

CONTROLLING OFFICER'S REPLY

DEVB(PL)329

(Question Serial No. 6233)

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 involving payment of premium were received from the MTR Corporation Limited? 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. 1405)

Reply:

In the past five years (2012-13 to 2016-17), the Lands Department received 34 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 Out of these applications, five applications were withdrawn by MTRCL or rejected by the Government following the change of development schemes, and four applications are being processed while 25 have been approved with documents executed. The details of the 25 cases are as follows:

Item	Location	Details
1	Tai Wai Station, Tai Wai (Sha Tin Town Lot No. 520)	<p>Application for land grant for railway property development</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: Non-industrial (excluding godown, hotel and petrol filling station)</p> <p>Premium Amount : \$10,356.01 million Site Area : 48 412 square metres (m²) Gross Floor Area : Not exceeding 267 480 m²</p>
2	Area 33, Tin Shui Wai, New Territories (Tin Shui Wai Town Lot No. 23)	<p>Application for land grant for railway property development</p> <p>Original use : Not Applicable</p> <p>Permitted use applied for : Non-industrial (excluding godown, hotel and petrol filling station)</p> <p>Premium Amount : \$1,518.99 million Site Area : 18 232 m² Gross Floor Area : Not exceeding 91 256 m²</p>
3	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	<p>Application for development rights for Site O (LOHAS Park Package 4)</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 O only)</p> <p>Premium Amount: \$2,710 million Site Area : 13 003 m² (for Site O only) Gross Floor Area : Not exceeding 122 302 m² (for Site O only)</p>
4	No. 33 Wai Yip Street, Kowloon Bay, Kowloon (New Kowloon Inland Lot No. 6201 and New Kowloon Inland Lot No. 5744 (part))	<p>Application to revise the master layout plan not involving change of use</p> <p>Premium Amount : \$298.48 million Site Area : 168 404 m² Gross Floor Area : Commercial GFA not exceeding 34 575 m²; Office GFA not exceeding 49 139 m²</p>

Item	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 G (LOHAS Park Package 5)</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, Public Transport Interchange and Public Toilet (for Site G only)</p> <p>Premium Amount : \$2,064.25 million Site Area : 18 599 m² (for Site G only) Gross Floor Area : Not exceeding 102 336 m² (for Site G 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 for development rights for Site N (LOHAS Park Package 6)</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 N only)</p> <p>Premium Amount : \$3,345.44 million Site Area : 13 697 m² (for Site N only) Gross Floor Area : Not exceeding 136 970 m² (for Site N only)</p>
7	<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 C1 (LOHAS Park Package 7)</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, Commercial Accommodation, Kindergarten or Kindergarten cum Child Care Centre (for Site C1 only)</p> <p>Premium Amount : \$3,888.3068 million Site Area : 50 275 m² (for Site C1 only) Gross Floor Area : Residential GFA not exceeding 70 260 m²; Commercial GFA not exceeding 44 500 m² (for Site C1 only)</p>

Item	Location	Details
8	<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 H (LOHAS Park Package 8)</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 H only)</p> <p>Premium Amount: \$2,955.26 million Site Area : 16 638 m² (for Site H only) Gross Floor Area : Not exceeding 97 000 m² (for Site H only)</p>
9	<p>West Island Line, Hong Kong</p> <p>(Mass Transit Railway Lot No. 4)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: The West Island Line and associated railway facilities</p> <p>Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
10	<p>First Street, Sai Ying Pun, Hong Kong</p> <p>(Inland Lot No. 9037)</p>	<p>Application for lease modification to amend the net floor areas of the public open space and government accommodation not involving change of use of the lot</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
11	<p>Nam Cheong Station, Sham Shui Po</p> <p>(New Kowloon Inland Lot No. 6333)</p>	<p>Application to revise the alignment of a footbridge 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>Kwun Tong Line Extension, Kowloon</p> <p>(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>

Item	Location	Details
13	<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>
14	<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>
15	<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 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>
16	<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 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>

Item	Location	Details
17	South Island Line (East), Hong Kong (Mass Transit Railway Lot No. 6)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: The Mass Transit Railway and other purposes pursuant to the provisions of the Mass Transit Railway Ordinance Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
18	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
19	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
20	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)

Item	Location	Details
21	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	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 new vehicular access points, etc. not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
22	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application to amend the completion dates of various formation areas and public open space not involving change of use of the lot Premium Amount : \$24.92 million Site Area : Not Applicable Gross Floor Area : Not Applicable
23	New SIL(E) / Shatin to Central Link (SCL) Integrated Admiralty Station, Harcourt Road, Rodney Street and Queensway, Admiralty (Inland Lot No. 9070)	Application for land grant for railway purpose Original use: Not Applicable 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 Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable
24	Hong Kong Park Ventilation Building, Supreme Court Road, Admiralty (Inland Lot No. 9071)	Application for land grant for railway purpose Original use: Not Applicable 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 Premium Amount : \$1,000 Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
25	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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