

立法會

Legislative Council

LC Paper No. CB(2)1695/10-11(04)

Ref : CB2/PL/HA

Panel on Home Affairs

Background brief prepared by the Legislative Council Secretariat for the meeting on 13 May 2011

Private Recreational Leases

Purpose

This paper provides background information on Private Recreational Leases ("PRL") and highlights the concerns of Legislative Council ("LegCo") Members about the subject.

Background

2. According to the Administration, PRLs require the grantee to permit outside organizations to make use of its club facilities to organize recreational activities. As at June 2010, there were a total of 71 cases of PRLs, which involved 51 organizations and could be divided into four categories –

- (a) 15 cases in relation to welfare organizations, including Po Leung Kuk and the Boys and Girls Clubs Association of Hong Kong;
- (b) 15 cases in relation to uniformed groups, including the Hong Kong Red Cross, the Scout Association of Hong Kong and the Hong Kong Girl Guides Association;
- (c) two cases in relation to civil servant associations, viz. the Municipal Services Staff Recreational Club and the Hong Kong Chinese Civil Servant's Association; and
- (d) 39 cases in relation to recreational and sports organizations or clubs, including the South China Athletic Association and the Kowloon Cricket Club.

Land premium

3. Of the 71 cases of PRLs, 38 have been exempted from paying any land premium, while the other 33 have been required to pay the land premium of \$1,000, as shown in **Appendix I**.

Renewal of PRLs

4. According to the Administration, more than 50 cases of PRLs are subject to renewal between 2011 and 2012. Under the existing policy, the land leases concerned would be renewed if there have been no breaches of the prescribed lease conditions on the part of the grantees; the grantees' sites are not required for other public uses; and the grantees have upheld a non-discriminatory membership policy. The discriminatory nature of a membership policy refers mainly to such aspects as race, religion, age, gender or other forms of discrimination. The amount of fee levied does not fall under the scope of discrimination.

5. To encourage organizations operating under PRLs to open up their facilities for the use of non-members, land leases newly signed or renewed will contain a special condition, which stipulates that the grantee, if requested by a competent authority, should make available specified facilities for the use of schools, youth groups, welfare organizations and government departments for organizing recreational and sports activities. The competent authorities include the Civil Service Bureau, the Education Bureau, the Homes Affairs Bureau ("HAB"), the Leisure and Cultural Services Department and the Social Welfare Department.

Members' concerns

6. Neither the Panel on Home Affairs nor other Panels/committees in LegCo have had any discussion on PRLs. In the past 10 years, two questions were raised about PRLs at the Council meetings.

7. At the Council meeting on 13 November 2002, a Member raised a written question about, among others, the Administration's criteria for determining whether government land should be granted at a nominal land premium to provide groups or organizations for use as clubs or clubhouses. The Administration responded that it would consider the following main factors: (a) whether the applicant was a non-profit-making body; (b) whether the applicant adopted a non-discriminatory membership policy; and (c) whether the application was supported by HAB or other relevant bureaux.

8. At the Council meeting on 23 June 2010, a Member raised an oral question on, among others, the monitoring of private clubs' compliance with their PRLs and the review of the relevant land grant policy. The Administration advised that the Lands Department ("LD"), as the grantor, was responsible for the general monitoring of PRLs. LD was assisted by other government departments, such as the competent authorities mentioned in paragraph 5, in the enforcement of some specified provisions. When considering renewal application of a land lease, LD would consult HAB on whether there had been any breach of the terms of the land lease by the organization concerned and whether its membership policy was non-discriminatory. Noting that some of the special conditions contained in PRLs had been laid down for a long time and might have become outdated, the Administration advised that it would review these conditions when processing the renewal applications of individual land leases and make appropriate revisions as necessary.

