

## Head 91 — LANDS DEPARTMENT

**Controlling officer:** the Director of Lands will account for expenditure under this Head.

|  |                   |
|--|-------------------|
| Estimate 2025–26 .....   | <b>\$3,354.4m</b> |
| Establishment ceiling 2025–26 (notional annual mid-point salary value) representing an estimated 4 625 non-directorate posts as at 31 March 2025 reducing by 107 posts to 4 518 posts as at 31 March 2026..... | <b>\$2,538.9m</b> |
| In addition, there will be an estimated 48 directorate posts as at 31 March 2025 reducing by one post to 47 posts as at 31 March 2026.   |                   |
| Commitment balance.....  | <b>\$22.0m</b>    |

### Controlling Officer's Report

#### Programmes

**Programme (1) Land Administration**  
**Programme (2) Survey and Mapping**  
**Programme (3) Legal Advice**

These programmes contribute to Policy Area 21: Land and Waterborne Transport (Secretary for Transport and Logistics), Policy Area 22: Buildings, Lands, Planning, Heritage Conservation, Greening and Landscape (Secretary for Development) and Policy Area 31: Housing (Secretary for Housing).

#### Detail

##### Programme (1): Land Administration

|                           | 2023–24<br>(Actual) | 2024–25<br>(Original) | 2024–25<br>(Revised) | 2025–26<br>(Estimate)             |
|---------------------------|---------------------|-----------------------|----------------------|-----------------------------------|
| Financial provision (\$m) | 2,406.8             | 2,413.2               | 2,461.9<br>(+2.0%)   | <b>2,399.8</b><br>(–2.5%)         |
|                           |                     |                       |                      | (or –0.6% on<br>2024–25 Original) |

#### Aim

2 The aim is to administer land in Hong Kong by allocating and disposing of land for various uses to meet the needs of Hong Kong; acquiring private land and clearing land required for the implementation of public works and other projects; administering government leases and other land instruments including their renewal, extension and modification; controlling unleased and unallocated government land against illegal occupation and unauthorised structures; managing and maintaining certain land and property under the purview of the Department including man-made slopes and vacant government sites.

#### Brief Description

3 The Department is responsible for the allocation and disposal of government land for different uses by way of various land instruments. It acquires private land and clears land required for the implementation of public works projects or other approved schemes. It is also responsible for administering government leases and other land instruments to ensure compliance and facilitate development; controlling government land and taking control measures against illegal occupation and unauthorised structures; managing and maintaining certain land, buildings or units in buildings under the purview of the Department including man-made slopes and vacant government sites.

4 On 29 February 2024, the Government announced the 2024–25 Land Sale Programme comprising eight residential sites, two commercial / hotel sites and one industrial site. During the 2024–25 financial year, the Government invited tenders for four residential sites, including two residential sites not originally on the Land Sale Programme announced in February 2024. As of mid-February 2025, all four residential sites were sold. One industrial site was also put up for tender in the financial year, and the tender exercise was ongoing as of mid-February 2025. Besides, two sites for electric vehicle charging station use were sold by tender. One site for logistics services and public vehicle park uses was also put up for tender in the financial year, and the tender exercise was ongoing as of mid-February 2025. In 2024, the Department completed 61 lease modification, eight land exchange and three lot extension applications. Other land disposals and allocations such as those by private treaty, short-term tenancy and government land allocation proceeded in accordance with the established practice.

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5 In 2024, the Department helped resume 314 hectares and clear 123 hectares of land required for public works projects. The land leases of a total of 379 lots were extended under the Extension of Government Leases Ordinance (Cap. 648) (EGLO). The Department took land control actions leading to clearance of 11 554 sites involving unlawful occupation of government land, handled 1 770 cases involving breaches of lease conditions, and took actions against 277 unauthorised squatter structures in breach of the squatter control policy.

6 The key performance measures in respect of land administration are:

### *Targets*

|   | Target | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Plan) |
|---|--------|------------------|------------------|----------------|
| <i>Lease modifications/land exchanges (other than small house cases)</i>  |        |                  |                  |                |
| issuance of letter of reply to application within three weeks (%).....  | 100    | 100              | 100              | 100            |
| issuance of letter of offer of provisional basic terms (without premium)/rejection/ indicating in-principle agreement within 22 weeks from receipt of application (%) .....               | 100    | 100              | 100              | 100            |
| issuance of legal document for execution within 12 weeks from receipt of a binding acceptance of the final basic terms and premium offer (%) .....  | 100    | 100              | 100              | 100            |
| <i>Land acquisition</i>   |        |                  |                  |                |
| offer of compensation based on ex-gratia rates made within four weeks from the date of gazette notice of resumption of agricultural land in the New Territories (N.T.) (%).....           | 100    | 100              | 100              | 100            |
| cheques for compensation made available for collection within four weeks from receipt of acceptance by the Department proof of legal title (for agricultural land cases in N.T.) (%)..... | 100    | 100              | 100              | 100            |
| offer of compensation or invitation to claims made within three weeks from land reversion (%) .....   | 100    | 100              | 100              | 100            |
| <i>Rural villages</i>   |        |                  |                  |                |
| small houses (cases processed) .....  | 2 300  | 2 376            | 2 440            | 2 300          |

