

CONTROLLING OFFICER'S REPLY

(Question Serial No. 2617)

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:

Please advise this Committee on the following:

In 2014-15 and 2015-16, how many applications were made by the MTR Corporation Limited that involved payment of premium for change in land use? Please advise in detail of the original land use and the change in use applied for. Of these applications, how many were approved; how many were rejected; and how many are being processed? What were the amount of payment, plot ratio, site area and floor area involved in each approved application respectively?

Asked by: Hon WU Chi-wai (Member Question No. 57)

Reply:

In 2014-15 and 2015-16, the Lands Department (Lands D) received 19 applications from the MTR Corporation Limited for land grant and lease modification. These applications do not all involve changes in land uses. Out of those applications, one application was withdrawn, 11 applications are being processed while seven have been approved with documents executed. The details of the seven cases are as follows:

Item	Location	Details
1	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public open space and government accommodation not involving change of use of the lot. Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

2	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site G (LOHAS Park Package 5)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation, Public Transport Interchange and Public Toilet (for Site G only)</p> <p>Premium Amount : \$2,064.25 million Site Area : 18 599 square metres (m²) (for Site G only) Gross Floor Area : Not exceeding 102 336 m² (for Site G only)</p>
3	<p>West Island Line, Hong Kong</p> <p>(Mass Transit Railway Lot No. 4)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: The West Island Line and associated railway facilities</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
4	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site N (LOHAS Park Package 6)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation (for Site N only)</p> <p>Premium Amount : \$3,345.44 million Site Area : 13 697 m² (for Site N only) Gross Floor Area : Not exceeding 136 970 m² (for Site N only)</p>

5	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site C1 (LOHAS Park Package 7)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation, Commercial Accommodation, Kindergarten or Kindergarten cum Child Care Centre (for Site C1 only)</p> <p>Premium Amount : \$3,888.3068 million Site Area : 50 275 m² (for Site C1 only) Gross Floor Area : Residential GFA not exceeding 70 260 m²; Commercial GFA not exceeding 44 500 m² (for Site C1 only)</p>
6	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site H (LOHAS Park Package 8)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation (for Site H only)</p> <p>Premium Amount : \$2,955.26 million Site Area : 16 638 m² (for Site H only) Gross Floor Area : Not exceeding 97 000 m² (for Site H only)</p>

7	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O</p> <p>(Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)</p>	<p>Application for development rights for Site J (LOHAS Park Package 9)</p> <p>Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot</p> <p>Permitted use after lease modification: Residential Accommodation and Kindergarten or Kindergarten cum Child Care Centre (for Site J only)</p> <p>Premium Amount : \$2,851.99 million Site Area : 12 865 m² (for Site J only) Gross Floor Area : Not exceeding 104 110 m² (for Site J only)</p>
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