

For information

**LEGISLATIVE COUNCIL PANEL
ON DEVELOPMENT**

**Revision of Fees and Charges under the
Purview of the Lands Department**

Purpose

This paper outlines the Administration's proposed revision of government fees and charges for services under the purview of the Lands Department which do not directly affect people's livelihood or general business activities.

Background

2. In April 2006, the former Housing, Planning and Lands Bureau consulted the former Legislative Council Panel on Planning, Lands and Works on proposals to revise the fees and charges for services under the purview of the Lands Department that do not directly affect people's livelihood or general business activities. Most of the fees were subsequently revised in mid-2006. The remaining fee items were implemented in early 2007 after legislative amendments.

3. In line with the "user pays" principle, it is Government policy that fees should in general be set at levels sufficient to recover the full cost of providing the services.

4. This paper covers 121 fees and charges under the purview of the Lands Department.

The Proposal

5. The fee revision proposal covers the fee items relating to –
 - (a) land services (both administrative and legal) provided by the Lands Department; and
 - (b) provision of copies of documents and government information to the public by the Lands Department.

6. Taking into account affordability and acceptability, we propose that the fees that are recovering at a rate below the full cost level should be brought to the full-cost recovery level gradually in accordance with the following Government-wide general guidelines for fee increases –
 - (a) to achieve full-cost recovery within seven years for those fees with an existing cost recovery rate of less than 40% of target, through an about 20% increase;
 - (b) to achieve full-cost recovery within three to seven years for those fees with an existing cost recovery rate of between 40% and 70% of target, through an about 15% increase; and
 - (c) to achieve full-cost recovery within one to three years for those fees with an existing cost recovery rate of over 70% of target, through an about 10% or lower increase.

7. Costing exercises have been carried out recently to review the costs of the fee items. They reveal 1 reduction and 120 increases in accordance with the guidelines in paragraph 6 above. The proposed fee adjustments range from a reduction of about 8% to an increase of about 20%. Details of the proposal are at the *Annex*. We propose to revise the fees in 2008.

Efficiency Improvement Measures

8. We have been taking measures to reduce or contain cost of our services through implementing efficiency initiatives, reprioritizing service provision and streamlining procedures. Such efficiency savings and improvement measures have been factored into the calculation of costs for individual fee items.

Financial Implication

9. When the proposed fees and charges adjustments are implemented, there will be a net increase of about \$7.5 million in revenue per annum.