### *Indicators*

|   | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Estimate) |
|---|------------------|------------------|--------------------|
| <i>Land disposal</i>  |                  |                  |                    |
| land disposed (ha) .....                                    | 23.93            | 10.83            | —Δ                 |
| <i>Land Sale Programme<sup>^</sup></i>                      |                  |                  |                    |
| land sold (auction and tender) (ha) <sup>^</sup> .....      | 5.47             | 0.81             | —Δ                 |
| no. of sites <sup>^</sup> .....                             | 5                | 2                | —Δ                 |
| total flat no. <sup>Ω</sup> .....                           | 2 371            | 864              | —Δ                 |
| total gross floor area (m <sup>2</sup> ) <sup>Ω</sup> ..... | 293 185          | 42 810           | —Δ                 |
| <i>non-Land Sale Programme<sup>φ</sup></i>                  |                  |                  |                    |
| land sold (auction and tender) (ha) <sup>φ</sup> .....      | 0.16             | 0.15             | —Δ                 |
| no. of sites <sup>φ</sup> .....                             | 1                | 2                | —Δ                 |
| total flat no. <sup>Ω</sup> .....                           | 0                | 0                | —Δ                 |
| total gross floor area (m <sup>2</sup> ) <sup>Ω</sup> ..... | 0                | 75               | —Δ                 |
| <i>private treaty grants</i>                                |                  |                  |                    |
| land granted (ha) .....                                     | 12.73            | 9.17             | —Ψ                 |
| no. of sites .....  | 14               | 10               | —Ψ                 |
| total flat no. <sup>Ω</sup> .....                           | 11 756           | 11 562           | —Ψ                 |
| total gross floor area (m <sup>2</sup> ) <sup>υ</sup> ..... | 693 896          | 606 966          | —Ψ                 |

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|  | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Estimate) |
|--|------------------|------------------|--------------------|
| lease modifications, land exchanges and lot extensions   |                  |                  |                    |
| land area (ha).....  | 5.57             | 0.70             | —Ψ                 |
| no. of cases.....  | 98               | 72               | —Ψ                 |
| total flat no.Ω.....   | 10 166           | 6 477            | —Ψ                 |
| total gross floor area (m <sup>2</sup> )υ.....   | 684 868          | 591 651          | —Ψ                 |
| lease extensions   |                  |                  |                    |
| no. of cases.....  | 8                | 10               | 11                 |
| <i>Temporary use of government land</i>  |                  |                  |                    |
| temporary allocations issued to government departments#  |                  |                  |                    |
| no. of cases.....  | 639              | 569              | 490                |
| land area (ha).....  | 193.53           | 293.54           | 240.00             |
| short-term tenancies issued to non-government entities   |                  |                  |                    |
| short-term tenancies let by tender   |                  |                  |                    |
| no. of cases.....  | 27□              | 31□              | 50                 |
| land area (ha).....  | 9.97□            | 17.84□           | 20.00              |
| short-term tenancies let by direct grant   |                  |                  |                    |
| no. of cases.....  | 130              | 132              | 130                |
| land area (ha).....  | 49.75            | 34.86            | 20.00              |
| <i>Permanent use of government land</i>  |                  |                  |                    |
| permanent allocations issued to government departments#  |                  |                  |                    |
| no. of cases.....  | 29               | 31               | 39                 |
| land area (ha).....  | 8.32             | 39.24            | 45.00              |
| <i>Land acquisition</i>  |                  |                  |                    |
| Public Works Programme projects (ha)   |                  |                  |                    |
| land resumed (ha).....   | 3                | 314ω             | 134ω               |
| land cleared (ha)α.....  | 282.26           | 122.80           | 400.00¶            |
| railway development projects (ha)  |                  |                  |                    |
| land resumed (ha).....   | 0.8              | 0.0              | 35.0               |
| land cleared (ha)α.....  | 49.62            | 4.06             | 68.00              |
| urban renewal projects (no. of property interests).....  | 736              | 0β               | 1 840              |
| Rural Planning and Improvement Strategy/Village Improvement (ha).....  | 0                | 0                | 0                  |
| total acquisition/clearance costs (\$m)  |                  |                  |                    |
| land compensation costs (payable to legal owners) (\$m).....   | 5,293.6          | 9,364.8ω         | 23,000.0ω          |
| land clearance costs (payable to eligible occupiers) (\$m).....  | 143.9            | 263.1            | 1,810.0¶           |
| structures cleared in development projects.....  | 3 526            | 2 134            | 15 300¶            |
| <i>Land enforcement</i>  |                  |                  |                    |
| government sites cleared from unlawful occupation.....   | 13 078           | 11 554           | 12 000             |
| surveyed structures inspected.....   | 204 858          | 197 457          | 192 980            |
| rebuilding of temporary domestic structures approved.....  | 0                | 0                | 0                  |
| unauthorised squatter structures on government land demolishedλ.....   | 280              | 277              | 260                |
| structures cleared in emergency clearances or on grounds of slope safety.....  | 51               | 2                | 5                  |
| lease enforcement action taken (cases).....  | 1 783            | 1 770            | 1 700              |
| <i>Land/property management and maintenance</i>  |                  |                  |                    |
| vacant sites managed   |                  |                  |                    |
| sites available for short-term community, institutional or non-profit making uses◇   |                  |                  |                    |
| no. of sites.....  | 478              | 464              | 460                |
| land area (ha).....  | 53.1             | 53.3             | 53.0               |
| other vacant sites under temporary management by the Lands Department, including works sites returned after completion of public works projects as well as sites earmarked for development to be implemented in the short term and sites being processed for short-term uses, etc. |                  |                  |                    |
| no. of sites.....  | 505              | 471              | 480                |
| land area (ha).....  | 157.47           | 142.54           | 145.00             |
| properties/units managed§.....   | 115              | 115              | 115                |
| repair orders for government properties issued.....  | 110              | 110              | 110                |

