

立法會
Legislative Council

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**Meeting of the Panel on Planning, Lands and Works
on 28 March 2006**

**Background brief on
Government's land supply strategy with particular reference to the
Application List System**

Purpose

This paper gives an overview of the changes in Government's land supply strategy for private housing over the years, in particular the development of the Application List System (ALS). The paper also highlights the views and concerns of Members in this regard.

Background

2. There are two main sources of land supply in Hong Kong as follows –
 - (a) Government land - Government land is supplied through land sale to the public, and private treaty grants to approved bodies for specified uses.
 - (b) Private sources - Private land owners can redevelop their own land in accordance with the town plan and land lease conditions. Developers can also acquire land for development from other private land owners in the open market.

Disposal of government land

3. The Government has been disposing of land mainly through open bidding (such as land auction and tender) for commercial, residential, other private developments and specialized uses. From 2004 onward, sale of government land

has been done only through the ALS, which was first introduced in early 1999. Land for a specialized purpose where the user is strictly defined and the sale is unlikely to attract general interest, such as sites for petrol filling stations, is sold by way of open tender from time to time.

4. In order to meet various policy objectives, the Government also grants land by private treaty. Examples include non-profit making community uses such as schools, welfare and charitable organizations, land for essential public utility services like power stations and land for promoting a certain policy such as the Science Park. The level of land premium charged on such direct land grants depends on the uses of the land. Nominal or concessionary premium will normally be charged for community uses because of their non-profit making nature. Full market premium will be charged for commercial land uses (like power stations). Criteria for direct land grants are set according to relevant policies approved by the Chief Executive in Council.

Land supply through private sources

5. It is Government's policy to allow modifications of existing lease conditions which restrict the development permitted on a lot to allow the lot concerned to realize its full development potential subject to the prevailing planning requirements. A premium equivalent to the difference in land value between the development permitted under the existing lease conditions and that permissible under the new lease terms is payable for any lease modification granted.

6. For lots previously acquired by owners concerned in the open market, the modification of lease conditions of the respective lot would be considered by the Lands Department, which would also decide on the appropriate premium payable to reflect the enhancement in value of the lot. If a lot was granted by private treaty by the Executive Council (ExCo), to modify the lease conditions to a use for which no delegated authority from ExCo to make the grant exists, ExCo's approval is necessary. The level of premium payable will depend on the category of grant in question.

Government's land supply strategies since 1997

7. In response to the substantial drop in property prices since 1997, the Government adjusted its land supply strategy. Land sales were suspended for nine months from June 1998 to March 1999. Land sales resumed from April 1999. The ALS was then introduced to supplement the Land Sale Programme. The Government then considered that the combination of sites in the Application List with a regular land auction and tender programme would enable the market to

decide the optimum amount of land to be made available for disposal and the timing for releasing additional land. It would also provide flexibility which would help the Government achieve its objective of stable property prices. At that time, the target was to provide a total of 382 hectares of land for private housing for the period from 1999-2000 to 2003-04 and sufficient land for the production of 50 000 public housing flats per year.

8. In October 2000, the Administration put forward its long-term targets in the supply of land for housing development. The Government aimed to make available 590 hectares of land during the five-year period from April 2000 to March 2005 for public and private housing. The then Housing Bureau also planned to maintain an inventory of about 1 000 actual or potential housing sites which had the potential for building up to 730 000 flats by 2007-08. The Government also pledged the provision of 50 000 housing assistance opportunities in the public sector each year through flats or loans. In the Land Sale Programme and Land Development Programme of 2001 and 2002, the Government continued to set out its targets of land made available through scheduled land auctions, scheduled tenders and by application. In order to be more responsive to market conditions, the Land Sale Programme was fine-tuned by putting the smaller sites in the regular auction programme and leaving the larger sites to the Application List.