Relevant papers

9. A list of the relevant papers with their hyperlinks at the LegCo's website is in **Appendix II**.

Council Business Division 2
Legislative Council Secretariat
9 May 2011

Leases Granted at Nominal or Nil Land Premium for Recreational Purposes

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
1.	The Scout Association of Hong Kong	IL 8961 Mansion Street, North Point	NIL	Annual Rent at 3% of Rateable Value
2.	The Royal Hong Kong Yacht Club	ML 709, Kellett Island	NIL	\$1,000 per annum
3.	The Royal Hong Kong Yacht Club	RBL 1181, Middle Island	\$1,000	Annual Rent at 3% of Rateable Value
4.	Aberdeen Boat Club Limited	AIL 454 Shum Wan Road, Brick Hill	\$1,000	Annual Rent at 3% of Rateable Value
5.	The Hong Kong Golf Club	RBL 1117 Deep Water Bay	NIL	Annual Rent at 3% of Rateable Value
6.	The Hong Kong Country Club	RBL 1129 Wong Chuk Hang Road	NIL	Annual Rent at 3% of Rateable Value
7.	The Hong Kong Cricket Club	IL 9019 No. 137 Wong Nai Chung Gap Road	\$1,000	Annual Rent at 3% of Rateable Value
8.	Hong Kong Football Club	IL 8846 Sports Road, Happy Valley	\$1,000	Annual Rent at 3% of Rateable Value
9.	South China Athletic Association	IL 8850 Caroline Hill Road, So Kon Po	NIL	Annual Rent at 3% of Rateable Value
10.	Chinese Recreation Club, Hong Kong	IL 8875 Tung Lo Wan Road	NIL	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
11.	Craigengower Cricket Club	IL 8881 No. 188 Wong Nai Chung Road	\$1,000	Annual Rent at 3% of Rateable Value
12.	Hong Kong Girl Guides Association	IL 8894 Wong Nai Chung Gap Road	\$1,000	Annual Rent at 3% of Rateable Value
13.	Jardine's Lookout Residents' Association	IL 8895 No. 2 Creasy Road, Jardine's Lookout	\$1,000	Annual Rent at 3% of Rateable Value
14.	Indian Recreation Club	IL 8900 Caroline Hill Road, So Kon Po	\$1,000	Annual Rent at 3% of Rateable Value
15.	The Hong Kong Jockey Club	IL 8847 Sports Road and Wong Nai Chung Road	1,000	Annual Rent at 3% of Rateable Value
16.	The Bishop of the Roman Catholic Church in Hong Kong	Lot 1318 Cheung Chau	NIL	Annual Rent at 3% of Rateable Value
17.	Hong Kong Youth Hostels Association	Lot 188 DD 337 Lantau	NIL	Annual Rent at 3% of Rateable Value
18.	Hong Kong Youth Hostels Association	Lot 235 Ngong Ping	NIL	Annual Rent at 3% of Rateable Value
19.	Hong Kong Playground Association	Lot 667 DD 2 Mui Wo	NIL	Annual Rent at 3% of Rateable Value
20.	Hong Kong Young Women's Christian Association	Lot 727 DD 332 San Shek Wan, Lantau	NIL	Annual Rent at 3% of Rateable Value
21.	Scout Association of Hong Kong	NKIL 5956 Kowloon Tong	NIL	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
22.	The Kowloon Tsai Home Owners Association	NKIL 5961 Kowloon Tong	NIL	Annual Rent at 3% of Rateable Value
23.	Kowloon Tong Club	NKIL 5989 Kowloon Tong	NIL	Annual Rent at 3% of Rateable Value
24.	Area Committee of the Hong Kong Sea Cadet Corps	NKIL 6001 Diamond Hill	NIL	Annual Rent at 3% of Rateable Value
25.	Mong Kok District Cultural, Recreational & Sports Association Limited	KIL 11165 J/O Ivy Street & Beech Street	\$1,000	Annual Rent at 3% of Rateable Value
26.	Kowloon Bowling Green Club	KIL 11065 No. 123 Austin Road	\$1,000	Annual Rent at 3% of Rateable Value
27.	South China Athletic Association	KIL 11071 No. 6 Wylie Path	NIL	Annual Rent at 3% of Rateable Value
28.	Hong Kong Softball Association	KIL 11088 Tin Kwong Road	\$1,000	Annual Rent at 3% of Rateable Value
29.	India Club, Kowloon	KIL 11095 No. 24 Gascoigne Road	\$1,000	Annual Rent at 3% of Rateable Value
30.	The Filipino Club	KIL 11096 No. 10 Wylie Path	\$1,000	Annual Rent at 3% of Rateable Value
31.	Municipal Services Staff Recreation Club Limited	KIL 11097 No. 4 Wylie Path	\$1,000	Annual Rent at 3% of Rateable Value
32.	Club De Recreio	KIL 11098 No. 20 Gascoigne Road	\$1,000	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
33.	The Directors of the Young Men's Christian Association of Hong Kong	KIL 11105 and Extension Off Gascoigne Road	\$1,000	Annual Rent at 3% of Rateable Value
34.	Hong Kong Chinese Civil Servants' Association	KIL 11048 No. 8 Wylie Path	\$1,000	Annual Rent at 3% of Rateable Value
35.	Kowloon Cricket Club	KIL 11052 No. 10 Cox's Road	NIL	Annual Rent at 3% of Rateable Value
36.	The Pakistan Association of Hong Kong Limited	KIL 11094 No. 150 Princess Margaret Road	\$1,000	Annual Rent at 3% of Rateable Value
37.	Yau Yat Chuen Garden City Club Limited	NKIL 6042 Yau Yat Chuen	\$1,000	Annual Rent at 3% of Rateable Value
38.	Scout Association of Hong Kong and Hong Kong Girl Guides Association	KCTL 391 Wo Yip Hop Road	NIL	Annual Rent at 3% of Rateable Value
39.	The Royal Hong Kong Yacht Club	Lot 341 DD 212 Che Keng Tuk	\$1,000	Annual Rent at 3% of Rateable Value
40.	The Scout Association of Hong Kong	Lot 1131 DD 217 Pak Sha Wan	NIL	Annual Rent at 3% of Rateable Value
41.	The Hebe Haven Yacht Club Limited	Lot 1138 and Extension DD 217 Pak Sha Wan	\$1,000	Annual Rent at 3% of Rateable Value
42.	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 147 SD5 Sai Kung	NIL	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
43.	Hong Kong Girl Guides Association	Lot 148 DD 250 Sai Kung	NIL	Annual Rent at 3% of Rateable Value
44.	The Clearwater Bay Golf & Country Club	Lot 227 DD 241 Po Toi O	NIL	Annual Rent at 3% of Rateable Value
45.	Victoria Recreation Club	Lot 316 DD 252 Sai Kung	NIL	Annual Rent at 3% of Rateable Value
46.	The Outward Bound Trust of Hong Kong Limited	Lot 590 DD 256 Tai Mong Tsai	NIL	Annual Rent at 3% of Rateable Value
47.	Lau Wah Sum & Samuel Derek Oates as Trustees for the Area Committee of Hong Kong Sea Cadet Corps.	Lot 611 DD 256 Sai Kung	NIL	Annual Rent at 3% of Rateable Value
48.	Po Leung Kuk	Lot 613 DD 257 Pak Tam Chung	NIL	Annual Rent at 3% of Rateable Value
49.	The Boys' and Girls' Club Association of Hong Kong	Lot 642 DD 257 Wong Yi Chau	NIL	Annual Rent at 3% of Rateable Value
50.	The Directors of the Chinese Young Men's Christian Association of Hong Kong	Lot 75 DD 254 Sai Kung	NIL	Annual Rent at 3% of Rateable Value
51.	The Hong Kong Jockey Club	STTL 13, Sha Tin	NIL (land premium in the sum of \$248,000 paid for lease modification)	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
52.	The Scout Association of Hong Kong	Lot 154 DD 195 Sha Tin	NIL	Annual Rent at 3% of Rateable Value
53.	Hong Kong Amateur Rowing Association Limited	STTL 220 Yuen Wo Road, Sha Tin	NIL	Annual Rent at 3% of Rateable Value
54.	The Scout Association of Hong Kong and The Hong Kong Girl Guides Association	STTL 272 Shui Chuen Au Street, Sha Tin	NIL	Annual Rent at 3% of Rateable Value
55.	Hong Kong Youth Hostels Association	TPTL 133 Tai Mei Tuk	\$1,000	Annual Rent at 3% of Rateable Value
56.	The Duke of Edinburgh's Award Hong Kong	Lot 602 R.P. DD16 Lam Tsuen	NIL	Annual Rent at 3% of Rateable Value
57.	Tai Po Sports Association Limited	TPTL 6 and Extension Area 4, Tai Po	\$1,000	Annual Rent at 3% of Rateable Value with effect from 1 July 2010
58.	Hong Kong Gun Club	TWTL 399 Chuen Lung, Tsuen Wan	\$1,000	Annual Rent at 3% of Rateable Value
59.	Po Leung Kuk	Lot 2411 DD 118 Tai Tong	\$1,000	Annual Rent at 3% of Rateable Value
60.	Hong Kong Girl Guides Association	Lot 1707 DD 122 Yuen Long	NIL	Annual Rent at 3% of Rateable Value
61.	Tung Wah Group of Hospitals	Lot 2321 DD 96 Ma Tso Lung	\$1,000	Annual Rent at 3% of Rateable Value
62.	Community Sports Limited	Lot 2322 DD 96 Ma Tso Lung	\$1,000	Annual Rent at 3% of Rateable Value