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|  | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Estimate) |
|--|------------------|------------------|--------------------|
| government properties disposed§.....   | 5                | 5                | 13                 |
| vegetation maintenance cases handled.....  | 23 342           | 23 350           | 22 400             |
| maintenance of man-made slopes on unleased and unallocated government land                         |                  |                  |                    |
| man-made slopes to be inspected.....   | 12 007           | 12 000           | 12 000             |
| man-made slopes to be maintained or improved .....   | 7 230            | 7 200            | 7 200              |
| <i>Rural villages</i>  |                  |                  |                    |
| rebuilding of village houses (cases processed) .....   | 624              | 647              | 600                |
| applications from indigenous villagers for rent concession processed (no. of lots/tenements) ..... | 656              | 605              | 450                |

Δ Not possible to estimate because sale of government land is subject to market response.

Λ The Land Sale Programme is annually announced by the Secretary for Development. The 2024–25 Land Sale Programme was announced on 29 February 2024. The figures presented here are based on calendar year. The figures in respect of the 2024–25 financial year are set out in paragraph 4 above.

Ω The flat number and gross floor area are based on the relevant information available on the date of tender invitation/execution of land document.

φ Other than sites in the 2023–24 Land Sale Programme and the 2024–25 Land Sale Programme (including the addition of two residential sites). The figures presented here are based on calendar year. The figures in respect of the 2024–25 financial year are set out in paragraph 4 above.

Ψ Not possible to estimate as the transactions are subject to applicants' acceptance of the proposed terms which is influenced by market conditions.

υ The gross floor area is based on the relevant information available on the date of execution of land document. For private treaty grants, lease modifications, land exchanges and lot extensions for public utility purposes, such as electricity sub-stations, the development of which follows a set of drawings, their gross floor area have not been taken into account if gross floor area is not specified under lease.

# Permanent and temporary land allocations are granted to government departments upon application to support their operation. The number of cases completed and land area granted each year varies according to individual department's demand and operational needs.

⊠ The number of cases and land area of short-term tenancies let by tender are affected by the review on the timetable for resuming re-tendering of short-term tenancies for business and community uses, which has been suspended since 1 October 2019.

ω The actual/estimated increases in the area of land resumed and land compensation costs in 2024 and 2025 as compared with 2023 were/are mainly attributable to the implementation of a number of large-scale projects, particularly those in the Northern Metropolis including the remaining phase development of Kwu Tung North/Fanling North New Development Area (NDA) and the second phase development of Hung Shui Kiu/Ha Tsuen NDA.

α Land cleared includes resumed land and government land.

¶ The estimated increases in the area of land and number of structures to be cleared in 2025 are mainly attributable to a number of large-scale projects in the Northern Metropolis requiring handover of sites for commencement of works in 2025. The land clearance costs are incurred as and when the eligible occupiers depart or sign an undertaking for departure. The costs of providing rehousing to eligible domestic occupiers in lieu of the relevant ex-gratia allowance are excluded.

β No property interest for urban renewal projects was resumed in 2024 due to the deferment of the implementation plan of a project.

λ Revised description of the previous indicator "unauthorised structures demolished" as from 2024 to enhance clarity.

◇ Most of these vacant sites are not suitable for development due to their small size, lack of vehicular access, being covered with dense vegetation or other site constraints. These sites are uploaded onto GeoInfo Map and open for application for short-term community, institutional or non-profit making uses to optimise the utilisation of land resources as far as possible.

§ The properties/units managed include properties and lots with leases already expired, surrendered or vested in The Financial Secretary Incorporated. For government properties disposed, they are bona vacantia properties that are vacant, free from encumbrances and considered suitable for sale.

