



電話 Tel: 2231 3011  
圖文傳真 Fax: 2868 5707 (Open) / 2525 4960 (Conf)  
電郵地址 Email: adhq@landsd.gov.hk  
本署檔號 Our Ref.: (41) in LDC 2/1502/18 Pt. 3  
來函檔號 Your Ref.: CB4/PAC/R72

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

香港北角渣華道三三三號北角政府合署二十樓  
20/F, NORTH POINT GOVERNMENT OFFICES  
333 JAVA ROAD, NORTH POINT, HONG KONG

網址 Website: www.landsgov.hk

覆函請註明本署檔號

Please quote our reference in response to this letter.

**By Fax and Email**  
(Fax No.: 2543 9197)

19 June 2019

Clerk, Public Accounts Committee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong

(Attn.: Mr. Anthony CHU)

Dear Sirs,

**Public Accounts Committee**  
**Consideration of Chapter 1 of the Director of Audit's Report No. 72**  
**Planning, provision and management of public parking spaces**

Thank you for your letter of 4 June 2019. Our response is set out below.

**According to the reply from the Director of Lands dated 24 May 2019 (R72/1/GEN5) concerning Case 3 in paragraph 2.13 of the Audit Report, the owner of the subject car park expressed genuine difficulties in enforcing the improper parking by individual private car drivers in light goods vehicle parking spaces. Using this case as an illustration, please advise what measures that can be taken by the Lands Department or other government departments to facilitate the owner's compliance with the relevant lease condition which requires the owner to provide a specific number of public parking spaces for certain types of vehicles**

From land administration perspective, upon discovery of breach of lease conditions, Lands Department ("LandsD") acts in the capacity as the landlord,

**\*Note by Clerk, PAC: See Appendix 11 of this Report for the reply from Director of Lands dated 24 May 2019.**

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

This message and any attachment is intended for the use of the addressee only. It may contain information which is confidential and/or legally privileged. You are hereby notified that no unauthorised disclosure or use of this message is permitted. If you have received this message by mistake, please notify us immediately and delete or destroy this message, as appropriate. Any liability arising from the use of this information is excluded.

shall take appropriate lease enforcement action under the established procedures. Generally speaking, LandsD will issue warning letter to the owner concerned requiring rectification of the breach within a specified time. If the breach is not rectified before the imposed deadline, LandsD may register the warning letter at the Land Registry, commonly known as “imposing an encumbrance”. If the seriousness of the breach warrants further action, for instance where the breach poses a serious threat to public safety, LandsD may proceed with re-entry of the lot or vesting of the relevant interest to Government.

As for the subject case, LandsD has issued several warning letters to the owner of Case 3 since August 2018. In response to the warning letters, the owner had taken a number of measures including removing the materials previously used for enclosing or fencing off the light goods vehicle parking spaces; strengthening the car park management actions by educating the car park users by affixing notices at prominent places of the car park notifying that only light goods vehicles could be parked at certain designated light goods vehicle parking spaces; and impounding motor vehicles wrongly parked in the spaces concerned. These are considered as positive actions by the lot owner against the improper parking by private cars.

LandsD will continue to remind the owner their obligation to comply with the relevant conditions, and to suggest the owner to consider taking appropriate management measures to this end, including but not limited to mounting clear warning signs at parking spaces for light goods vehicles reminding drivers of private vehicles not to park there, and clamping private vehicles that have wrongly parked in spaces marked for light goods vehicles. Meanwhile, if the owner could show that the parking demand for light goods vehicles in the area concerned is low, subject to the advice and agreement of the Transport Department, LandsD may consider an application from the owner to convert the parking spaces for use by private vehicles either on a short-term or permanent basis with a view to putting the parking spaces to their optimal uses. LandsD will continue monitor the situation and liaise with the lot owner to further step up the measures if required.

Moreover, LandsD will explore with the Transport Department measures to make information on public vehicle parking spaces more widely accessible to the public. These may include publishing information of public vehicle parking spaces (such as car park location, type of car parking spaces, real-time parking space availability, etc.) including but not limited to those operated by private owners under lease through the GeoInfo Map (<https://www.map.gov.hk>), a public online map service provided by LandsD, as well as the GeoData Store (<https://geodata.gov.hk>), a portal for the public and application developers to

search and access of geospatial data. These would allow the public to have more convenient access to public vehicle carpark information and optimise the utilisation of the public vehicle parking spaces.

Yours faithfully,



( Ms. Sophia CHIANG )  
for Director of Lands

c.c.:	Secretary for Transport and Housing	(fax no.: 2537 6519)
	Commissioner for Transport	(fax no.: 2802 2361)
	Director of Planning	(fax no.: 2869 7241)
	Director of Environmental Protection	(fax no.: 2891 2512)
	Commissioner of Police	(fax no.: 2866 2579)
	Director of Leisure and Cultural Services	(fax no.: 2602 1480)
	Government Property Administrator	(fax no.: 2583 9758)
	Director of Housing	(fax no.: 2762 1110)
	Director of Architectural Services	(fax no.: 2810 7341)
	Secretary for Financial Services and the Treasury	(fax no.: 2417 5239)
	Director of Audit	(fax no.: 2583 9063)