9. In November 2002, the Administration announced a re-positioning of its housing policy. After conducting a comprehensive review and extensive consultation among all sectors and affected parties, the Administration recognized that the Government should withdraw from its role as property developer by halting the production and sale of subsidized flats and reduce radically its share in the overall housing production. The Government should on the other hand address the serious imbalance between supply and demand, and restore public confidence in the property market. In this respect, the Government decided to stop all scheduled land auctions and call off the two remaining land auctions in the 2002-03 financial year. The Application List would also be suspended until end 2003. Thereafter, the supply of new land would only be triggered from the Application List.

10. In October 2003, amidst initial signs of a rebound in the property market, the Administration decided to resume the ALS from January 2004. The Government also confirmed that the housing projects of the two railway companies would only be carried out by phases and would not be completed by 2007 or 2008 at the earliest. The Secretary for Housing, Planning and Lands (SHPL) pointed out that the move was aimed at regulating the demand of land through market forces to foster a healthy and normal development of the property market. SHPL also stressed that the Government would ensure that the sites on the Application List would not be sold at pathetic prices.

11. In his 2004 Policy Agenda, SHPL reiterated the Government's commitment to maintaining a clear, comprehensive and consistent housing policy. In drawing up the Application List, the Government had given careful consideration to the market situation, in particular the increase in transactions for the high-end residential market and taken a prudent approach in determining the types and sizes of sites for application by developers. The 2004-05 Application List comprised 14 residential sites and three commercial/business sites. During 2004, five lots were triggered for sale by auction as a result of successful applications from interested parties.

12. The 2005-06 Application List announced in March 2005 comprised 35 sites including 29 residential sites of 22.1 hectares and six commercial/business sites of 4.7412 hectares. 11 sites which were unsold in the 2004-05 Application List were rolled over in the 2005-06 Application List. The following measures to enhance the operation of the ALS were also introduced –

- (a) To simplify the deposit requirement by applying a simple rate of 10% of the bid price of the site, with the deposit subject to a maximum of \$50 million;
- (b) To require the formal Agreement with deposit to be submitted together with the initial application to trigger a site (thus achieving a saving of two weeks);
- (c) To shorten the period of public notice from three weeks to two; and
- (d) To announce, on a monthly and site specific basis, the number of unsuccessful applications on Lands Department's web site.

13. In view of the lack of successful triggers over the preceding eight months and hence the possibility of undermining public confidence in the ALS, the Administration announced on 21 June 2005 that adjustment should be made to the triggering mechanism under the ALS, whereby a bid equivalent to at least 80% of the assessed open market value would be accepted as a trigger to initiate an auction or tender. During 2005, four lots were triggered for sale by auction as a result of successful applications from interested parties.

14. In the 2005-06 Policy Address, the Administration stated that Government's land policy had always aimed to provide a steady supply of land to meet different needs of the community while at the same time making optimum use of precious limited land resources to safeguard public revenue. The Government would continue to sell land through the ALS to fully implement the market-led land policy. To adapt to market changes, the Government would review from time to time the implementation details of the ALS to ensure that it was functioning

properly. Meanwhile, Lands Department would take into account the views of the property trade when it considered the 2006-07 Application List to ensure that the sites in the Application List met the practical needs of the market to a greater extent.

15. In response to a written question raised at the Council meeting on 8 March 2006, the Administration indicated that the above position remained unchanged. The Government had no plan to resume scheduled land auctions. However, the Administration also indicated that it might consider the suggestion of introducing scheduled auctions of a limited scale for commercial/business sites.

16. On 17 March 2006, the Administration announced the 2006-07 Application List. The list comprises 33 residential sites with a total area of about 29.6 hectares and 12 commercial/business sites with a total area of about 8.7 hectares. The Administration stressed that in response to the aspirations of the property sector and to facilitate participation of the medium and small-sized developers in property developments, the new Application List includes 18 sites each smaller than 0.5 hectare in area. Among these, 13 sites are for residential use and five of them are located in the urban area.

