

CONTROLLING OFFICER'S REPLY**DEVB(PL)416****(Question Serial No. 7136)**

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 involving payment of premium were received from the MTR Corporation Limited? 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. 709)

Reply:

In the past five years (2011 to 2015), the Lands Department received 26 applications from the MTR Corporation Limited (MTRCL) for land grant and lease modification. These applications do not all involve changes in land uses. Out of those applications, four applications were withdrawn by MTRCL or rejected by the Government following the change of development schemes, nine applications are being processed while 13 have been approved with documents executed. The details of the 13 cases are as follows:

Item	Location	Details
1	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for additional vehicular access point not involving change of use Premium Amount : \$840,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
2	No. 8 Wui Cheung Road, Kowloon (Kowloon Inland Lot No. 11126)	Application for minor revision of alignment of Water Works Reserve not involving change of use Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
3	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site O (LOHAS Park Package 4) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site O only) Premium Amount : \$2,710 million Site Area : 13 003 square metres (m ²) (for Site O only) Gross Floor Area : Not exceeding 122 302 m ² (for Site O only)
4	Tai Wai Station (Sha Tin Town Lot No. 520)	Application for land grant for railway property development Original use: Not Applicable Permitted use applied for: Non-industrial (excluding godown, hotel and petrol filling station) Premium Amount : \$10,356.01 million Site Area : 48 412 m ² Gross Floor Area : Not exceeding 267 480 m ²
5	Area 33, Tin Shui Wai, New Territories (Tin Shui Wai Town Lot No. 23)	Application for land grant for railway property development Original use : Not Applicable Permitted use applied for: Non-industrial (excluding godown, hotel and petrol filling station) Premium Amount : \$1,518.99 million Site Area : 18 232 m ² Gross Floor Area : Not exceeding 91 256 m ²
6	No. 33 Wai Yip Street, Kowloon Bay, Kowloon (New Kowloon Inland Lot No. 6201 and New Kowloon Inland Lot No. 5744 (part))	Application to revise the master layout plan not involving change of use Premium Amount : \$298.48 million Site Area : 168 404 m ² Gross Floor Area : Commercial GFA not exceeding 34 575 m ² ; Office GFA not exceeding 49 139 m ²

Item	Location	Details
11	<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>
12	<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>
13	<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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