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**Government Property Agency**  
The Government of the Hong Kong Special Administrative Region  
of the People's Republic of China

## WORK IN 2023



The work of the Government Property Agency (the Agency) mainly covers three programme areas, namely, **acquisition and allocation**, **property management** and **estate utilisation**.

## I. ACQUISITION AND ALLOCATION

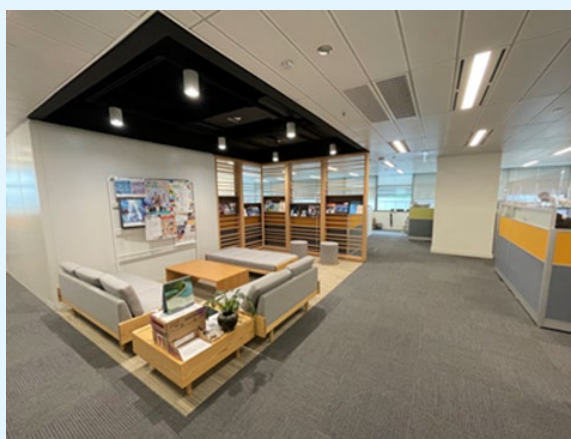
2. This programme area aims to meet Government's accommodation needs, mainly for offices and quarters, in an economical and cost-effective manner.

### ■ Offices

3. The Agency assisted 41 bureaux / departments to meet their needs for offices and allocated a total floor area of about 45 100 m<sup>2</sup> to them. New leasing and renewal of leased office accommodation amounted to about 44 600 m<sup>2</sup> and 120 200 m<sup>2</sup> respectively. As at 31 December 2023, about 1 268 000 m<sup>2</sup> of office space were under the purview of the Agency. During the year, the Agency maintained the occupancy rate of office accommodation at 100%.



West Kowloon Government Offices (WKGO) was completed in 2019



WKGO Connecting Space, an innovative design for office space

4. The Agency continued to pursue deleasing opportunities in consultation with bureaux / departments where practicable. The Agency saved an annual rental of about \$216 million for deleasing cases in 2023. As the floor area of deleasing cases resulted from completion of short-term projects has offset the new leasing cases, there was a net decrease of around 19 300 m<sup>2</sup> in leased office accommodation as compared with 2022.



*Treasury Building was completed in 2022*

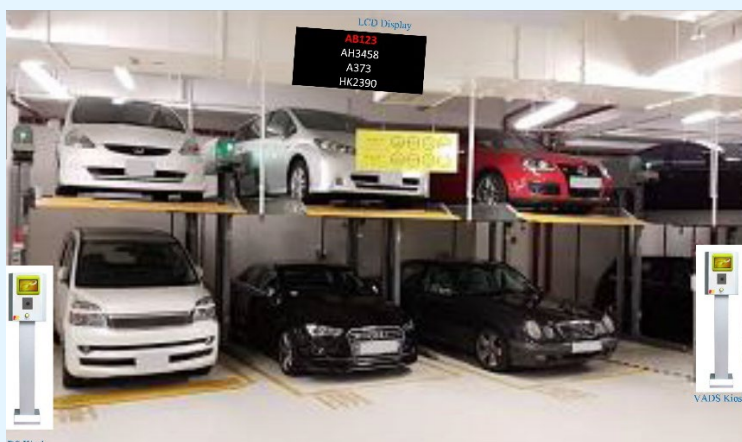


*Lift lobby of Treasury Building*

5. The Agency continued to actively take forward the relocation of the government offices at the Wan Chai Government Offices Compound (WCGOC). Nine projects were / are being constructed to relocate the government offices in the WCGOC, as well as other leased office accommodation to reduce rental expenditure. Five of the projects, namely the West Kowloon Government Offices, the Inland Revenue Centre, the Government Data Centre Complex, the Treasury Building and the Immigration Headquarters were completed. The construction works for the four remaining projects, namely, the Drainage Services Tower in Cheung Sha Wan, the Tseung Kwan O Government Offices in Tseung Kwan O, the Water Supplies Department Building and Correctional Services Headquarters Building in Chai Wan and the District Court Building in Causeway Bay were in progress. It is the Government's target to complete all the nine projects under the WCGOC relocation exercise by 2026.