17. A summary of the Land Sale Programme and the Application Lists for the years from 1997-98 to 2006-07 are attached at **Appendix I**. The land sale records for the years from 1985-86 onwards are available on the website of the Lands Department.

18. For more details on land supply, Members may also refer to the Information Note on Land Supply in Hong Kong (LC Paper No. IN20/05-06) prepared by the Research and Library Services Division. The paper was issued to members vide LC Paper No. CB(1)1128/05-06 on 21 March 2006.

Deliberations on Government's land supply strategy

19. From time to time, the Panel on Planning, Lands and Works (PLW Panel) and the Panel on Housing have been updated on the Land Sale Programme and the Government's land supply strategies. Before the property market slumped in 1997, members' attention focused mainly on ensuring a sufficient and regular supply of land for long-term housing development so as to keep property prices affordable. Since the property slump in 1997, the focus of discussion has changed to ensuring the stability of the property market. Some members welcomed the re-positioning of Government's housing policy to stabilize the property market. Some were however wary of the changes, and expressed concerns about the implications of these changes on low-income families.

20. Apart from issues relating to the disposal of government land through auctions, tenders and application, Members have also raised concerns relating to the supply of land through private treaty grants, lease modification and land exchange.

Monitoring of supply and demand situation

21. Members in general were of the view that the Government should maintain adequate land supply to support the healthy and normal development of the property market and to avoid drastic fluctuations of property prices. Members thus sought clarification on the criteria for assessing the land supply and demand situation.

22. According to the Administration, insofar as the demand for private housing was concerned, it was essentially a matter of personal choice and affordability. Individual developers would have to make their own estimate on the demand for different types and plan their production to meet such demand in the light of the market circumstances. As a facilitator in this process, the Government was committed to ensuring adequate land supply and providing efficient supporting infrastructure to meet the long-term housing needs of the community. In monitoring land supply, regard would be given to the number of flats completed but yet to be sold, flats under construction and yet to be offered for sale, and flats on sites already granted to developers with construction likely to commence at any time.

23. Since November 2004, the Administration has been releasing quarterly statistics on private housing supply in the primary market on the website of the Housing, Planning and Lands Bureau. Statistics are provided under three areas: the number of new residential units under construction; the actual number of completed private residential units and the number of completed, but unsold, units.

Consistency of Government's land supply strategy

24. Members in general shared the view that the public would not have confidence in the property market unless there is a consistent policy on land supply. It was however observed that there had been inconsistencies in the Government's strategy. For example, when the Administration stopped all scheduled auctions in November 2002, it continued to process lease modifications and land exchanges which contributed to more than two-thirds of flat production in Hong Kong. While no land could be acquired through open auctions, those developers who had large land reserves would continue to benefit from these less transparent arrangements, hence leading to unfair competition. Some Panel members expressed the view that the moratorium on land sales served more to help large developers dispose of their excessive flat stock rather than assist home owners with negative equities. The

measure had aggravated the fiscal deficit and affected those small developers who did not have land reserves.

Call for review of policy of subsidizing commercially operated infrastructural projects in the form of land

25. From time to time, Members raised concern on the arrangement of financing infrastructural projects through the grant of land at nil premium or at a premium below open market value. On 16 June 2004, the Council passed a motion urging the Government to critically review its policy of subsidizing commercially operated infrastructural projects in the form of land, based on the principle that, apart from ensuring an adequate supply of land for public housing development and other developments compatible with the public interest, the supply of land should be determined by the market according to demands and prices. The wording of the motion is at **Appendix II**.

26. During the debate on the motion, some members expressed concern about the undesirable effects of the policy for Hong Kong. Firstly, it incurred costs to the public, i.e. the lost revenue which could have been obtained from the public sale of land. Secondly, there was no effective public scrutiny of land subsidy for commercially operated infrastructural projects. Thirdly, the lack of effective control over the land resources held by the various corporations such as the Housing Authority, the Urban Renewal Authority, the Mass Transit Railway Corporation, the Kowloon-Canton Railway Corporation, and the Airport Authority had made it difficult for the Government to implement its policies to stabilize the market situation.