### *Matters Requiring Special Attention in 2025–26*

7 During 2025–26, the Department will continue to:

- implement the approach of charging premiums at standard rates for land exchange applications in NDAs under the "Enhanced Conventional New Town Approach" and the pilot scheme for extending this approach in phases to agricultural land outside NDAs in N.T.;
- facilitate land sales under the Land Sale Programme, and facilitate railway property development projects by the railway corporation and urban renewal projects by the Urban Renewal Authority (URA);

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- work on resumption and clearance of land for committed public projects and undertake preparatory work on resumption and clearance of land required for planned new projects;
- undertake land administration work and handle compensation claims in respect of railway development projects by the railway corporation and urban renewal projects by URA;
- facilitate and expedite land supply for housing and other developments through streamlining processes and expediting procedures for land disposal and lease modifications/land exchanges;
- implement the measures under the revitalisation scheme for industrial buildings and administer the arrangement for charging premiums at standard rates on lease modifications to facilitate the redevelopment of industrial buildings;
- carry out land enforcement work, including enforcement against unlawful occupation of government land, unauthorised structures on private agricultural land and other lease breaches; and
- handle the extension of government leases in accordance with the statutory mechanism under EGLO.

### Programme (2): Survey and Mapping

|                           | 2023–24<br>(Actual) | 2024–25<br>(Original) | 2024–25<br>(Revised) | 2025–26<br>(Estimate)             |
|---------------------------|---------------------|-----------------------|----------------------|-----------------------------------|
| Financial provision (\$m) | 855.8               | 881.4                 | 892.1<br>(+1.2%)     | <b>853.0</b><br>(–4.4%)           |
|                           |                     |                       |                      | (or –3.2% on<br>2024–25 Original) |

### *Aim*

**8** The aim is to provide up-to-date, reliable and accessible geospatial information and facilitate the wider use of such information; formulate and implement surveys, mapping and geospatial data policies, standards, regulations and specifications; provide professional advice on matters relating to survey and mapping, positioning infrastructure, geospatial technologies and Geographic Information System deployment; create and maintain territory-wide digital geospatial databases and data sharing services including but not limited to a data bank of high quality geospatial and cadastral data, the Common Spatial Data Infrastructure (CSDI) portals, the three-dimensional (3D) digital map, the Government Building Information Modelling (BIM) Data Repository (GBDR), the 3D digital underground utilities database, and various web map services and mobile apps; carry out geodetic, mapping and land boundary surveys; provide cartographic and reprographic services; and administer the Land Survey Ordinance (Cap. 473) (LSO) to cope with land and building developments in Hong Kong.

### *Brief Description*

**9** The Survey and Mapping Office (SMO), being the survey, mapping and geospatial data agency of the Government, provides and maintains geospatial information of Hong Kong in both digital and printed formats for various purposes for use by different sectors and the general public. SMO is developing and maintaining a full-fledged 3D digital map, operating a Land Information System (LIS) for maintaining up-to-date digital maps and databases with land information and geospatial data, and developing a repository for aerial imagery data and products. SMO also provides technical support to the development and implementation of CSDI and a 3D digital underground utilities database, as well as the enhancement of GBDR for lands and works applications. SMO is responsible for the establishment and maintenance of the territory-wide geodetic network and the satellite positioning reference station network system which form essential components of the positioning infrastructure for Hong Kong. SMO is enhancing this positioning infrastructure to support a wider range of applications which require precise positioning.

**10** SMO provides free and readily accessible maps and integrated geospatial information to the public through the Internet and mobile apps. It also provides photogrammetric and aerial survey services for mapping and other specific purposes for use by both the public and private sectors. The general public can make use of open spatial data for commercial and non-commercial uses. In addition, SMO provides survey and mapping and other related services in support of the land administration functions of the Lands Administration Office and various public functions and services of other government departments.

**11** SMO administers LSO which governs the registration and discipline of Authorized Land Surveyors and controls the standards of land boundary surveys. It is also responsible for street naming under the Public Health and Municipal Services Ordinance (Cap. 132).

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12 The key performance measures in respect of survey and mapping are as follows:

### *Targets*

|   | Target | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Plan) |
|---|--------|------------------|------------------|----------------|
| setting out land boundaries within<br>12 weeks from receipt of request (%).....                           | 100    | 99               | 98               | <b>100</b>     |
| updating large-scale plans within<br>12 weeks on completion of major<br>infrastructural projects (%)..... | 100    | 100              | 100              | <b>100</b>     |
| availability of real-time satellite<br>positioning correction data<br>services (%) .....                  | 99     | 100              | 100              | <b>99</b>      |