Way Forward

10. Members are invited to note the proposed revision of fees and charges as set out in paragraphs 5 to 7 above.

Development Bureau
June 2008

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
(a) Land services (both administrative and legal) provided by the Lands Department							
1	Fee for preparation, signing and issue of Government lease and counterpart	42,938	39,950	93%	42,950	3,000	7.5%
2	Fee for surrender of Government lease or other tenancy from the Government (except in exchange for a new grant of land for NT Small House cases) for cases of 1-100 lots (Note 1)	16,386	15,250	93%	16,400	1,150	7.5%
3	Fee for Government Built Housing Schemes - underlease	3,499	2,770	79%	3,050	280	10.1%
4	Fee for Government Built Housing Schemes - deed of surrender	2,518	2,330	93%	2,520	190	8.2%
5	Fee for Government Built Housing Schemes - mortgage / legal charge	2,535	2,350	93%	2,540	190	8.1%
6	Fee for Government Built Housing Schemes - reassignment	1,407	1,300	92%	1,410	110	8.5%
7	Fee for Government Built Housing Schemes - deed of variation of underlease	1,702	1,570	92%	1,700	130	8.3%
8	Fee for Government Built Housing Schemes - deed of release	1,940	1,790	92%	1,940	150	8.4%
9	Fee for Government Built Housing Schemes - deed of disclaimer	1,609	1,490	93%	1,610	120	8.1%
10	Fee for Government Built Housing Schemes - undertaking	2,287	1,780	78%	1,960	180	10.1%
11	Fee for Government Built Housing Schemes (transfer of title to civil servant - assignment)	3,989	2,200	55%	2,530	330	15.0%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
12	Fee for Government Built Housing Schemes (transfer of title to civil servant - legal charge)	2,610	1,990	76%	2,190	200	10.1%
13	Fee for Government Built Housing Schemes (transfer of title to civil servant - discharge of legal charge)	2,135	1,660	78%	1,830	170	10.2%
14	Fee for Government Built Housing Schemes - nomination of beneficial successor	1,065	985	92%	1,070	85	8.6%
15	Fee for Government Built Housing Schemes - appointment of appointed guardian	772	715	93%	770	55	7.7%
16	Fee for Co-operative Building Societies - mortgage	1,983	1,830	92%	1,980	150	8.2%
17	Fee for Co-operative Building Societies - reassignment	1,848	1,230	67%	1,410	180	14.6%
18	Fee for Co-operative Building Societies (transfer of title to civil servant - assignment)	3,136	2,170	69%	2,500	330	15.2%
19	Fee for Co-operative Building Societies (transfer of title to civil servant - legal charge)	1,617	1,500	93%	1,620	120	8.0%
20	Fee for Co-operative Building Societies (transfer of title to civil servant - discharge of legal charge)	1,850	1,130	61%	1,300	170	15.0%
21	Fee for consent to agreement for sale and purchase	23,688	22,400	95%	23,700	1,300	5.8%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
22	Fee for consent to assignment, deed of exchange, etc.	20,852	19,600	94%	20,850	1,250	6.4%
23	Fee for consent to tenancy agreement	3,180	2,960	93%	3,180	220	7.4%
24	Fee for consent to building mortgage/charge	7,073	6,580	93%	7,070	490	7.4%
25	Fee for consent to further building mortgage/charge	4,686	4,360	93%	4,690	330	7.6%
26	Fee for consent to amendment to approved form of agreement for sale and purchase, deed of mutual covenant, etc.	4,891	4,550	93%	4,890	340	7.5%
27	Fee for consent to deed of variation of approved building mortgage and/or further charge	5,800	5,400	93%	5,800	400	7.4%
28	Fee for approval of deed of mutual covenant	77,025	71,700	93%	77,050	5,350	7.5%
29	Fee for approval of sub-deed of mutual covenant, supplementary deed of mutual covenant or separate management agreement	25,871	24,050	93%	25,850	1,800	7.5%
30	Administrative fee for entry onto government land for various geotechnical exploration purposes by adjoining owners, developers or tenants	32,523	22,100	68%	25,400	3,300	14.9%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
31	Fixed administrative fee for private treaty grant, extension, modification (except for non-profit-making purposes, under the NT Small House Policy, those granted for cutting slopes for remedial works and those to non-profit making bodies for non-profit making purposes and nominal premium grant cases) <u>plus</u> fee of \$12,100 per \$1M (or part) of the land value (subject to an upper limit of \$241,900)	267,347	27,600	10%	33,100	5,500	19.9%
32	Administrative fee for technical modification	36,101	18,650	52%	21,450	2,800	15.0%
33	Administrative fee for modification by means of "No Objection" letter	121,664	27,600	23%	33,100	5,500	19.9%
34	Administrative fee for short term waiver (of the use of the land) for new application or amendment/ modification to existing waiver	54,033	9,360	17%	11,250	1,890	20.2%
35	Administrative fee for modification to remove non-alienation clause from individual lease of ex-member of civil servants co-operative housing schemes granted by Financial Secretary Incorporated to individual owners	46,138	13,550	29%	16,250	2,700	19.9%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
36	Administrative fee for modification by waiver letter for co-operative building society cases to waive the live-in requirement upon the transfer of title from the society to individual members or "local government officer" requirement upon the transfer of an officer to the hospital authority or other similar bodies	16,860	1,210	7%	1,450	240	19.8%
37	Administrative fee for short term tenancy - direct grant (other than to non-profit making/charitable tenants)	78,599	9,360	12%	11,250	1,890	20.2%
38	Administrative fee for short term tenancy - amendment/modification to user clause of existing tenancy, or amendment to tenancy agreement where such has been initiated by action/at the request of the tenant	46,308	9,360	20%	11,250	1,890	20.2%