Administration of the Application List System

27. When the ALS was first introduced in 1999, members sought details on the mechanism for determining the current market value of the site concerned. The information provided by the Administration is at **Appendix III**.

28. While the Administration would announce the accepted minimum prices offered by the applicants concerned since the land auction held on 15 April 2002, some members expressed the view that the Government should enhance transparency of the ALS to minimize corruption opportunities for government officials and private developers, for example, by disclosing the minimum prices offered by individual applicants, including successful and unsuccessful applicants, and the reasons for the Administration to turn down the latter's applications.

29. According to the Administration, it would not be in the interest of the public to disclose the minimum prices offered by unsuccessful applicants. There had been cases where the minimum prices offered by the applicants were much lower than the market price. If the minimum prices offered were disclosed to the public, it might mislead the market and cause confusion. Moreover, developers applying for a piece of land normally would not prefer disclosure of the minimum prices. The disclosure of such information might hold them back from bidding for sites.

30. Members were of the view that the Government should ensure the provision of adequate choices of land in terms of size, location and variety of uses in the Application List to facilitate participation by more developers. Some members expressed concern that if the supply of new land would only be triggered from the Application List, there would not be sufficient flexibility to respond to changes in the property market. Concern was also raised on whether the Government was pursuing a high land price policy through the ALS.

31. Denying the pursuit of a high land price policy, the Administration explained that Government exercised care to ensure the proper protection of Government revenue. Land prices were essentially determined by market forces. Besides, under the ALS, the market would determine the amount, timing and type of additional land required.

Lease modifications and land exchange

32. On various occasions, Members expressed concern that while a large part of the land used for private housing development was made available in the form of land exchange and change of land use, the procedures involved were not transparent and sufficiently monitored to prevent actual and perceived transfer of benefits to developers. In particular, there was no way for the public to monitor the relevant premium determination process, with the resultant allegation that the additional premium payable for change of land use was often under-estimated at the expense of the public coffers.

33. The Administration's position was that in view of the changing demands of the market and the community, there was a need to allow developers to apply for change of land use. Such applications were subject to town planning procedures involving the Town Planning Board and the public. When determining the additional premium payable for change of land use, Lands Department would make reference to open market information and have regard to the development potential of the land concerned and other relevant factors. The procedures for handling land premium were explicitly stipulated in a manual of practices and were reviewed from

time to time, with advice of both the ICAC and Audit Commission sought and adopted.