### *Indicators*

|   |  | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Estimate) |
|---|--|------------------|------------------|--------------------|
| <i>Geodetic survey</i>  |  |                  |                  |                    |
| precise horizontal and vertical control points fixed.....                                 |  | 1 012            | 747              | <b>760</b>         |
| survey monuments and marks built and maintained.....                                      |  | 4 500            | 4 728            | <b>4 900</b>       |
| <i>Positioning infrastructure</i>   |  |                  |                  |                    |
| satellite positioning reference stations maintained .....                                 |  | 16               | 16               | <b>16</b>          |
| no. of positioning devices released and maintained.....                                   |  | 397              | 416              | <b>416</b>         |
| <i>Topographical survey and map production</i>  |  |                  |                  |                    |
| continuous revision, area surveyed and inspected (ha).....                                |  | 50 941           | 50 858           | <b>45 000</b>      |
| maps and charts produced .....  |  | 7 431            | 6 880            | <b>6 780</b>       |
| reprographic services provided (no. of copies).....                                       |  | 198 556          | 257 169          | <b>225 000</b>     |
| <i>Land boundary survey</i>   |  |                  |                  |                    |
| lots defined or set out .....   |  | 1 369            | 1 766            | <b>1 600</b>       |
| land boundary plans prepared .....  |  | 31 716           | 25 092           | <b>23 600</b>      |
| <i>Aerial survey</i>  |  |                  |                  |                    |
| photographs taken for measurement and record .....  |  | 31 000           | 28 226           | <b>20 000</b>      |
| area of photogrammetric survey conducted (ha).....  |  | 42 552           | 36 727           | <b>31 000</b>      |
| <i>LSO administration</i>   |  |                  |                  |                    |
| no. of lot sub-division plans examined .....  |  | 779              | 616              | <b>700</b>         |
| <i>Web map services</i>   |  |                  |                  |                    |
| no. of datasets posted on GeoInfo Map website .....                                       |  | 402              | 432              | <b>440</b>         |
| no. of usage sessions of GeoInfo Map website.....   |  | 4 272 825        | 4 224 007        | <b>4 645 000</b>   |
| no. of accumulated downloads of MyMapHK mobile app.....                                   |  | 645 109          | 712 961          | <b>759 000</b>     |
| no. of usage sessions of MyMapHK mobile map app .....                                     |  | 2 399 842        | 2 441 824        | <b>1 900 000</b>   |
| no. of downloads of open digital map products on<br>HK Map Service 2.0 .....              |  | 499 084          | 615 043          | <b>650 000</b>     |
| <i>3D digital map</i>   |  |                  |                  |                    |
| no. of photorealistic 3D models (buildings or structures)<br>created and maintained ..... |  | 34 795           | 212 434          | <b>241 000</b>     |
| <i>Open spatial data</i>  |  |                  |                  |                    |
| no. of requests for Application Programming Interfaces<br>(billion) .....                 |  | 7.8              | 7.3              | <b>7.8</b>         |
| <i>GBDR</i>   |  |                  |                  |                    |
| no. of BIM models maintained‡.....  |  | 102              | 153              | <b>160</b>         |

‡ New indicator as from 2024.

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### *Matters Requiring Special Attention in 2025–26*

13 During 2025–26, the Department will continue to:

- assist the relevant bureaux in the formulation and implementation of geospatial data policy and standards to support the CSDI initiative, which forms a key component of the digital infrastructure facilitating smart city development;
- develop and update the territory-wide 3D digital map, enhance the operations of GBDR for public infrastructure developments as well as explore the harmonisation of BIM data standards and the exchange of BIM/3D digital map data;
- enhance the CSDI portal to support the sharing and innovative use of geospatial data and related applications;
- provide the Web-Map Application Programming Interfaces to the community for supporting the Government’s open data sharing initiative;
- enhance the GeoInfo Map service for enabling the public to access geospatial information more efficiently through the Internet;
- enrich the database and enhance the functions of LIS to facilitate land administration;
- provide land boundary advisory services to relevant bureaux and departments; and
- assist the Development Bureau to progressively develop a 3D digital underground utilities database.

### **Programme (3): Legal Advice**

|                           | 2023–24<br>(Actual) | 2024–25<br>(Original) | 2024–25<br>(Revised) | <b>2025–26<br/>(Estimate)</b>     |
|---------------------------|---------------------|-----------------------|----------------------|-----------------------------------|
| Financial provision (\$m) | 95.7                | 102.8                 | 101.7<br>(–1.1%)     | <b>101.6</b><br>(–0.1%)           |
|                           |                     |                       |                      | (or –1.2% on<br>2024–25 Original) |

### *Aim*

14 The aim is to facilitate government land transactions by providing legal advice and conveyancing services to the bureaux and departments concerned, and to give consent to sales of units in uncompleted developments under the Lands Department Consent Scheme.

### *Brief Description*

15 The Legal Advisory and Conveyancing Office (LACO) provides professional legal services within the Department in relation to Programme (1) for the issue, renewal and variation of government leases as well as the drafting and execution of land documents including conditions of sale, grant and exchange. In compulsory acquisition cases, LACO is responsible for approving the legal title of the former owners and preparing the compensation documents before compensation is released. LACO is also responsible for checking the legal title of the former owners and preparing the surrender documents before their land is surrendered to the Government in exchange for a new grant of land for development. It also provides conveyancing services to The Financial Secretary Incorporated, The Secretary for Home and Youth Affairs Incorporated as well as other bureaux and departments in their property transactions.

16 Under the Lands Department Consent Scheme, LACO processes applications for consent to sell units in uncompleted developments prior to compliance with the lease conditions. The Scheme aims to ensure that developments have reached a specified stage and that developers have the financial ability to complete the developments so as to protect the interests of purchasers. When required under the leases for commercial and residential developments, Deeds of Mutual Covenant (DMCs) setting out the respective rights and obligations of all the owners of the developments need to be approved by LACO before consent is issued or sales of the units can commence.