Serial No.	Name of Holder	Location and Lot No.	Land Premium	Government Rent
63.	Yuen Long District Sports Association Limited	YLTL 160 Yuen Long	NIL	Annual Rent at 3% of Rateable Value
64.	The Hong Kong Golf Club	Lot 942 RP in DD 94 Sheung Shui	\$1,000	Annual Rent at 3% of Rateable Value
65.	Hong Kong Red Cross	Lot 142 in DD 319 Shek Pik, Lantau Island	NIL	Annual Rent at 3% of Rateable Value
66.	The Post Office and Cable & Wireless Recreation Club Limited	IL 8597 RP, Caroline Hill Road, So Kon Po	NIL	\$100 per annum
67.	Hong Kong Model Engineering Club Limited	Lot 2416 in DD 118 Tai Tong, Yuen Long	\$1,000	Annual Rent at 3% of Rateable Value
68.	The Scout Association of Hong Kong	Lot 131 in DD 60 Au Tau, Yuen Long	\$1,000	Annual Rent at 3% of Rateable Value
69.	Hong Kong Girl Guides Association	Lot 2544 DD 92 Hang Tau Road, Kwu Tung South, Sheung Shui	\$1,000	Annual Rent at 3% of Rateable Value
70.	The Scout Association of Hong Kong	TPTL 190 Tung Tsz, Tai Po	\$1,000	Annual Rent at 3% of Rateable Value
71.	The Hong Kong Buddhist Association	Lot 172 in DD4, Tung Chung	NIL	Annual Rent at 3% of Rateable Value

Relevant papers on Private Recreational Leases

Committee	Date of Meeting	Papers
Council meeting	13 November 2002	Written Question
	23 June 2010	Oral Question

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