

CONTROLLING OFFICER'S REPLY

DEVB(PL)161

(Question Serial No. 1815)

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:

Please inform this Committee:

In the past two years, how many applications were received from the MTR Corporation Limited 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? 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. 47)

Reply:

In 2015-16 and 2016-17, the Lands Department received 20 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification and land exchange. These applications do not all involve changes in land uses. Out of these applications, one application was withdrawn, and four applications are being processed while 15 have been approved with documents executed. The details of the 15 cases are as follows:

	Location	Details
1	Nam Cheong Station, Sham Shui Po (New Kowloon Inland Lot No. 6333)	Application to revise the alignment of a footbridge not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

	Location	Details
2	<p>Kwun Tong Line Extension, Kowloon (Mass Transit Railway Lot No. 5)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
3	<p>Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11263)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway</p> <p>Premium Amount : \$1,000 Site Area : 18 571 m² Gross Floor Area : Not Applicable</p>
4	<p>LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (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>

	Location	Details
5	<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 I (LOHAS Park Package 10)</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 I only)</p> <p>Premium Amount : \$1,658.8 million Site Area : 7 975 m² (for Site I only) Gross Floor Area : Not exceeding 75 400 m² (for Site I only)</p>
6	<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 to amend the maximum flat number of residential accommodation, the residential parking space number and area of local open space for the whole lot, the net operational floor area of a public toilet, etc. not involving change of use of the lot</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
7	<p>South Island Line (East), Hong Kong</p> <p>(Mass Transit Railway Lot No. 6)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>

	Location	Details
8	Wong Chuk Hang Station, Wong Chuk Hang (Aberdeen Inland Lot No. 464)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: Wong Chuk Hang Station and Depot for the South Island Line (East) (SIL(E)) Premium Amount : \$1,025.021 million Site Area : 49 213 m ² Gross Floor Area : Not exceeding 40 563 m ² for the Depot and 10 701 m ² for the Station
9	Tai Wai Station, Tai Wai (Sha Tin Town Lot No. 520)	Application to amend the Drainage Reserve Clause not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
10	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11264)	Application for land exchange for Residential Development at Ho Man Tin Station Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes Premium Amount : \$6,282.37 million (For Site A only, Site B to be determined) Site Area : 36 204 m ² Gross Floor Area : Not exceeding 128 400 m ² (comprising 69 000 m ² for Site A and 59 400 m ² for Site B)

	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 to update the premium due dates, building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange, location of a footbridge, add a new vehicular access, etc. not involving change of use of the lot</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</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 to amend the completion dates of various formation areas and public open space not involving change of use of the lot</p> <p>Premium Amount : \$24.92 million Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
13	<p>New SIL(E) / Shatin to Central Link (SCL) Integrated Admiralty Station, Harcourt Road, Rodney Street and Queensway, Admiralty</p> <p>(Inland Lot No. 9070)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for : Railway purposes and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
14	<p>Hong Kong Park Ventilation Building, Supreme Court Road, Admiralty</p> <p>(Inland Lot No. 9071)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: For ventilation in connection with the SIL(E) and the SCL and such purposes ancillary to the use, operation and management of the railway and construction of the SCL portion</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>

	Location	Details
15	No. 33 Wai Yip Street, Kowloon Bay (New Kowloon Inland Lot No. 6201)	Application to amend the dimensions of two numbers of loading and unloading bays and three numbers of car parking spaces not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

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