17 The key performance measures in respect of legal advice are:

### *Targets*

|  | Target | 2023<br>(Actual) | 2024<br>(Actual) | <b>2025<br/>(Plan)</b> |
|--|--------|------------------|------------------|------------------------|
| <i>Consents</i>  |        |                  |                  |                        |
| Sale and Purchase Agreements—approved within 13 weeks (excluding time for approval of DMC) (%) ..... | 100    | 89               | 100              | <b>100</b>             |
| DMCs—approved within 13 weeks (%) .....  | 100    | 94               | 100              | <b>100</b>             |

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### *Indicators*

|  | 2023<br>(Actual) | 2024<br>(Actual) | 2025<br>(Estimate) |
|--|------------------|------------------|--------------------|
| <i>Consents</i>  |                  |                  |                    |
| Sale and Purchase Agreements approved                      |                  |                  |                    |
| —non-residential developments .....                        | 5                | 1                | 4                  |
| —residential developments .....                            | 39               | 26               | 30                 |
| sale of uncompleted residential units (no. of flats) ..... | 21 258           | 11 834           | 15 000             |
| DMCs approved  |                  |                  |                    |
| —non-residential developments .....                        | 4                | 3                | 10                 |
| —residential developments .....                            | 43               | 32               | 38                 |

### *Matters Requiring Special Attention in 2025–26*

**18** During 2025–26, the Department will continue to:

- explore ways to further streamline the existing procedures in relation to the Lands Department Consent Scheme and Programme (1); and
- process applications for consent to sell units in uncompleted developments and approve DMCs in a timely manner.



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### ANALYSIS OF FINANCIAL PROVISION

|                              | 2023–24<br>(Actual)<br>(\$m) | 2024–25<br>(Original)<br>(\$m) | 2024–25<br>(Revised)<br>(\$m) | 2025–26<br>(Estimate)<br>(\$m)    |
|------------------------------|------------------------------|--------------------------------|-------------------------------|-----------------------------------|
| <b>Programme</b>             |                              |                                |                               |                                   |
| (1) Land Administration..... | 2,406.8                      | 2,413.2                        | 2,461.9                       | 2,399.8                           |
| (2) Survey and Mapping.....  | 855.8                        | 881.4                          | 892.1                         | 853.0                             |
| (3) Legal Advice.....        | 95.7                         | 102.8                          | 101.7                         | 101.6                             |
|                              | 3,358.3                      | 3,397.4                        | 3,455.7<br>(+1.7%)            | 3,354.4<br>(–2.9%)                |
|                              |                              |                                |                               | (or –1.3% on<br>2024–25 Original) |

#### Analysis of Financial and Staffing Provision

##### Programme (1)

Provision for 2025–26 is \$62.1 million (2.5%) lower than the revised estimate for 2024–25. This is mainly due to the decreased provisions for operating expenses and a net decrease of 70 posts in 2025–26.

##### Programme (2)

Provision for 2025–26 is \$39.1 million (4.4%) lower than the revised estimate for 2024–25. This is mainly due to the decreased cash flow requirement for the development of 3D digital map as the majority of the project milestones were completed in 2024–25, and the decreased provision for a net decrease of 33 posts in 2025–26, partly offset by the increased cash flow requirement for procurement/replacement of plant and equipment and the increased provision for operating expenses.

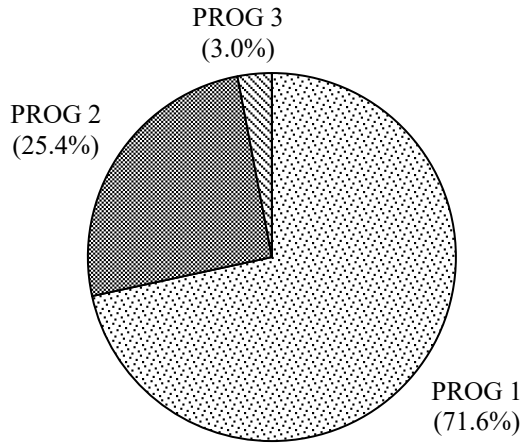
##### Programme (3)

Provision for 2025–26 is \$0.1 million (0.1%) lower than the revised estimate for 2024–25. This is mainly due to the decreased provision for operating expenses, partly offset by the increased provision for filling of vacancies. There will be a net decrease of five posts in 2025–26.

