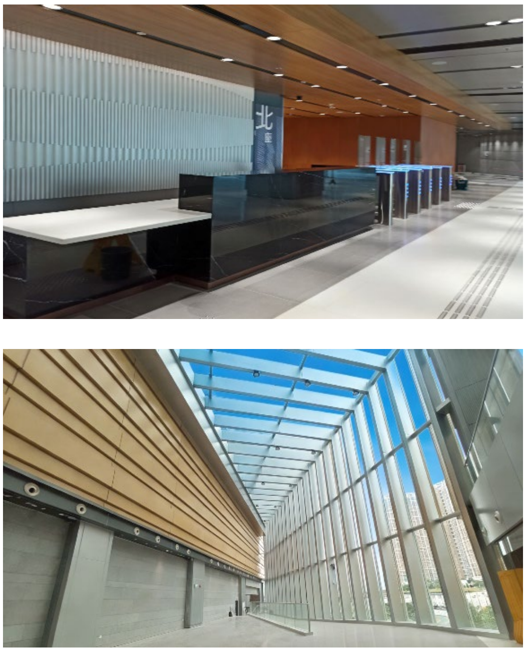
2. The Agency assisted 32 bureaux / departments to meet their needs for offices and allocated a total floor area of about 63 300 m^2 to them. New leasing and renewal of leased office accommodation amounted to about 5 500 m^2 and 124 500 m^2 respectively. As at 31 December 2025, the total owned and leased office space under the purview of the Agency was about 1 243 300 m^2. During the year, the occupancy rate of office accommodation was 98.7%.

3. The Agency continued to pursue deleasing opportunities in consultation with bureaux / departments (B/Ds) where practicable. The Agency concluded 51 deleasing cases and saved an annual rental of about $193 million in 2025. 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 34 000 m^2 in leased office accommodation as compared with 2024.

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. Seven of the projects, namely the West Kowloon Government Offices, the Inland Revenue Centre, the Government Data Centre Complex, the Treasury Building, the Immigration

Headquarters, the Tseung Kwan O Government Offices and the Drainage Services Tower were completed. The construction works for the two remaining projects, namely, the Water Supplies Department Building and Correctional Services Headquarters Building in Chai Wan and the District Court Building in Causeway Bay were in progress, and were targeted for completion in 2027.

Tseung Kwan O Government Offices (TKOGO) was completed in 2025



Concourse of TKOGO

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 general office buildings in Kwu Tung North and Hung Shui Kiu/Ha Tsuen New Development Area.

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 World Trade Centre, Jakarta

Government quarters

7. There are three broad types of quarters, namely non-departmental quarters, departmental quarters (which comprise disciplined services quarters, judiciary quarters and general quarters) and post-tied quarters. At the end of 2025, there were 140 non-departmental quarters, 25 600 departmental quarters and 169 post-tied quarters.

8. Three government quarters projects in Tseung Kwan O, Western District and Sai Kung 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, mainly offering them for lease.

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 B/Ds 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 B/Ds. 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 957 applications for accommodation from 50 B/Ds covering a total area of about 1 151 000 m^2.

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 17 funding applications from B/Ds 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 B/Ds on the user requirements of these complexes. Examples of SSMU projects are the 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, Carpenter Road in Kowloon City, Kwu Tung North and Hung Shui Kiu/Ha Tsuen New Development Area. Construction works of the ARQ and Cheung Sha Wan Road projects were in progress.

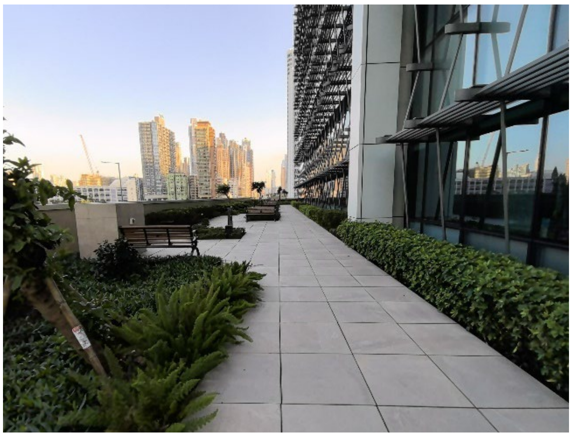
Purchase of premises for welfare facilities

15. During the year, the Agency assisted Social Welfare Department to purchase three premises for the provision of welfare facilities.

