

**CONTROLLING OFFICER'S REPLY****DEVB(PL)159****(Question Serial No. 0901)**

Head: (91) Lands Department

Subhead (No. & title): (-) Not Specified

Programme: (1) Land Administration

Controlling Officer: Director of Lands (Ms. Bernadette LINN)

Director of Bureau: Secretary for Development

Question (Member Question No. 17):

It is mentioned in the Budget Speech that, in relation to facilitating the change of use of former industrial sites into commercial use, the Lands Department has approved lease modification or land exchange applications in the past two years that are capable of providing about 250 000 square metres of additional commercial floor area. Could this Committee be provided with a list of the industrial sites applied for change of use in the past two years, the commercial floor area each site will provide, and the number of hectares of land involved?

Asked by: Hon. LEONG Kah-kit, Alan

Reply:

The additional commercial floor area of about 250 000 square metres mentioned in the Budget Speech in relation to increasing land supply for commercial use comes from nine lease modification or land exchange applications that were approved and executed by the Lands Department (Lands D) in the past two years. Brief particulars of the nine cases are set out in the table below:-

Item	Lot number & Location	Site Area (hectare) (approx.) <i>(Note 1)</i>	Transaction Type	Execution date of land document	Permitted use before the land transaction <i>(Note 2)</i>	Estimated Net Increase in commercial gross floor area (square metres) <i>(Note 3)</i>
1.	NKIL 6333 West Rail - Nam Cheong Station	6.1755	Land Exchange	31 January 2012	Non-industrial	26 660

2.	KIL 11178 Ocean Terminal, Tsim Sha Tsui	3.1750	Land Exchange	12 June 2012	Non- industrial	8 750
3.	YTIL 40 5 Tung Yuen Street, Yau Tong	0.3960	Land Exchange	26 July 2012	Industrial	3 960
4.	IL 8715 Kennedy Road, Wan Chai	0.9840	Land Exchange	24 October 2012	Non- industrial	46 970
5.	KTIL 758 52, 54 and 56 Tsun Yip Street, Kwun Tong	0.2787	Land Exchange	25 October 2012	Industrial	34 480
6.	KTIL 63 10 Shing Yip Street, Kwun Tong	0.1858	Lease Modification	26 October 2012	Industrial	22 880
7.	TWTL 401 West Rail - Tsuen Wan West Station	4.2870	Land Exchange	20 November 2012	Non- industrial	40 000
8.	NKIL 5881 6 Wang Kwong Road, Kowloon Bay	0.2000	Lease Modification	3 April 2013	Industrial	24 580
9.	KTIL 759 180 Wai Yip Street, Kwun Tong	0.3710	Land Exchange	16 May 2013	Industrial	44 520
Total :						252 800

Note :

1. In land exchange case, the site area refers to that of the new lot.
2. The uses indicated in the table are general descriptions of the broad uses permissible in the old leases before approval of the lease modifications/land exchanges.
3. The gross floor area figure is Lands D's estimate of the additional commercial gross floor area that can be produced as a result of the land transaction.