34. A list of relevant papers is at **Appendix IV**.

Council Business Division 1
Legislative Council Secretariat
27 March 2006

Land Sale Programme from 1997 to 2007										
Auction and Tender Programme	1997-1998		1998-1999		1999-2000		2000-2001		2001-2002	
No. of Sites & Area	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)
User										
Commercial	0	0.00	8	8.46	0	0.00	0	0.00	0	0.00
Commercial/Residential	5	3.29	3	2.36	0	0.00	0	0.00	1	0.04
Residential (high density)	9	5.48	10	18.18	8	5.02	9	10.58	3	1.24
Residential (low density)	12	18.83	23	41.65	5	6.03	6	5.25	6	3.85
PSPS	5	10.39	6	20.77	6	14.84	3	6.29	0	0.00
Hotel	0	0.00	1	1.15	0	0.00	0	0.00	0	0.00
Industrial	8	3.75	0	0.00	1	1.49	0	0.00	0	0.00
Industrial/Godown & Industrial/Office	0	0.00	4	3.00	0	0.00	0	0.00	0	0.00
Industrial/Office	0	0.00	2	0.74	0	0.00	1	0.55	0	0.00
Mixed Development	0	0.00	0	0.00	2	2.61	0	0.00	0	0.00
Petrol Filling Station	0	0.00	2	0.28	2	0.28	0	0.00	0	0.00
Others	2	10.46	0	0.00	0	0.00	0	0.00	8	1.09
Total	41	52.20	59	96.59	24	30.27	19	22.67	18	6.22
Reserve List										
Commercial					5	4.34	3	3.52	5	4.60
Commercial/Residential					0	0.00	0	0.00	2	2.73
Residential (high density)					3	2.38	7	6.79	6	7.73
Residential (low density)					17	19.83	8	9.20	7	9.67
PSPS					0	0.00	0	0.00	5	12.19
Business					0	0.00	0	0.00	0	0.00
Hotel					2	3.17	0	0.00	0	0.00
Industrial					0	0.00	0	0.00	0	0.00
Industrial/Godown & Industrial/Office					5	3.55	6	1.95	5	1.49
Others					0	0.00	4	3.05	4	1.28
Workshop					0	0.00	0	0.00	0	0.00
Total					32	33.27	28	24.51	34	39.69

Land Sale Programme from 1997 to 2007

Auction and Tender Programme	2002-2003		2003-4		2004-2005		2005-2006		2006-2007	
No. of Sites & Area	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)	No. of Sites	Area (Hectare)
User										
Commercial/Residential	1	0.07	0	0	0	0	0	0	0	0
Residential (high density)	4	1.55	0	0	0	0	0	0	0	0
Residential (low density)	5	3.63	0	0	0	0	0	0	0	0
Petrol Filling Station	10	1.54	14	2.21	4	0.34	2	0.15	0	0
Total	20	6.79	14	2.21	4	0.34	2	0.15	0	0.00
Reserve List					Application List					
Commercial	3	4.61			2	2.07	4	4.23	7	5.59
Commercial/Residential	3	3.78			2	1.79	2	1.80	4	2.10
Residential (high density)	16	20.93			7	6.71	13	11.84	16	16.04
Residential (low density)	2	1.71			5	1.95	14	8.47	13	11.41
Business	1	0.72			1	0.50	2	0.51	5	2.92
Industrial/Godown & Industrial/Office	3	1.04			0	0.00	0	0.00	0	0.00
Workshop	1	0.58			0	0.00	0	0.00	0	0.00
Total	29	33.37			17	13.02	35	26.85	45	38.07

Appendix II

Wording of motion on “Review of Land Policy” passed at the Legislative Council meeting on 16 June 2004

“That, as land is a precious asset possessed by all people of Hong Kong and is also an important source of revenue for the Government, and given that the West Kowloon Cultural District development project involves substantial subsidy in the form of 40 hectares of land (as large as 50 standard soccer pitches), this Council urges the Administration to critically review its policy, which is a remnant of the colonial era, of subsidizing commercially operated infrastructural projects in the form of land, based on the principle that, apart from ensuring an adequate supply of land for public housing development and other developments compatible with the public interest, the supply of land should be determined by the market according to demands and prices, in order that the Government can, through fair market competition, gain the maximum financial benefits, avoid disorderly development and the loss of public funds, safeguard public interest and maintain market stability.”

**Information Note for
LegCo Panel on Planning, Lands and Works
and Panel on Housing**

**Mechanism for Evaluating Minimum Price Offer in
Applications for Sale of Sites under the Application System**

As requested by Members at the joint meeting of the LegCo Panel on Planning, Lands and Works and Panel on Housing held on 30 March 1999, this note provides information on the mechanism for evaluating the minimum price offer in applications for the sale of the sites on the Reserve List under the Application System.