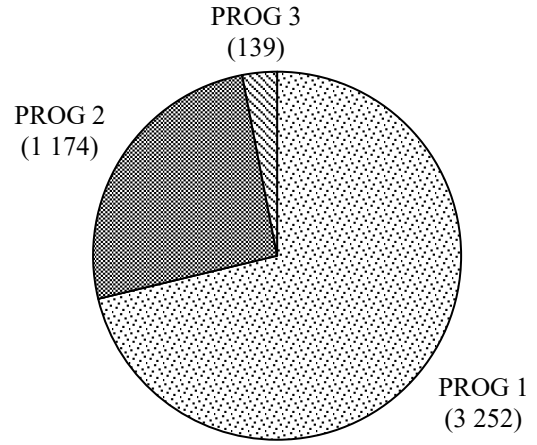
**Head 91 — LANDS DEPARTMENT**

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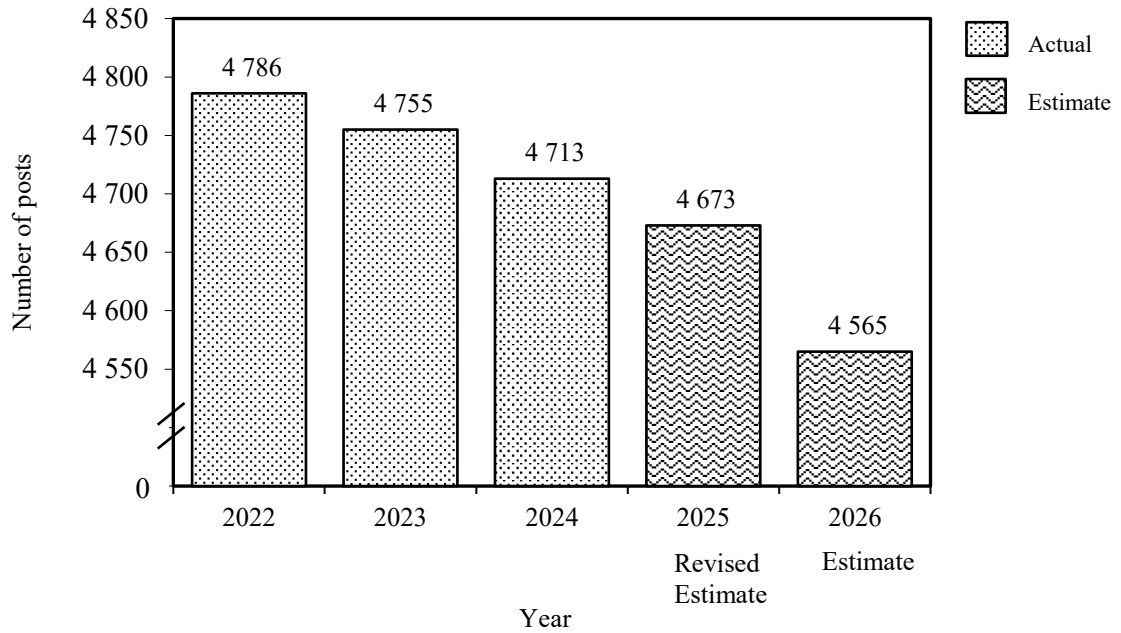
*Allocation of provision  
to programmes  
(2025-26)*



*Staff by programme  
(as at 31 March 2026)*



*Changes in the size of the establishment  
(as at 31 March)*



**Head 91 — LANDS DEPARTMENT**

| Sub-head<br>(Code)         |  | Actual<br>expenditure<br>2023–24 | Approved<br>estimate<br>2024–25 | Revised<br>estimate<br>2024–25 | Estimate<br>2025–26            |
|----------------------------|--|----------------------------------|---------------------------------|--------------------------------|--------------------------------|
|                            | \$'000   | \$'000                           | \$'000                          | \$'000                         | \$'000                         |
| <b>Operating Account</b>   |  |                                  |                                 |                                |                                |
| Recurrent                  |  |                                  |                                 |                                |                                |
| 000                        | Operational expenses .....                                   | 3,323,930                        | 3,301,128                       | 3,366,781                      | <b>3,321,111</b>               |
| 003                        | Recoverable salaries and allowances<br>(General)..... 38,532 |                                  |                                 |                                |                                |
|                            | <i>Deduct</i> reimbursements ..... <i>Cr. 38,532</i>         | —                                | —                               | —                              | —                              |
| 221                        | Clearance of government land - ex-gratia<br>allowances ..... | 14,740                           | 15,327                          | 12,974                         | <b>3,090</b>                   |
|                            | Total, Recurrent.....  | <u>3,338,670</u>                 | <u>3,316,455</u>                | <u>3,379,755</u>               | <u><b>3,324,201</b></u>        |
| Non-Recurrent              |  |                                  |                                 |                                |                                |
| 700                        | General non-recurrent .....                                  | 11,133                           | 77,100                          | 72,100                         | <b>17,009</b>                  |
|                            | Total, Non-Recurrent.....                                    | <u>11,133</u>                    | <u>77,100</u>                   | <u>72,100</u>                  | <u><b>17,009</b></u>           |
|                            | Total, Operating Account .....                               | <u>3,349,803</u>                 | <u>3,393,555</u>                | <u>3,451,855</u>               | <u><b>3,341,210</b></u>        |
| <b>Capital Account</b>     |  |                                  |                                 |                                |                                |
| Plant, Equipment and Works |  |                                  |                                 |                                |                                |
| 661                        | Minor plant, vehicles and equipment (block<br>vote).....     | 8,515                            | 3,870                           | 3,870                          | <b>13,230</b>                  |
|                            | Total, Plant, Equipment and Works.....                       | <u>8,515</u>                     | <u>3,870</u>                    | <u>3,870</u>                   | <u><b>13,230</b></u>           |
|                            | Total, Capital Account.....                                  | <u>8,515</u>                     | <u>3,870</u>                    | <u>3,870</u>                   | <u><b>13,230</b></u>           |
|                            | Total Expenditure .....                                      | <u><u>3,358,318</u></u>          | <u><u>3,397,425</u></u>         | <u><u>3,455,725</u></u>        | <u><u><b>3,354,440</b></u></u> |

