

CONTROLLING OFFICER'S REPLY**DEVB(PL)417****(Question Serial No. 7137)**

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 that involved payment of premium were received from the Urban Renewal Authority? Please advise in detail of the original 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. 710)

Reply:

Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from the Urban Renewal Authority (URA), if approved, will generally involve a nominal premium of \$1,000. The only exception so far involves a site at Kai Tak which was granted to URA at market premium reflecting the purpose of the development for "Flat-for-flat" purpose. In the past five calendar years (2011 to 2015), the Lands Department received a total of 26 applications for land grant, land exchange or lease modification from URA. Of these applications, ten are under processing whilst 16 have been approved with relevant documents executed. Details of the 16 approved applications are as follows:

	Project/Site	Details*
1	No.3, Muk Tsui Street, Kai Tak (New Kowloon Inland Lot No. 6515)	Original use : not applicable Use applied for : non-industrial Premium amount : \$1,401,620,000
	[Note: URA "Flat-For-Flat" project]	Site area : about 5 694 square metres Maximum floor area : 28 470 square metres

	Project/Site	Details*
2	Hong Ning Road/Mut Wah Street /Hip Wo Street, Kwun Tong (New Kowloon Inland Lot No. 6514)	Original use : commercial, residential and government facilities Use applied for : non-industrial Premium amount : \$1,000 Site area : about 21 754 square metres Maximum floor area : 172 200 square metres
3	Lee Tung Street/McGregor Street, Wan Chai (Inland Lot No. 9018)	Application for increase in non-residential floor area with no change in land use Premium amount : \$1,000 Site area : about 8 236 square metres Maximum floor area : 77 758 square metres
4	Peel Street/Graham Street Development Scheme (Site B), Sheung Wan (Inland Lot No. 9038)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 1 690 square metres Maximum floor area : 17 790 square metres
5	Sai Yee Street/Nelson Street/ Fa Yuen Street, Mong Kok (Kowloon Inland Lot No. 11212)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 2 478 square metres Maximum floor area : 22 302 square metres
6	San Shan Road/Pau Chung Street, Ma Tau Kok (Kowloon Inland Lot No. 11215)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 1 170 square metres Maximum floor area : 10 534 square metres
7	Shun Ning Road, Sham Shui Po (New Kowloon Inland Lot No. 6537)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 825 square metres Maximum floor area : 7 424 square metres

	Project/Site	Details*
8	Lee Tung Street/McGregor Street, Wan Chai (Inland Lot No. 9018)	Application for addition of pedestrian subway connection Premium amount : \$1,000 Site area : not applicable Floor area : not applicable
9	229A-G Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6539)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 431 square metres Maximum floor area : 3 882 square metres
10	Chi Kiang Street/Ha Heung Road, Ma Tau Kok (Kowloon Inland Lot No. 11210)	Application for revision of provisions on the Loading and Unloading Area Premium amount : \$1,000 Site area : not applicable Floor area : not applicable
11	Sai Wan Ho Street, Shau Kei Wan (Shau Kei Wan Inland Lot No. 853)	Original use : industrial Use applied for : non-industrial Premium amount : \$1,000 Site area : about 710 square metres Minimum floor area : 3 594 square metres
12	Hai Tan Street/Kweilin Street/Pei Ho Street, Sham Shui Po (New Kowloon Inland Lot No. 6506)	Original Use : residential and other specified purposes Use applied for : non-industrial Premium amount : \$1,000 Site Area : 7 507 square metres Maximum floor area : 57 400 square metres
13	Fuk Wing Street, Sham Shui Po (New Kowloon Inland Lot No. 6538)	Original Use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site Area : 596.2 square metres Maximum floor area : 5 365 square metres

	Project/Site	Details*
14	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (Kowloon Inland Lot No. 11244)	Original use : non-industrial Use applied for : non-industrial Premium amount : \$1,000 Site area : about 2 711 square metres Maximum floor area : 24 399 square metres
15	Pak Tai Street/ San Shan Road, Ma Tau Kok (Kowloon Inland Lot No. 11245)	Original use : virtually unrestricted Use applied for : non-industrial Premium amount : \$1,000 Site area : about 1 087 square metres Maximum floor area : 9 783 square metres
16	Anchor Street/Fuk Tsun Street, Tai Kok Tsui (Kowloon Inland Lot No. 11234)	Original use : virtually unrestricted Use applied for : Hotel Premium amount : \$1,000 Site area : about 725.5 square metres Maximum floor area : 6 529 square metres

* Plot ratio information is not normally provided in lease conditions.

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