

CONTROLLING OFFICER'S REPLY

S-DEVB(PL)12

(Question Serial No. S0115)

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:

As a follow-up question on Reply Serial No. DEVB(PL)175, has any provision or condition on the time frame for development been included in the land grant for the MTR Corporation Limited's property development projects put up for tender? If yes, what specifically are the details; and has it been clearly provided that the time frame will remain unchanged or be extended for projects put up for re-tender due to tender failures? If extension is allowed, how will the extended time be set and how to prevent the land sale price from being affected by the extension? When were these provisions and conditions formulated and will they be reviewed and revised? If no such provision or condition has been included, why is it so?

Asked by: Hon. TSE Wai-chuen, Tony

Reply:

A Building Covenant is usually imposed in the respective land grants for the MTR Corporation Limited (MTRCL)'s property development projects. The purpose of imposing a Building Covenant in the land grant conditions is to ensure that land is developed and completed to a reasonable scale within a reasonable period of time. The Building Covenant to be imposed will take effect upon execution of the land grant document. In the event that the tender of a MTRCL's property development project fails (i.e. the land grant is not executed) and MTRCL re-tenders such a project, the terms and conditions, including the Building Covenant period expiry date, will be reviewed and updated by the Lands Department in making a fresh offer to MTRCL in accordance with the revised tender programme.