Tseung Kwan O  
Government Offices  
(TKOGO)  
– Artist's impression



TKOGO –  
Reference image  
for Automated  
Parking System

6. To facilitate the implementation of the Northern Metropolis Development Strategy, the Agency was identifying government offices which are not location-specific and do not have service boundary for relocation to the Northern Metropolis.

■ **Government accommodation outside Hong Kong**

7. The Agency managed 11 owned properties (five in North America, three in Asia, two in Europe, and one in Australia) and 24 leased properties (one each in Bangkok, Berlin, Brussels, Dubai, Jakarta, London, Chengdu, Chongqing, Fujian, Guangxi, Henan, Hunan, Liaoning, Shaanxi, Shandong, Shenzhen, Tianjin, Wuhan, Zhejiang, two in Guangzhou and three in Shanghai) outside Hong Kong for various Economic and Trade Offices and Liaison Units.



*Leased property in Dubai International Financial Centre, United Arab Emirates*

**Government quarters**

8. There are three broad types of quarters, namely non-departmental quarters, departmental quarters (which comprise disciplined services quarters, judiciary quarters, operational quarters and general quarters) and post-tied quarters. At the end of 2023, there were 245 non-departmental quarters, 25 356 departmental quarters and 167 post-tied quarters.

9. The Agency continued to review regularly the use of operational quarters and post-tied quarters to ensure their proper and effective utilisation by departments. The Agency assisted departments in putting quarters which were no longer required for their originally approved purposes to alternative gainful uses.

■ **New government quarters projects**

10. Seven projects in Lok Fu, Tseung Kwan O (comprising two projects), Kwun Tong, Tin Wan, Fanling and Tsz Wan Shan were completed between 2018 and 2022 to provide a total of 2 789 units for various disciplined services departments. Three projects in Tseung Kwan O (comprising two projects) and Western District for various disciplined services departments were being constructed.

■ **Vetting of accommodation requirements**

11. One of the Agency's functions in connection with acquisition and allocation of government accommodation by the Agency or other bureaux / departments is setting space standards and vetting space provision proposals.
12. Since October 2021, the approving authority for schedules of accommodation for minor works projects under specified block allocations has also been given to bureaux / departments. Such streamlined arrangements have provided bureaux / departments with more flexibility to adapt promptly to changes in accommodation requirements arising from their operational needs.
13. The Agency completed the vetting of 1 280 applications for accommodation from 58 bureaux / departments covering a total area of about 1 692 000 m<sup>2</sup>.

■ **Minor building works projects**

14. The Government Property Administrator and the Deputy Government Property Administrator are members of the Accommodation Strategy Group (ASG) and the Minor Building Works Committee (MBWC) respectively. The ASG and MBWC vet, examine and approve funding applications from bureaux / departments for minor building works projects under block vote 3101GX. The Agency supported 49 applications.

■ **“Single Site, Multiple Use” initiative**

15. The Agency is responsible for taking forward public works projects under the “Single Site, Multiple Use” multi-storey development model, which includes taking the lead in co-ordinating and collaborating with relevant bureaux / departments on the user requirements of these complexes.
16. The Agency was working with relevant bureaux / departments on the specific implementation arrangements of various projects, including redevelopment of the Tuen Mun Clinic, construction of joint-user buildings for community facilities at the former Anderson Road Quarry (ARQ) site, Shan Mei Street in Shatin, Cheung Sha Wan Road in Sham Shui Po, Carpenter Road in Kowloon City, Kam Tin South Site 1 and Kwu Tung North Area 29. Construction works of the ARQ project were in progress.

■ **Purchase of premises for welfare facilities**

17. During the year, the Agency assisted Social Welfare Department in identifying potential premises for purchase as premises for the provision of welfare facilities.



## II. PROPERTY MANAGEMENT

18. This programme area aims to manage government properties under the control of the Agency in an efficient and cost-effective manner, and improve and modernise them to meet changing needs.
19. The Agency managed 46 joint-user office buildings covering about 716 000 m<sup>2</sup>, some 24 617 quarters totalling about 1 620 000 m<sup>2</sup> and 247 Financial Secretary Incorporated (FSI) owned non-residential properties in 2023.