39	Administrative fee for temporary waiver (of the use of a building) for new application or amendment/modification to user, area or ownership in existing waiver	58,706	26,500	45%	30,500	4,000	15.1%
40	Administrative fee per case for establishment of missing lots and boundary rectification of non Small House cases	47,782	25,400	53%	29,200	3,800	15.0%
41	Administrative fee for retrospective consent letter for tree felling	47,550	35,550	75%	39,100	3,550	10.0%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level	Existing Fee		Proposed Fee		
			Amount	Cost recovery rate	Proposed Amount	Proposed amount of increase/ decrease	Proposed percentage increase/ decrease
		(\$)	(\$)		(\$)	(\$)	
42	Fixed administrative fee for possession licence <u>plus</u> fee of \$6,060 per \$1M (or part) of the land value (subject to an upper limit of \$121,000), i.e. 50% of the administrative fee applicable for the grant assessed in relation to the capital sum (premium)	129,968	13,800	11%	16,550	2,750	19.9%
43	Fixed administrative fee for regrant including those documented by conditions of lease extension but excluding those regrants covered under Financial Secretary Incorporated leases extension cases or assignment of flats/units from Financial Secretary Incorporated <u>plus</u> fee of \$12,100 per \$1M (or part) of the "after" land value (subject to an upper limit of \$201,600)	137,816	27,600	20%	33,100	5,500	19.9%
44	Administrative fee for assignment of flats or units from Financial Secretary Incorporated - fee on top of the fee charged by Legal Advisory Conveyancing Office	917	885	97%	915	30	3.4%
45	Fixed administrative fee for cancellation of re-entry	141,812	37,700	27%	45,250	7,550	20.0%
46	A once and for all administrative fee for licence for temporary bridges and conveyors over public streets, deep bore wells, pipeline/cables (including submarine cables) excluding those under item 47	46,543	25,400	55%	29,200	3,800	15.0%
47	A once and for all administrative fee for licence for minor drainage channels/pipes/minor waterpipes	45,626	25,400	56%	29,200	3,800	15.0%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
48	Fixed administrative fee for issue of Deed of Easement or substantial amendment to an easement for permanent rights plus fee of \$12,100 per \$1M (or part) of premium (subject to an upper limit of \$201,600) (Land Administrative Meeting may approve a higher fee upon Legal Advisory Conveyancing Office's recommendation)	100,338	27,600	28%	33,100	5,500	19.9%
49	Administrative fee for encroachments on Government land-sheet piling or temporary ground anchors extending into Government land and a "No Objection" letter is issued	40,095	24,250	60%	27,900	3,650	15.1%
50	A once and for all administrative fee for block licence	49,477	25,400	51%	29,200	3,800	15.0%
51	Administrative fee for consent letter to vary the description of approved building plans stated in lease conditions with no premium implication cases	25,245	16,900	67%	19,450	2,550	15.1%
52	Nominal fee for light rail transit running lines including stops, & minor supporting facilities (or the charge will be the cost of making the reserve available, whichever is higher) (per annum) (Note 2)	NA	1,310	NA	1,360	50	3.8%
53	Nominal fee for light rail transit electrical cables outside the light rail transit reserve (or the charge will be the cost of making the reserve available, whichever is higher) (per annum) (Note 2)	NA	1,310	NA	1,360	50	3.8%
54	Administrative fee for issue of "chap chius" to land owners (per copy)	384	170	44%	195	25	14.7%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
55	Enquiry fee for Government rent/ premium per lot per enquiry (for New Territories area)	774	185	24%	220	35	18.9%
56	Enquiry fee for Government rent/ premium per lot per enquiry (for New Kowloon and Hong Kong areas)	156	99	63%	115	16	16.2%
57	Fee for copying of land records in connection with application from utility companies	815	790	97%	815	25	3.2%
58	Fee for provision of slope maintenance responsibility information (per 2 pages of printout)	26	6	23%	7	1	16.7%
59	Fee for location filming on Government land up to one month (per application)	3,917	3,790	97%	3,920	130	3.4%
60	Fee for location filming on Government land - for any part of a month after the first month (per application)	3,917	3,790	97%	3,920	130	3.4%
61	Fee for cancellation of re- entry/vesting for non-payment of Government rent, and for non- payment of regrant premium instalments in FSI cases	21,534	20,800	97%	21,550	750	3.6%
62	Reinstatement of suspended/ cancelled consent to agreement for sale and purchase (per case)	27,710	26,800	97%	27,700	900	3.4%
63	Disclosure of computerised "A" book record (per case)	197	190	96%	195	5	2.6%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/decrease (\$)	Proposed percentage increase/decrease
64	Fee for surrender of Government lease or other tenancy from the Government in exchange for a new grant of land for NT Small House cases	6,661	6,100	92%	6,660	560	9.2%
65	NT small house - modification (whether effected by modification to the original lease or by exchange) to permit the erection of a building which would be exempted from the provisions of the Buildings Ord. (NTSH) concessionary grant	29,157	3,800	13%	4,560	760	20.0%
66	NT small house - modification (whether effected by modification to the original lease or by exchange) to permit the erection of a building which would be exempted from the provisions of the Buildings Ord. (NTSH) non-concessionary grant	33,672	8,200	24%	9,840	1,640	20.0%
67	NT small house - modification (whether effected by modification to the original lease or by exchange) to permit the erection of a building which would be exempted from the provisions of the Buildings Ordinance (NTSH) rectification of house boundary (inclusive of survey fee)	13,647	14,900	109%	13,650	-1,250	-8.4%
