



**Applications for Lease Modification
including Land Exchange for Development of Land
in San Tin Technopole**

Following the issue of Practice Note (“PN”) No. 13/2023 on New Arrangements for Applications for Lease Modification including Land Exchange under the “Enhanced Conventional New Town Approach” (“ECNTA”) by Lands Department (“LandsD”) on 28 December 2023, owners of private lots in San Tin Technopole (“the Technopole”) may apply to LandsD for a lease modification including land exchange (collectively “land exchange”) for development of their lots within sites earmarked by the Government in the Technopole under the ECNTA. Lot owners who wish to apply for or have applied for such a land exchange (“Applicants”) should refer to this PN and PN No. 13/2023 for information regarding the application.

Relevant Plans

2. Development of the Technopole should follow the approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20 September 2024 and/or any subsequent amendment plans thereof (“OZP”). Information in respect of the OZP may be obtained from the Town Planning Board website: www.ozp.tpb.gov.hk. Hard copies of the OZP are also available for sale at the Map Publications Centres. Development of the Technopole should also make reference to the adopted San Tin Technopole Outline Development Plan (including any amended version(s)) (“ODP”), which is available for sale at the Map Publications Centres and for inspection at the Planning Enquiry Counters of the Planning Department.

Sites Open for Application

3. The sites in the Technopole now open for land exchange applications under the ECNTA include:
- a) two sites zoned for private residential (earmarked for “Residential (Group A)”) (about 12.5 hectares (ha) and 5.2 ha respectively);
 - b) one site zoned for mixed residential and commercial (earmarked for “Other Specified Uses” (“OU”) annotated “Mixed Use”) (“OU(MU) Site”) (about 7.5 ha); and

- c) two sites zoned for logistics, storage and workshop (earmarked for “OU” annotated “Logistics, Storage and Workshop”) (about 7.1 ha and about 1.7 ha respectively) in the Technopole under the OZP^{1 & 2}.

4. The above sites are denoted as “Sites Open for Application for Lease Modification (including in-situ Land Exchange) in San Tin Technopole” and coloured yellow hatched red on the Reference Plan in **Appendix I** to this PN (collectively, “Sites” and individually, “Site”). For reference purpose, the infrastructures serving the Sites (other than the OU(MU) Site) are anticipated to be completed by 2031 while those serving the OU(MU) Site by the first quarter of 2034 tentatively. For the avoidance of doubt, the exact locations and boundaries of the Sites as shown in the Reference Plan are for illustration only and may be adjusted or amended from time to time as appropriate. The Government retains full discretion in determining the boundary of the land parcels for the Sites, including amalgamating adjoining sites or part of them into a single development if considered appropriate.

5. Sites eligible for the ECNTA do not normally include sites zoned for Government/Institute or Community (“GIC”) on the OZP, as such sites will normally be resumed by the Government for the provision of community and/or welfare facilities. In case the lot owner of a site zoned GIC is contemplating the submission of an ECNTA application for provision of privately-run community or welfare facilities, the lot owner is advised to first check with LandsD whether the application may be accepted for processing having regard to, among other things, Government’s plan for use of the concerned site for GIC uses.

Submission Requirements and Criteria

6. When submitting land exchange applications, Applicants should follow the Checklist of Basic Submission Requirements in **Appendix II** and acknowledge the Note on Use of Personal Information Required in the Application in **Appendix III** for any personal information provided in the application. Applicants should refer to PN No. 13/2023 in relation to the general application requirements and new arrangements for land exchange applications under the ECNTA. For application criteria specifically applicable to the current invitation of land exchange applications in respect of the Technopole, Applicants should refer to the Specific Criteria set out in **Appendix IV**.

7. Applicants should note and observe the relevant Environmental Impact Assessment (“EIA”) report requirements and approval conditions. The relevant information can be downloaded from the EIA Ordinance website: www.epd.gov.hk/eia/en/index.html.

