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本署檔號 Our Ref: ( ) in LDC 6/1010/16 Pt. 3  
來函檔號 Your Ref: CB4/PAC/CS(68,68A,69&69A)

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.

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21 January 2019

Public Accounts Committee  
Legislative Council  
Legislative Council Complex  
1 Legislative Council Road  
Central Hong Kong  
(Attn : Mr. Anthony CHU)

By Fax & Post  
Fax: 2543 9197

Dear Mr. CHU,

**Follow-up to Public Accounts Committee Report No. 68  
Management of squatter and licensed structures**

I refer to your letter dated 4.1.2019.

Please find attached our responses (both Chinese & English versions) to the issues mentioned in your letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alan LO'.

(Alan LO)  
for Director of Lands

Encl.

- cc. Commissioner of Rating and Valuation (fax no. 2152 0188)
- Director of Civil Engineering and Development (fax no. 2246 8708)
- Secretary for Financial Services and the Treasury (fax no. 2147 5239)
- Secretary for Development (fax no. 2845 3489)
- Director of Audit (fax no. 2583 9063)

**Public Accounts Committee Report No. 68  
Management of squatter and licensed structures**

- (a) **Given that some squatter and licenced structures had existed for a long time and the squatter and licence records kept by LandsD might have changed hands over the years, thus undermining their completeness or accuracy, details of measures to verify and ascertain the accuracy of these records.**

Reply:

In the absence of approval or authorisation, any squatter structure on government land is unauthorised occupation of government land and any squatter structure on leased agricultural land is unauthorised structure on private agricultural lots. The current squatter control policy of the Government provides that any squatter structures registered in the 1982 territory-wide Squatter Structures Survey (surveyed squatter structures), which recorded the location, dimensions (i.e. length, width, height), building materials, and use of the squatter structures, are “tolerated” to remain on a temporary basis notwithstanding their illegal or unauthorised status, provided the location, dimensions, building materials and use are the same as the squatter control records in the 1982 Squatter Structures Survey (the 1982 squatter control records), until the surveyed squatter structures have to be cleared for development, environmental improvement or safety reasons, or until the surveyed squatter structures are phased out through natural wastage (e.g. when the structures are not occupied or cease to exist). As for licensed structures covered by Government Land Licence (GLL) which were mostly granted before the 1980s, the locations, dimensions and use of the licensed structures permitted under the GLL are stipulated as appropriate in the conditions under the respective licence.

Thus the 1982 squatter control records and GLL conditions remain the basis for squatter control or other enforcement actions against surveyed squatter structures and licensed structures under the current squatter control policy. Surveyed squatter structures and licensed structures are tolerated to remain only if they remain at the same location, dimensions, building materials and use as the 1982 squatter control records or the original GLL conditions as the case may be. The squatter control records and GLL records are thus kept to reflect the original conditions of squatter structures or licensed structures, rather than to reflect the changes of such structures

over the years or their current situation, except when records of individual surveyed squatter structures have to be deleted say as a result of the structures having breached the squatter control policy, being cleared for public works, being cleared for safety or other reasons, or found to have ceased to exist.

To facilitate squatter control and enforcement actions as well as land resumption and clearance for public works, Lands Department (LandsD) has embarked upon a project to digitise the 1982 squatter control records. LandsD is also digitising GLL records. Such digitised records would greatly facilitate LandsD's staff in performing their patrol, inspection and enforcement duties, specifically to identify any squatter structures not covered by the 1982 survey, any deviation of surveyed squatter structures from the 1982 squatter control records, any deviation of licensed structures from the conditions of GLL, and deletion of records for structures that no longer exist. LandsD is also testing the use of survey by unmanned aerial vehicles (drones) to check for such deviations of such structures based on the digitised records with a view to facilitating patrol, inspection and enforcement actions.

**(b) Latest progress on the above-mentioned initiative and timetable for its completion.**

Reply:

The pilot scheme to digitise 10,000 numbers of the 1982 squatter control records was completed in September 2018. The digitisation of the remaining 568,000 numbers of the 1982 squatter control records (i.e. including both the historical and current squatter control records) has commenced in December 2018 and is expected to complete by 2021. Likewise, the digitisation of GLL records has commenced in July 2018. It is expected that the digitization of about 15,000 records can be completed by 2020. The digitised 1982 squatter control records and GLL records would be stored as a centralised database and managed in a geographic information system of the Lands Department.