68	NT small house - removal of non-assignment clause and assignment in shares - Private Treaty Grants / Free Building Licence / Exchange (per case)	10,162	3,300	32%	3,960	660	20.0%
69	NT small house - removal of non-assignment clause and assignment in shares - Building Licence for post 1898 villagers at full chart R rates (per case)	10,544	5,100	48%	5,870	770	15.1%
70	NT small house - assignment / partition of the non-building portion of a S.H. lot governed by a building licence - Free Building Licence for indigenous villagers (per case)	9,295	2,300	25%	2,760	460	20.0%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
71	NT small house - assignment / partition of the non-building portion of a S.H. lot governed by a building licence - Building Licence for post 1898 villagers at full chart R rates (per case)	9,191	3,600	39%	4,320	720	20.0%
72	NT small house - relaxation of restriction on mortgage for small house - built under Building Licence / Free Building Licence (per case)	7,676	2,900	38%	3,480	580	20.0%
73	NT small house - relaxation of restriction on mortgage for small house - granted by Private Treaty Grants or exchange (per case)	9,040	3,700	41%	4,260	560	15.1%
74	NT small house - Private Treaty Grants to indigenous villagers (concessionary grant) (per case)	31,119	9,100	29%	10,900	1,800	19.8%
75	NT small house - Private Treaty Grants to indigenous villagers by surrendering Government land licences / MOT permits (concessionary grant) (per case)	30,112	2,100	7%	2,520	420	20.0%
76	NT small house - free building licence for indigenous villagers (concessionary grant) (per case)	30,433	5,400	18%	6,480	1,080	20.0%
77	NT small house - building licence for post 1898 villagers at full chart R rates (per case)	30,433	4,000	13%	4,800	800	20.0%
78	NT small house - rebuilding of domestic structure covered by a 10-year MOT permit / Government land licences (per case)	10,619	2,100	20%	2,520	420	20.0%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
(b) Provision of copies of documents and government information to the public by the Lands Department							
79	Plans attached to Government lease and counterpart, or other document or copies (other than photocopies) thereof (per plan)	7,609	5,800	76%	6,380	580	10.0%
80	Film Reproduction - graphic film of size 760 x 300 mm (per copy)	65	61	94%	65	4	6.6%
81	Film Reproduction - graphic film per additional unit of 760 x 150 mm (per copy)	21	20	95%	21	1	5.0%
82	Film Reproduction - documentary negative of size 210 x 297 mm (per copy)	72	66	92%	72	6	9.1%
83	Colour Photocopy - colour photocopy print of size A3 or A4 (per copy) (Note 3)	30	28	93%	30	2	7.1%
84	Colour Photocopy - black/white photocopy print of size A3 or A4 (per copy) (Note 3)	28	27	96%	30	3	11.1%
85	Aerial photo mosaic (inkjet print) - with lamination	586	535	91%	585	50	9.3%
86	Aerial photo mosaic (inkjet print) - with lamination and mounting	1,029	940	91%	1,030	90	9.6%
87	Data charge for digital topographic map database - B1000 (per sheet)	256	230	90%	255	25	10.9%
88	Data charge for digital topographic map database - B5000 (per sheet)	312	285	91%	310	25	8.8%
89	Data charge for digital topographic map database - B10000 (per sheet)	562	515	92%	560	45	8.7%
90	Data charge for digital topographic map database - B20000 (per sheet)	332	305	92%	330	25	8.2%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
91	Data charge for digital land boundary database - C1000 (per sheet)	256	230	90%	255	25	10.9%
92	Data charge for Geo-reference database - G1000 (per sheet)	213	195	92%	215	20	10.3%
93	Data dictionary (per database) (Note 4)	NA	230	NA	255	25	10.9%
94	GeoCommunity Data Charge (per district per copy)	1,206	1,100	91%	1,210	110	10.0%
95	Data charge of Digital Orthophoto DOP 5000 (per tile)	726	655	90%	720	65	9.9%
96	Film and chemical for film development - colour 200' (per roll)	9,971	9,560	96%	9,970	410	4.3%
97	Digital Plan Copying - Copier Print A0 (per sheet)	45	42	93%	45	3	7.1%
98	Digital Plan Copying - Copier Print 914 x 1189 mm (per sheet)	45	42	93%	45	3	7.1%
99	Digital Plan Copying - Copier Print 841 x 594 mm (per additional unit to fee item no. 97)	11	10	91%	11	1	10.0%
100	Digital Plan Copying - Copier Print 914 x 594 mm (per additional unit to fee item no. 98)	11	10	91%	11	1	10.0%
101	Digital Plan Copying - Copier Film A0 (per film)	73	70	96%	75	5	7.1%
102	Digital Plan Copying - Copier Film 914 x 1189 mm (per film)	76	70	92%	75	5	7.1%
103	Digital Plan Copying - Copier Film 841 x 594 mm (per additional unit to fee item no. 101)	25	24	96%	26	2	8.3%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/ decrease (\$)	Proposed percentage increase/ decrease
104	Digital Plan Copying - Copier Film 914 x 594 mm (per additional unit to fee item no. 102)	26	24	92%	26	2	8.3%
105	Reproduction of Large Format Photo - Full Film 1 x (250 x 250 mm) (per film)	126	120	95%	125	5	4.2%
106	Reproduction of Large Format Photo - Full Film 2 x (500 x 500 mm) (per film)	174	170	98%	175	5	2.9%
107	Reproduction of Large Format Photo - Enlargement (250 x 250 mm) (per sheet)	293	275	94%	295	20	7.3%
108	Reproduction of Large Format Photo - Enlargement (500 x 500 mm) (per sheet)	415	390	94%	415	25	6.4%
109	Reproduction of Large Format Photo - Enlargement (760 x 760 mm) (per sheet)	539	505	94%	540	35	6.9%
110	Reproduction of Large Format Photo - Enlargement (915 x 915 mm) (per sheet)	662	615	93%	660	45	7.3%
111	Reproduction of Large Format Photo - Enlargement (1065 x 1065 mm) (per sheet)	772	720	93%	770	50	6.9%
112	Reproduction of Large Format Photo - Enlargement (1220 x 1220 mm) (per sheet)	896	835	93%	895	60	7.2%
113	Inkjet Printing - Inkjet Photo paper 300 x 300 mm (per sheet)	55	52	95%	55	3	5.8%
114	Inkjet Printing - Inkjet Coated paper 300 x 300 mm (per sheet)	39	36	92%	39	3	8.3%
115	Inspection of computation folder (per computation folder)	70	66	94%	70	4	6.1%