## Head 91 — LANDS DEPARTMENT

### Details of Expenditure by Subhead

The estimate of the amount required in 2025–26 for the salaries and expenses of the Lands Department is \$3,354,440,000. This represents a decrease of \$101,285,000 against the revised estimate for 2024–25 and \$3,878,000 against the actual expenditure in 2023–24.

#### Operating Account

##### Recurrent

**2** Provision of \$3,321,111,000 under *Subhead 000 Operational expenses* is for the salaries, allowances and other operating expenses of the Lands Department.

**3** The establishment as at 31 March 2025 will be 4 673 posts. It is expected that there will be a net decrease of 108 posts in 2025–26. Subject to certain conditions, the controlling officer may under delegated power create or delete non-directorate posts during 2025–26, but the notional annual mid-point salary value of all such posts must not exceed \$2,538,946,000.

**4** An analysis of the financial provision under *Subhead 000 Operational expenses* is as follows:

|  | 2023–24<br>(Actual)<br>(\$'000) | 2024–25<br>(Original)<br>(\$'000) | 2024–25<br>(Revised)<br>(\$'000) | 2025–26<br>(Estimate)<br>(\$'000) |
|--|---------------------------------|-----------------------------------|----------------------------------|-----------------------------------|
| Personal Emoluments  |                                 |                                   |                                  |                                   |
| - Salaries .....   | 2,428,211                       | 2,420,889                         | 2,479,900                        | 2,469,111                         |
| - Allowances .....   | 45,740                          | 50,834                            | 49,716                           | 48,913                            |
| - Job-related allowances.....  | 3,385                           | 4,105                             | 3,118                            | 2,873                             |
| Personnel Related Expenses   |                                 |                                   |                                  |                                   |
| - Mandatory Provident Fund<br>contribution .....                         | 8,121                           | 7,938                             | 6,755                            | 6,978                             |
| - Civil Service Provident Fund<br>contribution .....                     | 195,095                         | 222,534                           | 222,465                          | 247,312                           |
| Departmental Expenses  |                                 |                                   |                                  |                                   |
| - Hire of services and professional fees .....                           | 120,618                         | 106,331                           | 110,396                          | 98,998                            |
| - Contract maintenance .....   | 229,050                         | 204,891                           | 218,158                          | 224,810                           |
| - General departmental expenses .....                                    | 293,710                         | 283,591                           | 276,258                          | 222,101                           |
| Other Charges  |                                 |                                   |                                  |                                   |
| - Financial Secretary Incorporated -<br>suspense account adjustment..... | —                               | 15                                | 15                               | 15                                |
|  | 3,323,930                       | 3,301,128                         | 3,366,781                        | 3,321,111                         |

**5** Gross provision of \$38,532,000 under *Subhead 003 Recoverable salaries and allowances (General)* includes salaries and allowances for the urban renewal team which processes land resumption to make land available for urban renewal projects. The cost will be fully recovered from the Urban Renewal Authority.

**6** Provision of \$3,090,000 under *Subhead 221 Clearance of government land - ex-gratia allowances* is for allowances payable to persons cleared from government land other than clearances required for public works projects. The decrease of \$9,884,000 (76.2%) against the revised estimate for 2024–25 is mainly due to less government land requiring clearance for project developments and land disposal.

#### Capital Account

##### Plant, Equipment and Works

**7** Provision of \$13,230,000 under *Subhead 661 Minor plant, vehicles and equipment (block vote)* represents an increase of \$9,360,000 (241.9%) over the revised estimate for 2024–25. This is mainly due to the increased requirement for procurement/replacement of plant and equipment.

**Head 91 — LANDS DEPARTMENT**

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**Commitments**

| Sub-head<br>(Code)              | Item<br>(Code) | Ambit   | Approved<br>commitment | Accumulated<br>expenditure<br>to 31.3.2024 | Revised<br>estimated<br>expenditure<br>for 2024–25 | Balance       |
|---------------------------------|----------------|---|------------------------|--|--|---------------|
|                                 |                |   | \$'000                 | \$'000                                     | \$'000   | \$'000        |
| <b><i>Operating Account</i></b> |                |   |                        |  |  |               |
| 700                             |                | <i>General non-recurrent</i>                          |                        |  |  |               |
|                                 | 801            | Development of three-dimensional<br>digital map ..... | 150,000                | 55,891                                     | 72,100   | 22,009        |
|                                 |                | Total .....   | <u>150,000</u>         | <u>55,891</u>                              | <u>72,100</u>                                      | <u>22,009</u> |