

Brief for the New Governor

Land Commission

Background

Pursuant to Joint Declaration (JD) 214-224, the Sino-British Land Commission (LC) was established in 1985 to implement the provisions of JD Annex III on land leases and related matters. The British side to the LC is led by the Secretary for Planning, Environment and Lands, Mr Anthony Eason, and is composed entirely of HKG officials. The Chinese side is led by Mr Sun Yanheng since the establishment of the LC.

An Overview on Progress

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The Chinese have demonstrated considerable flexibility in agreeing to land disposal programmes exceeding the annual 50-hectare limit laid down in JD 209 (see for example the agreed 1992/93 Land Disposal Programme at the Annex) and adopted a practical approach in dealing with other land matters under JD Annex III. These are attributable both to the goodwill

built up between the two sides over the years and Chinese awareness of the immense importance of land to Hong Kong's social, economic and infrastructural developments. Furthermore, given that land premium incomes are shared between HKG and the future SARG, the Chinese side should have as much stake as we do to try and ensure that the LC's work is carried out reasonably smoothly.

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Constitutional Affairs Branch

May 1992

Annex

The Agreed 1992/93 Land Disposal Programme

(I)	PRIVATE COMMERCIAL:	HECTARES
	Commercial/Residential	20.42
	High Density Residential	
	Low Density Residential	2.61
	Industry	4.93
	Sub-Total:	27.96
(II)	ASSISTED HOUSING:	
	Home Ownership Scheme	14.17
	Private Sector	
	Participation Scheme	3.07
	Hong Kong Housing Society	2.56
	Village Housing	2.00
	Sub-Total:	21.80
(III)	INFRASTRUCTURE:	
	Public Utilities	3.02
	Other uses	3.75
	Education/Welfare/Religion/ Recreation	10.02
	Sub-Total:	16.79
	Normal Requirements Total:	66.55
	Special Requirements:	
	Relocations arising from West Kowloon Reclamation	4.90
	Relocation of cement works, Tsing Yi	0.90
	Shiu Wing Steel Works	8.20
	Relocation of CRC Oil Depot	7.60
	Land exchange for Concorde Oil Depot	3.20
	Lingnan College	7.45
	Container Terminal No.9	60.00
	Yaumatei Ferry Ship Repair Yard	0.50
	Sub-Total:	92.75
	Grand Total:	159.30
	Supplementary Programme	5.00