

**CONTROLLING OFFICER'S REPLY**

**THB(H)068**

**(Question Serial No. 0998)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (3) Legal Advice  
Controlling Officer: Director of Lands (Ms Bernadette LINN)  
Director of Bureau: Secretary for Transport and Housing

Question:

What is the number of uncompleted residential developments with pre-sale consent given in each of the years from 2012 to 2015 and the number of flats involved in each of these developments, and what are their respective pre-sale periods? The Government anticipated that pre-sale consent will be given to 13 000 uncompleted flats in 2016. How is this projected figure worked out?

Asked by: Hon CHAN Hak-kan (Member Question No. 5)

Reply:

The numbers of approved presale consents for residential developments by calendar year from 2012 to 2015 were 20, 20, 31 and 32 respectively. The total number of residential units involved and the length of presale consent period in each case are set out at Annex.

In 2016, the estimated number of residential units involved for presale consents for residential developments is 13 000. The figure is based on the number of residential units in respect of those presale applications the processing of which is expected to be completed during the year.

Residential Developments with Presale Consents Approved in 2012 to 2015

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
<u>2012</u>				
1	The Green	LOT 1882 RP in DD 100	253	593
2	Park Summit	KIL 11192	462	303
3	Heya Green	NKIL 6448	327	593
4	The Riverpark	STTL 519	981	342
5	PROVIDENCE PEAK	TPTL 188	548	307
6	Grand Riviera	LOT 496 in DD 399	13	397
7	The Beaumont	TKOTL 90	1 777	565
8	The Wings II (Note 2)	TKOTL 76	782	577
9	Phase 1 of Century Gateway Development (Century Gateway I - Towers 1, 2, 3 & 5)	TMTL 447	1 075	338
10	Double Cove	STTL 502	928	481
11	Kadoorie Hill	KIL 2340 RP	66	409
12	The Reach	YLTL 526 RP	2 580	473
13	The Graces . Providence Bay	TPTL 187	193	187
14	The Grandeur	NKIL 6500	28	95
15	Ocean One	YTIL 20 RP	124	201
16	Dunbar Place	KIL 3303 sA	53	584
17	One West Kowloon	NKIL 6354	286	403
18	Greenview Villa (Note 3)	TYTL 138	988	945
19	Riva	LOT 2099 in DD 109	780	396
20	The Wings II (Note 2)	TKOTL 76	784	584
<u>2013</u>				
1	RESIDENCE 88	LOT 5371 in DD 116	352	547
2	Park Ivy	KIL 11200	113	607
3	Green Code	FSSTL 177	728	594
4	Mount Parker Residences	SIL 761 RP	92	504
5	The Woodsville	LOT 419 RP in DD 127	236	307
6	The Visionary (Note 4)	TCTL 37	1 419	930
7	The Rise	KCTL 157 RP	402	767
8	Park Signature	LOT 4043 RP in DD 120	1 620	518

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
9	Phase 2 of Century Gateway Development-Century Gateway II (Towers 6-8)	TMTL 447	911	426
10	Park Metropolitan	NKIL 6499 RP	299	445
11	MOUNT ONE	FSSTL 202	144	488
12	Harmony Place	SIL 850	274	488
13	The Austin	KIL 11126	576	591
14	No. 2 Cape Drive	RBL 1139	7	245
15	Phase 2 of The Avenue (Towers 1, 2 and 3)	IL 9018	1 096	747
16	Phase 1 of The Avenue (Tower 5)	IL 9018	179	414
17	The Woodside	LOT 421 in DD 127	98	407
18	Phase I of Mont Vert (Towers 3, 5, 6, 7, 8 and 9)	TPTL 183 RP	1 071	474
19	Double Cove Starview (Phase 2 of Double Cove) - Blocks 18-21	STTL 502	865	380
20	Trinity Towers	NKIL 6494 RP	402	571
<u>2014</u>				
1	Phase IIIA of LOHAS Park - HEMERA	TKOTL 70 RP	1 648	710
2	1 Tsing Lung Road	TMTL 422	75	33
3	City Point	TWTL 403 RP	1 717	379
4	BOTANICA BAY	LOT 245 in DD 331 L	16	335
5	Phase 2 of Grand Austin Development - Grand Austin	KIL 11129	691	544
6	Homantin Hillside	KIL 11184	173	818
7	Mayfair By The Sea II	TPTL 200	545	478
8	Mayfair By The Sea I	TPTL 201	546	478
9	1 & 3 Ede Road	NKIL 6306	41	201
10	Metro6	HHIL 555	95	440
11	Kau To HIGHLAND	STTL 562	20	585

