

**CONTROLLING OFFICER'S REPLY****DEVB(PL)414****(Question Serial No. 6981)**

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:

In the past five years, how many applications were made for change in land use that involved payment of premium? 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? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Dr Hon Fernando CHEUNG Chiu-hung (Member Question No. 585)

Reply:

The Lands Department received a total of 131 valid applications in the past five years from 1 April 2011 up to the end of February 2016 for lease modification or land exchange involving change of the permitted use in the lease of the lot concerned and assessment of premium. Out of the applications, 14 cases had been approved and executed, 25 cases had been withdrawn by the applicants, two cases had been rejected, and 90 cases were under processing as at the end of February 2016. Details of the 14 executed cases are as follows:

Item	Execution date of land document	Original permitted use in the lease <small>Note</small>	Lot number & Location	Permitted use after the land transaction <small>Note</small> [Permitted maximum gross floor area (square metres) after the land transaction]	Land premium (\$)	Approx. site area (square metres)
1	7 February 2013	Agricultural and building	FSSTL 252 Junction of Lok Yip Road and On Kui Street, On Lok Tsuen, Fanling	Industrial and/or godown [3 830]	31,730,000	766

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2	16 May 2013	Industrial and/or godown	KCTL 193 25 Kin Hong Street, 26-34 Kin Chuen Street and 659 Castle Peak Road Kwai Chung, Kwai Chung	Hotel [22 065]	414,890,000	2 323
3	27 June 2013	Industrial or godown or both	KTIL 505 sA 97 How Ming Street, Kwun Tong	Hotel [11 148]	167,930,000	929
4	18 February 2014	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [487]	17,400,000	1 218
5	8 May 2014	Industrial and/or godown	AIL 461 Wong Chuk Hang Road, Wong Chuk Hang	Non-residential (excluding hotel, petrol filling station and residential care home) [35 535]	1,069,730,000	2 369
6	28 May 2014	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [1 367.2]	63,590,000	3 418
7	30 July 2014	Agricultural	Lot 4303 in DD 124 Tan Kwai Tsuen, Yuen Long	Private residential [4 494.9]	197,130,000	4 495
8	18 August 2014	Non-industrial purposes only including a China trade centre and related facilities but excluding residential and hotel purposes	IL 8528 26 Harbour Road, Wan Chai	Non-industrial purposes only including a China trade centre and related facilities and a hotel but excluding residential purposes [99 000]	120,000,000	6 600

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9	16 January 2015	Industrial and/or godown	Lot 326 in DD 444 54-56 Ta Chuen Ping Street, Kwai Chung	High-tier data centre [9 126]	51,400,000	961
10	24 June 2015	Industrial and/or godown purposes	KTIL 680 93 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [2 583]	73,260,000	195
11	21 July 2015	Private residential	SIL 634 31-69 Chai Wan Road, Shau Kei Wan	Non-industrial (excluding godown, hotel and petrol filling station) [44 014]	3,002,170,000	5 314
12	13 August 2015	Agricultural	Lot 2517 in DD 83 Lung Ma Road, Fanling	Private Residential [118]	4,340,000	592
13	20 November 2015	Agricultural	Lot 604 in DD 21 Pun Shan Chau, Tai Po	Private Residential [195.09]	6,830,000	753
14	9 December 2015	Agricultural	Lot 4823 in DD 104 San Tam Road, San Tin, Yuen Long	Private Residential [294.5]	30,540,000	736

Note: The uses quoted are general descriptions of the broad type of uses permissible in the lease and not intended to be the legal interpretation of the permitted user in the lease conditions of the lot in question.

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