*Joint-user  
office buildings*



*Government quarters*



## ■ Property management service contracts

20. The Agency continued to outsource property management service (PMS) for all owned properties in the territory under its direct management through six outcome-based PMS contracts (PMSCs) awarded to private service contractors, one each in respect of six areas on Hong Kong Island, in Kowloon and the New Territories.



*Daily property management operations*

21. The PMSCs operated efficiently in 2023, all exceeding the target performance level of 95%. During the year, the Agency had conducted around 920 inspections to monitor the PMS contractors' performance. On handling of property management complaints, the Agency had achieved 95% in initiating response within 2 working days for detailed investigation and follow-up action, exceeding the target of 90%.

## ■ Management of buildings / facilities at boundary control points

22. The Agency is responsible for managing 58 joint-user port buildings / facilities and a landscape area of about 400 000 m<sup>2</sup> at Hong Kong-Zhuhai-Macao-Bridge Hong Kong Port, including the Passenger Clearance Building which has a construction floor area of about 90 000 m<sup>2</sup>. Also, the Agency is responsible for managing a construction floor area of about 145 400 m<sup>2</sup> at Heung Yuen Wai Boundary Control Point, with 33 facilities including the Passenger Terminal Building, Cargo Examination Buildings, Goods Vehicle Kiosks, Coach and Private Car Kiosks, and other ancillary facilities. The Agency will map out plans for taking over property and facilities management responsibilities of other boundary control points concerned in a phased approach.



*Passenger Clearance Building of HZMB HKP*



*Goods vehicle kiosk (inbound) of HYW BCP*

### III. ESTATE UTILISATION

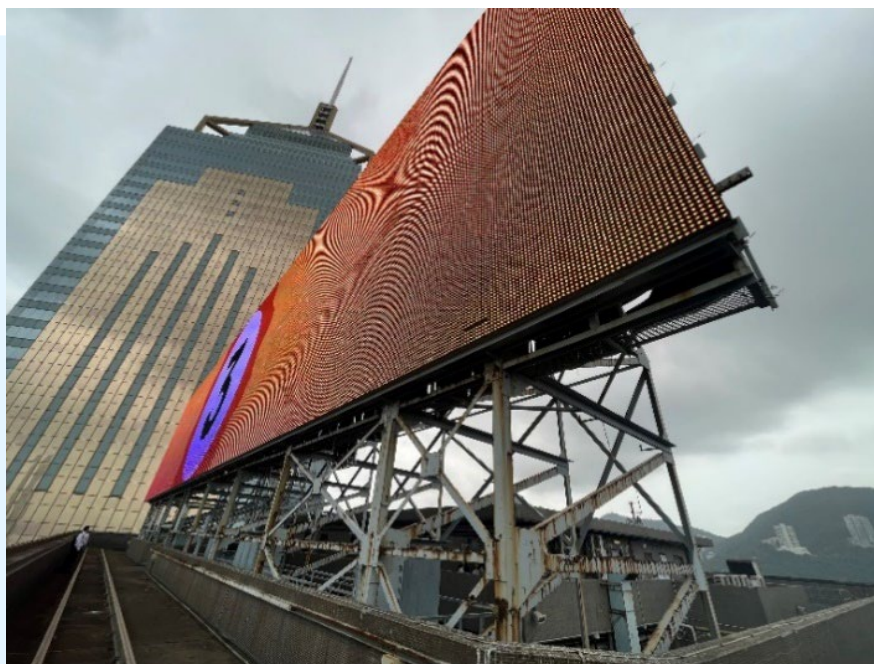
23. This programme area aims to optimise the utilisation of government sites and surplus government properties with potential for alternative government uses or commercialisation.
24. The Agency reviewed a total of 85 government sites covering an area of about 645 000 m<sup>2</sup>. Besides, the Agency released Dills Corner Garden (site area of about 24 900 m<sup>2</sup>) for a road works project and development of government, institution or community facilities. Furthermore, the Agency completed an assessment on site utilisation for 54 capital works projects during the year.



