

CONTROLLING OFFICER'S REPLY**DEVB(PL)342****(Question Serial No. 6410)**

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:

Regarding the sites sold in the past five years and to be sold in the coming year under the Land Sale Programme, please provide information in the following table:

Land use and relevant information	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme	2017-18 Land Sale Programme (please provide information available)
Residential R1: Total area (hectares), number of flats and average selling price per square foot						
Residential R2: Total area (hectares), number of flats and average selling price per square foot						
Residential R3: Total area (hectares), number of flats and average selling price per square foot						

Land use and relevant information	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme	2017-18 Land Sale Programme (please provide information available)
Residential R4: Total area (hectares), number of flats and average selling price per square foot						
Residential R5: Total area (hectares), number of flats and average selling price per square foot						
Commercial/Business: Total area (hectares), number of flats and average selling price per square foot						
Hotel: Total area (hectares), number of flats and average selling price per square foot						
Others: Total area (hectares), number of flats and average selling price per square foot						
Area of sites sold in total						

Asked by: Hon CHU Hoi-dick (Member Question No. 5)

Reply:

The required information based on sites sold under the annual Land Sale Programme in the past five years (i.e. from 1 April 2012 up to end of February 2017) is set out in the table below:

	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme
Residential R1 ^{Note 1:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per square foot (sq. ft.) of site area (approx.)	0.03 ha 39 \$66,345	3.49 ha 3 384 \$29,876	0.83 ha 866 \$34,468	1.71 ha 1 914 \$48,994	4.62 ha 4 667 \$76,407
Residential R2 ^{Note 1:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq.ft. of sites area (approx.)	6.42 ha 3 435 \$30,862	6.14 ha 3 395 \$20,373	6.77 ha 3 623 \$14,211	13.33 ha 6 401 \$14,412	12.50 ha 7 143 \$22,933
Residential R3 ^{Note 1:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	17.56 ha 3 975 \$14,502	33.28 ha 6 183 \$6,788	5.58 ha 1 045 \$11,089	4.90 ha 624 \$10,254	10.98 ha 1 847 \$10,860
Residential R4 ^{Note 1:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	0.32 ha 16 \$1,558	0.34 ha 14 \$4,199	0 N.A. N.A.	0 N.A. N.A.	0 N.A. N.A.
Commercial/ Business ^{Note 2:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	1.26 ha N.A. \$30,559	1.60 ha N.A. \$46,870	1.60 ha N.A. \$82,626	1.15 ha N.A. \$21,913	2.49 ha N.A. \$69,022

	2012-13 Land Sale Programme	2013-14 Land Sale Programme	2014-15 Land Sale Programme	2015-16 Land Sale Programme	2016-17 Land Sale Programme
Hotel ^{Note 1:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	0.54 ha N.A. \$ 47,100	0.63 ha N.A. \$ 64,577	1.29 ha N.A. \$ 13,177	0 N.A. N.A.	0 N.A. N.A.
Others ^{Note 3:} - Total area (about) - Estimated number of flats as at the time of sale - Average selling price per sq. ft. of site area (approx.)	2.86 ha 749 \$ 22,708	0 N.A. N.A.	1.55 ha 790 \$26,433	0 N.A. N.A.	0.37 ha N.A. \$20,898
Area of sites sold in total (about) :	28.99 ha	45.48 ha	17.62 ha	21.09 ha	30.96 ha

The breakdown on the land area by user classification in respect of the 32 sites included in the 2017-18 Land Sale Programme announced in February 2017 is as follow:

User	Total Area (about)
Residential R1 ^{Note 1}	15.44 ha
Residential R2 ^{Note 1}	8.62ha
Residential R3 ^{Note 1}	6.85 ha
Residential R4 ^{Note 1}	0.24 ha
Commercial / Business ^{Note 2}	2.30 ha
Hotel ^{Note 1}	0.48 ha
Others ^{Note 3}	0
Area of sites in total	33.93 ha

Amongst the above 32 sites included in the 2017-18 Land Sale Programme announced in February 2017, 28 sites are for residential uses and are estimated, on a ballpark basis, to have a capacity to provide about 18 910 flats. Precise estimates on the flat number (if applicable) for each of the different user classifications are not available at this stage before the sale conditions for the individual sites are finalised.

Note 1 : User classification as indicated in the announced Land Sale Programmes.

Note 2 : Including sites with user classifications of “Commercial”, “Business”, “Commercial/Office”, “Commercial/Office/Hotel” or “Commercial/Hotel”, as indicated in the announced Land Sale Programmes.

Note 3 : Including sites with user classifications of “Residential and Commercial”, “Residential and Commercial/Hotel” or “Industrial” as indicated in the announced Land Sale Programmes.

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