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period ( <u>Note 1</u> ) (in days)
12	THE PAVILIA HILL	IL 2411 sB ss1 sA, IL 2411 sB ss1 sB, IL 2411 sB ss1 RP, IL 2411 sB ss2, IL 2411 sB ss3, IL 2411 sB ss4, IL 2411 sB ss5, IL 2411 sB ss6, IL 2411 sB RP, IL 2411 sC ss1 sA, IL 2411 sC ss1 sB, IL 2411 sC ss1 RP, IL 2411 sC ss2, IL 2411 sC RP, IL 2411 sD ss1, IL 2411 sE ss1, IL 2411 sE ss2, IL 2411 sE RP	358	616
13	The Wings IIIA	TKOTL 113	960	865
14	Phase II of Mont Vert (Towers 1 and 2)	TPTL 183 RP	279	499
15	Dragons Range	STTL 525	973	659
16	Double Cove (Phase 3) - Double Cove Starview Prime	STTL 502	1 092	562
17	The Parkside	TKOTL 119	591	804
18	The Nova	IL 9023	255	592
19	The Wings IIIB	TKOTL 114	326	839
20	My Place	KIL 11211 RP	168	586
21	L . Harbour 18	KIL 9673	84	334
22	Heya Delight	NKIL 6489 RP	130	320
23	Mount Nicholson (Phase I)	IL 9007	17	673
24	Mount Nicholson (Phase II)	IL 9007	26	673
25	Mount Nicholson (Phase III)	IL 9007	24	673
26	Heya Star	NKIL 6490 RP	175	421
27	Inverness Park	NKIL 6493	134	485
28	Century Link Development (Phase 1)	TCTL 36	1 407	719
29	La Lumière	HHIL 556	216	745
30	One Kowloon Peak (Phase 1)	TWTL 352	49	732
31	One Kowloon Peak (Phase 2)	TWTL 352	5	732

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period (Note 1) (in days)
<u>2015</u>				
1	Stars by the Harbour	KIL 11120	321	513
2	Twin Peaks	TKOTL 115	372	656
3	Peninsula East	YTIL 40 RP	256	867
4	Riverwalk	LOT 726 in DD 4 MWL	50	372
5	Phase 1 of Ultima Development - Ultima	KIL 11175	256	526
6	The Beaumont II	TKOTL 111	872	522
7	Century Link Development (Phase 2)	TCTL 36	932	613
8	---	LOT 724 in DD 332, LOT 726 in DD 332	28	290
9	65-89 Tan Kwai Tsuen Road	LOT 4309 in DD 124	170	339
10	SKYPARK	KIL 11212	439	672
11	CORINTHIA BY THE SEA	TKOTL 117	536	541
12	Heya Crystal	NKIL 6492 RP	350	637
13	Heya Aqua	NKIL 6487 RP	275	630
14	Phase 4 of Double Cove - Double Cove Grandview	STTL 502	474	406
15	The Paseo	KIL 11229	66	616
16	Cluny Park	IL 2138 RP	27	230
17	THE PARKHILL	LOT 2139 RP in DD 121	141	183
18	Capri	TKOTL 125	428	682
19	The Bloomsway	TMTL 423	1 100	800
20	Marina South	APLIL 135	114	381
21	Yuccie Square	YLTL 518	1 129	518
22	La Mansion	LOT 2129 in DD 121	41	306
23	Phase 1A of Park Vista Development	LOT 1927 RP in DD 107	362	354
24	Phase 1B of Park Vista Development	LOT 1927 RP in DD 107	499	354
25	Phase 1C of Park Vista Development	LOT 1927 RP in DD 107	166	354
26	The Zumurud	KIL 11125	228	316
27	煥然壹居	NKIL 6515	146	217
28	煥然壹居 (Note 3)	NKIL 6515	338	217
29	The Mediterranean	LOT 1949 in DD 221	297	783
30	Phase 5 of Double Cove - Double Cove Summit	STTL 502	176	445

	Name of Residential Development	Lot Number	Total Number of Residential Units	Presale Period ( <u>Note 1</u> ) (in days)
31	MOUNT PAVILIA	LOT 898 in DD 227	680	379
32	Phase 2 of Ultima Development	KIL 11175	271	281

Note 1 : The presale period is based on the interval between the date of presale consent and the estimated date of compliance with the land grant conditions as certified by the Authorized Person.

Note 2 : The presale consent issued for this development on 31 July 2012 was subsequently replaced by another consent issued on 24 December 2012.

Note 3 : These are subsidised sale flats projects and are not subject to restriction on presale period.

Note 4 : After the presale consent was issued, the estimated date of compliance with the land grant conditions was revised by the Authorized Person. The presale period was extended correspondingly, yet within a maximum of 30 months at the time of revision.

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