*Dills Corner  
Garden*

#### ■ Commercialisation

25. The Agency's work in this regard covers commercialisation of suitable government-owned accommodation. Such commercialisation activities include tendering of commercial opportunities; direct negotiation of lettings for commercial uses; leasing of surplus government accommodation to non-governmental organisations (NGOs); and management of these tenancies. In 2023, there were 1 243 lettings for commercial uses generating a revenue of about \$178.3 million. An example of major leasing cases of the year involved the advertising area on the rooftop of Immigration Tower. The Agency also identified three new commercial opportunities in the year.



*Advertising area on the rooftop of Immigration Tower*

#### ■ **Socially Caring Leasing Arrangements**

26. In line with Government's policy objective to build a caring society, the Agency has implemented the "Socially Caring Leasing Arrangements" (the Arrangements) since 2019.
27. Under the Arrangements, the Agency invites bureaux / departments to take up surplus government premises for direct allocation to their sponsored non-profit making NGOs with policy support at nominal rent. If the selected government premises are not taken up through direct allocation, the Agency then invites bids from NGOs and social enterprises (SEs) for leasing these premises. The successful bidders will pay the fixed rent they offer in the tender. In 2023, the Agency invited bids from NGOs and SEs for four government premises.

28. Selected government premises are not taken up through direct allocation or invitation for bids will be put up for tenders by NGOs and small and medium enterprises (SMEs). Under the Arrangements, the Agency also incorporates improvement features including a tenancy period of “3+3” years arrangement<sup>1</sup> and turnover rent where applicable to facilitate business operations of SMEs. A total of 15 premises were leased out under the aforementioned enhanced improvement features, with three of them charged with turnover rent.

■ **Public vehicle park projects**

29. The Agency has taken up the management, operation and maintenance (MOM) responsibilities of new public vehicle parks (PVPs) within Government premises as the MOM agent of the Transport Department. The Agency would procure carpark operators to run the PVPs concerned by way of revenue contract to cope with the commissioning schedule for the PVPs and undertake the contract management. The PVP in Sheung Shui Areas 4 and 30 is targeted for commissioning by late 2024 and another five PVP projects are targeted for commissioning in 2025 and 2026 respectively.

■ **Leasing out surplus government quarters**

30. Another key initiative to optimise the use of government accommodation is to lease out surplus government quarters. In 2023, the Agency leased out 318 surplus quarters to private tenants generating a revenue of about \$188.7 million.

■ **Sale of surplus government properties**

31. The Government’s established policy is to dispose of surplus government properties as circumstances permit. In 2023, the Agency sold one surplus government quarters and associated car parking spaces by open tender, generating a revenue of \$56 million.

<sup>1</sup> Under the “3+3” years arrangement, the Agency will exercise the extension option on the same terms and conditions as those for the first 3-year term, subject to satisfactory performance of the sitting tenant and his/her acceptance of the extension.

■ **Leasing policy on the tenancy duration of declared monuments and graded historic buildings let out by the Agency**

32. A new leasing policy has been implemented for the declared monuments and graded historic buildings let out by the Agency. In general, duration of the tenancies is set at not more than three years, irrespective of whether nominal or market rental is charged, and these tenancies will not be renewed automatically. The leasing policy allows a certain degree of flexibility in the use of declared monuments and graded historic buildings and meets the Government's policy and objectives and the development needs of Hong Kong better at different times.

## IV. OTHERS

### ■ **Launch of one-stop portal for government property information – GPA Property Portal**

33. To facilitate the general public in obtaining the government property information in a more efficient and convenient manner, the Agency launched the “GPA Property Portal (產業署物業網)” (<https://www.gpaproperty.gov.hk>) (the “Portal” ) in October 2023. The Portal provides the public with the latest information on the government properties for letting out or for sale through the Agency (including domestic properties, non-domestic properties, surplus government accommodation and the premises applicable under the Arrangements). The Portal also provides functions / features such as map search, three-dimensional virtual tours and walkthrough videos to enhance user experience.

Government Property Agency  
September 2024