Proposal for Revision of Fees and Charges

Item	Description of Fee	Full Cost at 2007-08 price level (\$)	Existing Fee		Proposed Fee		
			Amount (\$)	Cost recovery rate	Proposed Amount (\$)	Proposed amount of increase/decrease (\$)	Proposed percentage increase/decrease
116	Helicopter flying chart (per sheet)	159	155	97%	160	5	3.2%
117	Hong Kong local flying chart (per sheet)	159	155	97%	160	5	3.2%
118	1:50000 scale wall map (per sheet)	288	275	95%	290	15	5.5%
119	Orthophoto map OPM50 (per copy)	450	420	93%	450	30	7.1%
120	Orthophoto map OPM100 (per copy)	103	100	97%	105	5	5.0%
121	Data charge for digital aerial photograph image (each photo)	563	530	94%	565	35	6.6%

Notes

- 1 Fee for surrender of Government lease or other tenancy from the Government (except in exchange for a new grant of land for NT Small House cases) - For cases of over 100 lots each, they will be charged on individual case basis to recover full cost of providing the service by the Government.**
- 2 Nominal fees are adjusted by the Government Consumption Expenditure Deflator.**
- 3 Item 84 will combine with Item 83 Colour Photocopy - colour photocopy print of size A3 or A4.**
- 4 The charge of this fee item is set at the level equivalent to fee item no. 87 "Data charge for digital topographic map database - B1000 (per sheet)".**