

**General Criteria for Consideration of
Applications for Lease Modification including Land Exchange
under the “Enhanced Conventional New Town Approach”**

1. **Location** – confined to sites planned for private developments in a New Development Area (“NDA”). The private development sites that may be open for application for land exchange (“designated development sites”) will be determined by the Government as appropriate, which may include sites earmarked for private residential, commercial, industry, community, welfare or other land uses.
2. **Confinement within the planned private development site** – only surrender of private lot(s) lying within a designated development site in an NDA will be considered. Surrender of lot(s) lying outside the designated development site will not normally be accepted.
3. **Size and ownership** – the private lot(s) to be surrendered will be subject to a minimum size, in order to ensure that the proposed development would be of reasonable scale and accord with the Government’s planning intention. Such size requirement will be determined by the Government as appropriate, and may vary among different designated development sites and among different NDAs. All private lots contained therein should be under the ownership of a single owner or joint venture owners as the applicant.
4. **Configuration** – the application site should be reasonably regular in shape. Private lot(s) to be surrendered comprising the application site should be contiguous and fragmented lots will not be accepted.
5. **Compliance with the relevant Outline Zoning Plan(s) / Outline Development Plan(s) / other plan(s) as specified by the Government** – proposed use and development parameters of the application site should comply with the relevant Outline Zoning Plan(s), Outline Development Plan(s) or other plan(s) as specified by the Government.
6. **Access** – the provision of proper vehicular access to the application site is feasible.
7. **No adverse implications** – the proposed development at the application site should not cause insurmountable problems to the planning, layout and urban design of the surrounding area, and will not jeopardize or hamper the development potential or vehicular access of adjacent lands under different ownership. For application prepared on the basis of meeting the minimum size requirement (see paragraph 3 above), submission of layout plan is required to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the designated development site, without resulting in any loss of the development potential as planned.