

**Requirements for Processing Applications
for Lease Modification including In-situ Land Exchange in
Kwu Tung North and Fanling North New Development Areas**

1. **Unification, proof of land titles and vacant possession** – application may be submitted by a single owner or joint venture with unified land title. Lots to be surrendered should be subject to vacant possession by a specified deadline and free from encumbrances before execution of the lease modification/land exchange if the application is approved.
2. **Comparable compensation package** – the landowner(s) as the applicant should offer a compensation package to the occupants (those occupants who are existing on the land on 4 July 2013 or thereafter). The compensation package offered by the landowner should be comparable to the prevailing monetary ex-gratia compensation (excluding rehousing entitlement) that would have been offered by the Government to eligible occupants had the private land been resumed by Government under the New Development Areas development. Compensation to occupants paid by the applicant in securing vacant possession is not a premium-deductible item. The offer and acceptance of such a comparable package is a matter between the landowner and the occupants. The Government would deem the case as settled if the landowner is able to deliver vacant possession with documentary evidence indicating that the occupants have accepted the package offered.
3. **Time limit** – the lease modification/land exchange application (if approved) has to be concluded within a specified time period and in any event earlier than the government land resumption programme. In case there are any disputes between the occupants on site and the applicant, Lands Department may suspend the processing of the applications until the disputes have been satisfactorily resolved. However, the specified time period will remain.