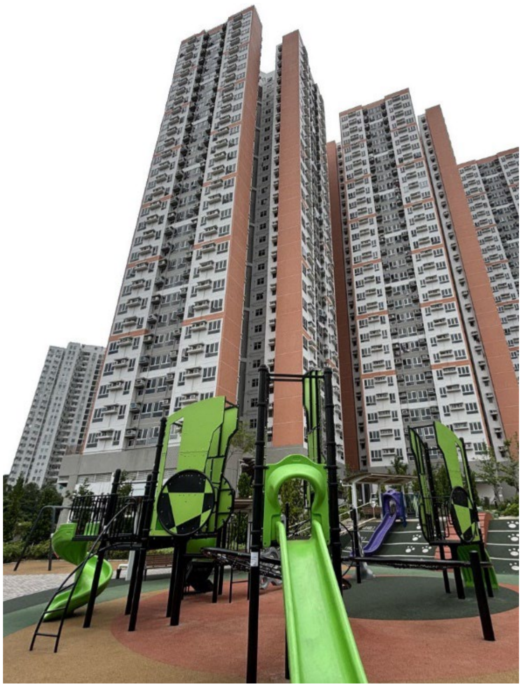
II. Property Management

16. 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.

17. The Agency managed 47 joint-user general office buildings covering about 760 000 m², some 24 923 quarter units totalling about 1 635 000 m² and 261 Financial Secretary Incorporated (FSI) owned non-residential properties in 2025.



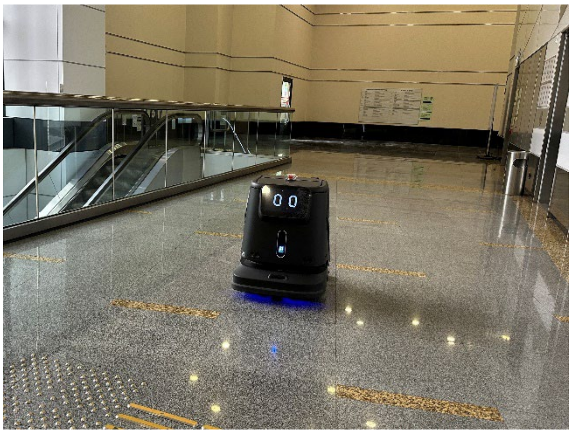
Joint-user general office buildings



Government quarters

Property management service contracts

18. 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

19. The PMSCs operated efficiently in 2025, all exceeding the target performance level of 95%. During the year, the Agency conducted around 950 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

20. The Agency is responsible for managing 56 joint-user port buildings / facilities and a landscape area of about 300 000 m^2 at the Hong Kong-Zhuhai-Macao-Bridge Hong Kong Port (HZMB HKP), including the Passenger Clearance Building which has a construction floor area of about 90 000 m^2. Also, the Agency is responsible for managing a construction floor area of about 145 400 m^2 at the Heung Yuen Wai Boundary Control Point (HYW BCP), 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

21. This programme area aims to optimise the utilisation of government sites and surplus government properties with potential for alternative government uses or commercialisation.

22. The Agency reviewed 85 government sites covering an area of about 796 000 m^2. Furthermore, the Agency completed an assessment on site utilisation for 28 capital works projects during the year.

Commercialisation

23. 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 2025, there were 1 239 lettings for commercial uses generating a revenue of about $ 220.7 million. An example of major leasing cases of the year involved the Tseung Kwan O Government Offices Public Car Park which is equipped with automatic parking systems. The Agency also identified six government properties with commercialisation potential in the year.

Tseung Kwan O Government Offices Public Car Park

Socially Caring Leasing Arrangements

24. 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.

25. Under the Arrangements, the Agency invites B/Ds 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 2025, a total of three government premises were leased out.

26. 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 arrangement[1] and turnover rent where applicable to facilitate business operations of SMEs. A total of eleven premises were leased out under the aforementioned enhanced improvement features, with two of them charged with turnover rent.

Public vehicle park projects

27. The Agency has taken up the management, operation and maintenance (MOM) responsibilities of new public vehicle parks (PVPs) within

[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.

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 and the other two PVPs in Tseung Kwan O were commissioned in late 2024 and late 2025 respectively. There are five PVP projects targeted for commissioning in 2027.

Leasing out surplus government quarters

28. Another key initiative to optimise the use of government accommodation is to lease out surplus government quarters. In 2025, the Agency leased out 358 surplus quarters to private tenants generating a revenue of about $252.2 million.

Government Property Agency

June 2026