Assessment of Current Market Value of Site

2. Under the Application System, upon receipt of an application for the sale of a site on the Reserve List, the Valuation Section of the Lands Department will carry out an independent assessment of the current market value of the site, taking into account the following factors:
 - (a) the location of the site and the development parameters for the site such as site area, use, maximum gross floor area and other specific development or engineering requirements;
 - (b) the estimated value of the completed development by drawing references to the current sale prices of comparable developments in the area where the site is located or other districts; and
 - (c) the estimated total costs of developing the site, including construction costs and professional fees.

Acceptance of Minimum Price Offered by Applicant

3. The assessment will then be considered and compared against the minimum price offered by the applicant by a Valuation Conference chaired by a Deputy Director of the Lands Department. If the minimum price is not lower than the assessed current market value of the site, the application for the sale of

the site will be accepted. Otherwise the application will be rejected.

Notification to Applicant

4. The Lands Department will notify the applicant whether the minimum price offered is acceptable within 14 days from the date of receipt of the application. If the minimum price is acceptable, the applicant will be required to sign an undertaking within 14 days to bid/tender for the site at or above the minimum price and pay the deposit as specified on the Reserve List. Upon completion of these procedures, the Lands Department will put up the site for sale by public auction or tender as appropriate.

Sites Sold/to be Sold under the Application System

5. The above mechanism has worked well since implementation. Under the Application System, the site at Area 58, Tuen Mun (TMTL 419) was successfully sold by public auction on 20 April 1999, 19 days after the application was accepted and the deposit received. The Lands Department has also accepted the application for the sale of the Kowloon Tsai Military Quarters site in Kowloon Tong (NKIL 6277) and will put up the site for sale by public tender in May 1999 after the applicant has paid the required deposit.

Planning, Environment and Lands Bureau
April 1999

Land supply

List of relevant papers

Council/Committee	Date of meeting	Paper
Planning, Lands and Works (PLW) Panel	15 October 1998	Minutes (http://www.legco.gov.hk/yr98-99/english/panels/plw/minutes/pl151098.htm)
--	12 February 1999	Press release on “Resumption of Land Sales” issued by the Administration (http://www.info.gov.hk/gia/general/199902/12/0212204.htm)
Housing Panel and PLW Panel	30 March 1999	LC Paper No. CB(1)1044/98-99(01) – Paper on “Land Sale and Development Programmes for 1999/2000 to 2003/2004” provided by the Administration (http://www.legco.gov.hk/yr98-99/english/panels/hg/papers/hj30032a.pdf) Minutes (http://www.legco.gov.hk/yr98-99/english/panels/hg/minutes/hj300399.htm)
Housing Panel	17 October 2000	Minutes (http://www.legco.gov.hk/yr00-01/english/panels/hg/minutes/hg171000.pdf)
PLW Panel	23 April 2001	LC Paper No. CB(1)1007/00-01(01) – Paper on “Land Sale and Development Programmes for 2001/02 to 2005/06” provided by the Administration (http://www.legco.gov.hk/yr00-01/english/panels/plw/papers/a1007e01.pdf) Minutes (http://www.legco.gov.hk/yr00-01/english/panels/plw/minutes/pl1010423.pdf)

Council/Committee	Date of meeting	Paper
Housing Panel	5 November 2001	Minutes (http://www.legco.gov.hk/yr01-02/english/panels/hg/minutes/hg011105.pdf)
PLW Panel	8 May 2002	LC Paper No. CB(1)1560/01-02(03) – Paper on “Land Sale and Development Programme for 2002/03 to 2006/07” provided by the Administration (http://www.legco.gov.hk/yr01-02/english/panels/plw/papers/plw0508cb1-1560-3e.pdf) Minutes (http://www.legco.gov.hk/yr01-02/english/panels/plw/minutes/pl020508.pdf)
Council meeting	8 May 2002	Written question on “Applications for Change of Land Use” raised by Hon Abraham SHEK Hansard (http://www.legco.gov.hk/yr01-02/english/counmtg/hansard/cm0508ti-translate-e.pdf)
Housing Panel	4 November 2002	Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hg021104.pdf)
Housing Panel and PLW Panel	15 November 2002	LC Paper No. CB(1)301/02-03(01) – A statement by the Secretary for Housing, Planning and Lands on “Housing Policy” (http://www.legco.gov.hk/yr02-03/english/panels/hg/papers/hgplw1115cb1-301-1-e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/hg/minutes/hgpl1115.pdf)
PLW Panel	14 January 2003	LC Paper No. CB(1)706/02-03(02) – 2003 Policy Agenda of the Secretary for Housing, Planning and Lands (http://www.legco.gov.hk/yr02-03/english/panels/plw/papers/plw0114cb1-706-2e.pdf) Minutes (http://www.legco.gov.hk/yr02-03/english/panels/plw/minutes/pl030114.pdf)

