

CONTROLLING OFFICER'S REPLY

DEVB(PL)160

(Question Serial No. 1814)

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:

How many applications were made for change in land use that involved payment of premium over the past two years? 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?

Asked by: Hon WAN Siu-kin, Andrew (Member Question No. 46)

Reply:

From 1 April 2015 up to end February 2017, the Lands Department received a total of 52 applications for lease modification or land exchange involving change of the use permitted in the lease of the lot concerned and payment of premium. Out of these applications, two cases had been approved and executed, two cases had been withdrawn by the applicants, and 48 cases were under processing as at end February 2017. Details of the two approved and executed cases are as follows:

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <small>Note</small>	Lot number & Location	Permitted use after the land transaction <small>Note</small> [Permitted total maximum gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	3 August 2016 [Land exchange]	Industrial or godown purposes or both, including the purposes of concrete and /or asphalt batching	TMTL 491 Area 40, Tuen Mun	(i) A terminal for (I) berthing of vessels excluding ocean-going vessels and (II) the loading, unloading and storage of break-bulk or container cargoes and containers carried and intended for carriage by sea; (ii) consolidation and handling of the cargoes and containers; and (iii) ancillary workshops and offices. [8 000]	198.97	23 800
2	27 February 2017 [Land exchange]	Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway	KIL 11264 Ho Man Tin, Kowloon	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [128 400]	6,282.37 in respect of Site A only. Premium for Site B (i.e. the remaining portion of the development site) to be assessed and paid when the development is due to proceed according to the provisions in the lease.	36 204

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 user permitted in the lease conditions of the lot in question.

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