8. For the avoidance of doubt, in accordance with PN No. 13/2023, Applicants who opt for the relaxed land ownership criterion shall be required to construct specified public facilities in the Technopole as a condition for the land exchange. As for other Applicants, the Government may invite them to construct specified public facilities as appropriate. The construction of public facilities, where applicable, shall be in specified manners with specified materials and specified standards as may be required by the Government in its absolute discretion and specified in the land grant documents. If the Government considers it appropriate, the construction costs of the public facilities may be premium deductible. In particular, for the OU(MU) Site,

¹ Sites to be required for the Government’s works projects or subject to other policy considerations are not open for land exchange applications.

² The Technopole is developed in phases. More sites in the Technopole may be opened for land exchange applications in the future in accordance with the works and land resumption programme.

Applicants should take note of the potential requirement to construct some public facilities, including a Transport Interchange Hub with public park-and-ride facilities serving private car users making cross-boundary trips, a 24-hour all-weather public elevated walkway across San Sham Road and San Tin East Main Drainage Channel, and other public facilities as the Government considers appropriate. Applicants should also refer to the ODP of the potential interface with future railway works, and take note of the necessary temporary occupation of part of the OU(MU) Site for implementation of the railway works.

Assessment of Premium at Standard Rates

9. The Government will provide an option for assessment of premium at standard rates with regard to land exchange applications in respect of the Technopole. Details of the option will be announced in due course. For the avoidance of doubt, PN No. 12/2023 as varied and supplemented by PN Nos. 5/2025 and 6/2026 on Charging Land Premium at Standard Rates on Lease Modifications for Redevelopment of Industrial Buildings, as well as PN No. 11/2023 as varied and supplemented by PN Nos. 11/2023A and 7/2026 on Pilot Scheme for Charging Land Premium at Standard Rates on Lease Modification including Land Exchange for Development of Agricultural Land in the New Territories outside New Development Areas, do not apply to land exchange applications pursuant to this PN.

Offering Private Land to Offset Premium and “Pay for What You Build”

10. PN No. 10/2025 on Offering Private Land to Offset the Land Premium Payable for Land Exchange under the “Enhanced Conventional New Town Approach” or Land Grant by Tender under the “Large-scale Land Disposal” Arrangement in New Development Areas of the Northern Metropolis is applicable to land exchange applications in respect of the Technopole regarding premium offsetting. While the maximum land premium that may be offset under the “Large-scale Land Disposal” Arrangement will be capped at 75 per cent of the total land premium, the total premium for a land exchange under the ECNTA may be offset in full in accordance with PN No. 10/2025. Applicants intending to offer compensation receivable for private land that has already been resumed or will be resumed by the Government to offset the balance of land premium payable for the proposed land exchange are required to complete and submit the form at **Appendix V**³.

11. The Pilot Scheme on “Pay for What You Build” (“the Pilot Scheme”) can be applicable to the Sites referred to in paragraphs 3(b) and (c) above, subject to the requirements set out in PN No. 2/2026 for the Pilot Scheme (including footnote 4 therein) being fulfilled.

Submission of Applications and Deadlines

12. Applications should be submitted to the LandsD Acquisition Section for the attention of Chief Estate Surveyor/Acquisition, which is located at 27/F, CDW Building, 382-392 Castle Peak Road, Tsuen Wan, New Territories. The deadline for submitting land exchange applications in respect of the Sites pursuant to this PN is **16 October 2026**. Late applications will not be considered. Any accepted application for any of the Sites will cease to be processed if a binding basic terms offer (with premium) for the Site cannot be issued and accepted on or before **17 August 2027** taking into account the Government’s development programme. The administrative fee or any other fee paid by Applicants will not be refunded upon cessation of processing the applications in this circumstance or in any of the circumstance as set out in any letter demanding payment of administrative fee.

³ Please refer to paragraph A(viii) of Appendix II

13. Applicants are advised to engage competent professionals to assist them in making the applications.

14. Please note that LandsD acting in its capacity as private landlord may, at its sole and absolute discretion, approve or reject any application. This PN shall not constitute any representation on the part of the Government or give rise to any expectation on the part of the Applicants that any application submitted to LandsD will be processed or approved.

15. This PN is issued for general reference purposes only. All rights to modify the whole or any part of this PN are hereby reserved.



(Maurice LOO)
Director of Lands
17 August 2026