Council/Committee	Date of meeting	Paper
Council meeting	25 June 2003	<p>Oral question on “Applications by Private Developers for Change of Land Use” raised by Hon LAU Ping-cheong Hansard (http://www.legco.gov.hk/yr02-03/english/counmtg/hansard/cm0625ti-translate-e.pdf)</p>
Housing Panel	23 October 2003	<p>LC Paper No. CB(1)101/03-04 – Fact sheet on “Measures Proposed by the Government and Different Sectors of the Community to Stabilize the Housing Market” prepared by the Research & Library Services Division of the Legislative Council Secretariat (Chinese version only) (http://www.legco.gov.hk/yr03-04/chinese/panels/hg/papers/hg1023cb1-101-c.pdf)</p> <p>A statement by the Secretary for Housing, Planning and Lands at the Legislative Council on 15 October 2003 on “Implementation and Consolidation of Housing Policy” (http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg1023cb1-splb-e.pdf)</p> <p>Minutes (http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg031023.pdf)</p>
PLW Panel	15 January 2004	<p>LC Paper No. CB(1)737/03-04(01) – Paper on “Policy Initiatives of Housing, Planning and Lands Bureau” provided by the Administration (http://www.legco.gov.hk/yr03-04/english/panels/plw/papers/plw0115cb1-737-1e.pdf)</p> <p>Minutes (http://www.legco.gov.hk/yr03-04/english/panels/plw/minutes/pl040115.pdf)</p>
Housing Panel	15 January 2004	<p>LC Paper No. CB(1)738/03-04(01) – Paper on “Policy Initiatives of Housing, Planning and Lands Bureau” provided by the Administration (http://www.legco.gov.hk/yr03-04/english/panels/hg/papers/hg0115cb1-738-1e.pdf)</p> <p>Minutes (http://www.legco.gov.hk/yr03-04/english/panels/hg/minutes/hg040115.pdf)</p>

Council/Committee	Date of meeting	Paper
Council meeting	16 June 2004	Motion on “Review of Land Policy” Hansard (http://www.legco.gov.hk/yr03-04/chinese/counmtg/floor/cm0616ti-confirm-c.pdf) Hansard (http://www.legco.gov.hk/yr03-04/english/counmtg/agenda/cmtg0616.htm#m_1)
--	16 June 2004	Press release on “LegCo: Motion Debate on Review of Land Policy” issued by the Administration (http://www.info.gov.hk/gia/general/200406/16/0616337.htm)
Council meeting	20 October 2004	Written question on “ Residential Development Projects ” raised by Hon LEE Wing-tat Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm1020ti-translate-e.pdf)
PLW Panel	26 October 2004	LC Paper No. CB(1)89/04-05(02) – Paper on “Land Supply” provided by the Administration (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1026cb1-89-2e.pdf) Background brief on “Land Supply” prepared by the Legislative Council Secretariat (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw1026cb1-89-3e.pdf) Minutes (http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl041026.pdf)
Council meeting	3 November 2004	Oral question on “Land Zoned for “Other Specified Uses”” raised by Hon Alan LEONG Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm1103ti-translate-e.pdf)

