



**Streamlined Arrangement on
General Building Plan Approval, Design, Disposition and Height or
Design and Disposition Approval, and Landscaping Proposal Approval
in connection with Residential Units in Uncompleted Developments**

This Practice Note (“PN”) sets out the streamlined arrangement by the Lands Department (“LandsD”) for issuing phased general building plan (“GBP”) approval, phased design, disposition and height (“DDH”) / design and disposition (“DD”) approval, and phased landscaping proposal approval under lease¹.

2. Currently, to ensure compliance with the conditions of the Government lease as a whole, the approvals of GBP, DDH/DD and landscaping proposal are issued on a whole-lot basis, whether or not the development is a phased development. Paragraphs 8.1 and 8.2 of Section III of the Annex to the Legal Advisory and Conveyancing Office Circular Memorandum (“LACO CM”) No. 72E provide that before a pre-sale consent is issued, all necessary approvals by the Government as required under the Government lease must be obtained by the developer, including but not limited to approvals of DDH, master layout plan, landscaping proposal, carpark layout plan, natural terrain hazard mitigation and stabilization works plans, and deed of mutual covenant incorporating management agreement.

Streamlined Arrangement

Phased GBP approval and phased DDH/DD approval

3. In order to expedite the development process of residential units in a phased development, facilitate the issue of pre-sale consent in respect of part of the development, and enhance flexibility in addressing the lease requirements relating to the development in a later stage, LandsD will consider an application from a developer seeking approval of GBP and DDH/DD (if applicable) by phase covering a specific part of the development, which is a “phase” as defined under the Residential Properties (First-hand Sales) Ordinance (Cap. 621).

¹ All references to “lease” in this PN shall include Government Lease or Conditions of Grant/Sale/Exchange, as the case may be.

4. An application for phased approval of GBP or phased approval of DDH/DD must be made by the Authorised Person (“AP”) for the applicant at the time of submission to LandsD of the full set of up-to-date GBP at stage 2 of the Streamlined Building Plans Checking Process pursuant to the Lands Administration Office Practice Note No. 4/2018. In making the application, the AP should also submit to LandsD the phasing plans of the development as approved by the Building Authority (“BA”) under section 14(1) of the Buildings Ordinance (Cap.123) (“Phasing Plans”). To ensure the proper development of the whole lot, the applicant is required to comply with the conditions as may be imposed by LandsD, including but not limited to the following conditions:-

- (a) There is a clear delineation in the Phasing Plans of the relevant phase under application and the Phasing Plans fulfil the corresponding lease requirements.
- (b) All the relevant lease requirements of the phase concerned have been complied with to the satisfaction of LandsD (e.g. Consent Letter for exemption of balconies and utility platforms from calculation of gross floor area (“GFA”) and/or site coverage (“SC”) and Consent Letter allowing floor area for which exemption has been given by BA for adoption of Modular Integrated Construction to be exempted from calculation of GFA and/or SC, etc have been obtained).
- (c) Certification by the AP that there is no insurmountable problem for the applicant to design the development to comply with the lease requirements for the remaining phase(s).

Phased landscaping proposal approval

5. For a case with phased approval of GBP or phased approval of DDH/DD issued, LandsD will also consider an application for phased approval of landscaping proposal. An application for phased approval of landscaping proposal will be considered on a case-by-case basis and examined on its own merits. For cases where an approval for landscaping proposal is to be given by other Government department(s) prior to the issue of phased approval of landscaping proposal by LandsD (e.g. cases with planning condition), phased approval of landscaping proposal will be deemed to be given for the purpose of issuing a pre-sale consent upon approval being given by the other Government department(s) of the phased landscaping proposal.

6. After obtaining phased approval of GBP, phased approval of DDH/DD or phased approval of landscaping proposal, if the applicant intends to apply for a pre-sale consent for the phase of the development, it should also obtain other lease approvals as required in paragraphs 8.1 and 8.2 of Section III of the Annex to LACO CM No. 72F issued today, which are issued on a whole-lot basis.

7. The streamlined arrangement set out in paragraphs 3, 4 and 5 of this PN takes immediate effect.

8. It must be noted that nothing in this PN shall in any way fetter or affect or prejudice the rights of the Government, the Director of Lands and their officers under the relevant lease or the Government's rights as lessor/landlord, and all such rights are hereby reserved. Nothing in this PN including any words and expressions used shall in any way be construed as any waiver of any provisions under lease or affect or bind the Government in relation to the interpretation or enforcement of the terms and conditions of the relevant lease or otherwise. Each application submitted will be considered on its own merits by LandsD at its sole and absolute discretion acting in its capacity as lessor/landlord, which shall be final and binding.

A handwritten signature in cursive script, appearing to read 'M. LOO', written in black ink.

(Maurice LOO)
Director of Lands
17 April 2025