

CONTROLLING OFFICER'S REPLY**DEVB(PL)319****(Question Serial No. 5879)**

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 were made 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? Please provide details of the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (Member Question No. 1051)

Reply:

From 1 April 2012 up to the end of February 2017, the Lands Department received a total of 125 valid applications for lease modification or land exchange involving change of the use permitted in the lease of the lot concerned and assessment of premium (not counting applications leading to development of small houses under the Small House Policy). Out of these applications, 16 cases had been approved and executed, 26 cases were withdrawn, two cases were rejected and 81 cases were under processing as at the end of February 2017. Details of the 16 approved and executed cases are as follows:

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease ^{Note}	Lot number & location	Permitted use after the land transaction ^{Note} [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	18 February 2014 [Land exchange]	Agricultural	Lot 2300 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [487]	17.40	1 218

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2	28 May 2014 [Land exchange]	Agricultural	Lot 2311 in DD 106 Kam Sheung Road, Kam Tin, Yuen Long	Private residential [1 367.2]	63.59	3 418
3	18 August 2014 [Lease modification]	Non-industrial purposes only including a China trade centre and related facilities but excluding residential and hotel purposes	IL 8528 26 Harbour Road, Wan Chai	Non-industrial purposes only including a China trade centre and related facilities and a hotel but excluding residential purposes [99 000]	120.00	6 600
4	16 January 2015 [Lease modification]	Industrial and/or godown	Lot 326 in DD 444 54-56 Ta Chuen Ping Street, Kwai Chung	High-tier data centre [9 126]	51.40	961
5	24 June 2015 [Lease modification]	Industrial and/or godown purposes	KTIL 680 93 Wai Yip Street, Kwun Tong	Non-residential (excluding hotel, petrol filling station and residential care home) [2 583]	73.26	195
6	13 August 2015 [Land exchange]	Agricultural	Lot 2517 in DD 83 Lung Ma Road, Fanling	Private Residential [118]	4.34	592
7	20 November 2015 [Land exchange]	Agricultural	Lot 604 in DD 21 Pun Shan Chau, Tai Po	Private Residential [195.09]	6.83	753
8	9 December 2015 [Land exchange]	Agricultural	Lot 4823 in DD 104 San Tam Road, San Tin, Yuen Long	Private Residential [294.5]	30.54	736
9	27 June 2016 [Lease modification]	Private residential	KIL 9692 78-80 Maidstone Road, To Kwa Wan	Non-industrial (excluding godown, hotel and petrol filling station) purposes [4 310]	178.74	479

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10	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
11	25 October 2016 [Lease modification]	Industrial purposes	IL 7106 sB, IL 7106 sC and IL 7106 RP & Ext 14-30 King Wah Road, North Point	Non-industrial (excluding residential, hotel, godown and petrol filling station) purposes [30 635]	2,218.69	4 890
12	25 October 2016 [Lease modification]	Industrial purposes	KTIL 240 98 How Ming Street, Kwun Tong	Non-residential purposes (excluding hotel, petrol filling station and residential care home) [106 835]	4,305.00	8 903
13	21 November 2016 [Lease modification]	A church, a non-profit-making school, ancillary office and quarters and a playground and a multi-purpose sports hall	IL 8280 RP 17A-17B Ventris Road, Happy Valley	Private residential purposes of the Selected Tenants; Residential Care Homes for Elderly; and a church and its ancillary or supporting facilities [13 230]	70.98	2 659
14	8 December 2016 [Land exchange]	Building and agricultural	TWTL 418 Ting Kau, Tsuen Wan	Private residential [377.1]	10.03	503
15	4 January 2017 [Lease modification]	Industrial purposes	NKIL 4178 340-342 Fuk Wing Street, 27-29 Tonkin Street and 249-263 Un Chau Street, Cheung Sha Wan	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [21 631]	1,122.70	2 403

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16	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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