Council/Committee	Date of meeting	Paper
Housing Panel	--	LC Paper No. CB(1)284/04-05(01) – Paper on “Release of Statistics on Private Housing Supply in Primary Market” provided by the Administration (http://www.legco.gov.hk/yr04-05/english/panels/hg/papers/hgcb1-284-1e.pdf)
Council meeting	15 December 2004	Written question on “ Applications for Re-zoning Land for Residential Developments ” raised by Hon Alan LEONG Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm1215ti-translate-e.pdf)
Council meeting	2 March 2005	Written question on “ Resumption of Land Ceased to be Used for Permitted Uses ” raised by Hon Emily LAU Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0302ti-translate-e.pdf)
PLW Panel	22 March 2005	LC Paper No. CB(1)1116/04-05(04) – Paper on “Overview of Planning and Land Policy” provided by the Administration (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw0322cb1-1116-4e.pdf) Minutes (http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl050322.pdf)
PLW Panel	26 April 2005	LC Paper No. CB(1)1319/04-05(03) – Paper on “2005-06 Application List” provided by the Administration (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw0426cb1-1319-3e.pdf) Background brief on “Application List System” prepared by the Legislative Council Secretariat (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw0426cb1-1319-4e.pdf) LC Paper No. CB(1)1728/05-05(01) – Paper on “Housing Demand” provided by the

Council/Committee	Date of meeting	Paper
		<p>Administration (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/plw0426cb1-1728-1e.pdf)</p> <p>Minutes (http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/pl050426.pdf)</p>
Council meeting	27 April 2005	<p>Written question on “Oligopoly in Supply of Landed Property” raised by Hon Emily LAU Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0427ti-translate-e.pdf)</p>
PLW Panel and Financial Affairs Panel	24 May 2005	<p>LC Paper No. CB(1)1395/04-05(01) – Paper on “The Administration’s Response to Issues on the Land Grant Policy” provided by the Administration (http://www.legco.gov.hk/yr04-05/english/panels/fa/papers/fa0307cb1-1395-1e.pdf)</p> <p>Background brief on “Land Grant Policy and Its Impact on Government Revenue” prepared by the Legislative Council Secretariat (http://www.legco.gov.hk/yr04-05/english/panels/plw/papers/fapl0524cb1-1589-1e.pdf)</p> <p>Minutes (http://www.legco.gov.hk/yr04-05/english/panels/plw/minutes/fapl0524.pdf)</p>
Council meeting	1 June 2005	<p>Written question on “Resumption of Scheduled Land Auctions” raised by Hon CHEUNG Hok-ming Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0601ti-translate-e.pdf)</p>
PLW Panel	--	<p>Legislative Council Brief on “Measure to Enhance the Smooth Operation of the Application List System” issued by the Administration (http://www.legco.gov.hk/yr05-06/english/panels/plw/papers/plwcb1-hplbcrpl-2-1022-2005-e.pdf)</p>

Council/Committee	Date of meeting	Paper
Council meeting	22 June 2005	Written question on “ Land Disposal upon Expiry of Land Leases ” raised by Hon TAM Heung-man Hansard (http://www.legco.gov.hk/yr04-05/english/counmtg/hansard/cm0622ti-translate-e.pdf)
Council meeting	9 November 2005	Oral question on “ Application for Modification of Land Use ” raised by Hon Albert CHENG Hansard (http://www.legco.gov.hk/yr05-06/chinese/counmtg/floor/cm1109ti-confirm-c.pdf)
Council meeting	7 December 2005	Written question on “ New Measures for Triggering Sites ” raised by Hon CHEUNG Hok-ming Hansard (http://www.legco.gov.hk/yr05-06/chinese/counmtg/floor/cm1207ti-confirm-c.pdf)
Council meeting	8 March 2006	Written question on “Land Supply” raised by Hon LEE Wing-tat Hansard