

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)194**

**(Question Serial No. 2712)**

Head: (91) Lands Department  
Subhead (No. & title): (-) Not Specified  
Programme: (1) Land Administration  
Controlling Officer: Director of Lands (Thomas CHAN)  
Director of Bureau: Secretary for Development

Question:

Please inform this Committee of the following:

- 1) What were the numbers of applications for change in land use that involved payment of premium in the past three years? What were the respective numbers of cases approved, rejected and being processed?
- 2) Please provide information on the sites mentioned above with a breakdown by i) lot; ii) original land use; iii) change in land use applied for; iv) site area and v) amount of premium payment involved.

Asked by: Hon WAN Siu-kin, Andrew (LegCo internal reference no.: 27)

Reply:

In the past three financial years from 1 April 2016 up to 28 February 2019, the Lands Department (LandsD) received a total of 74 valid applications for lease modification or land exchange involving change of use permitted in lease and assessment of premium (other than applications under the Small House Policy). Among these 74 applications, three cases had been approved and executed, six cases were withdrawn and the remaining 65 cases were under processing as at the end of February 2019. Details of the three approved and executed cases are set out in the following table. Information on all approved and executed cases of lease modification or land exchange cases is also available on LandsD's website and updated on a monthly basis. LandsD is not in a position to provide information on individual applications that are not approved/executed or under processing.

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <sup>Note 1</sup>	Lot number & location	Permitted use after the land transaction <sup>Note 1</sup> [Permitted total gross floor area (square metres) after the land transaction]	Land premium (\$ million)	Approx. site area (square metres)
1	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 <sup>Note 2</sup>	36 204
2	12 June 2017 [Land exchange]	Railway station and depot	AIL 467 Heung Yip Road, Wong Chuk Hang	Non-industrial (excluding godown, hotel, and petrol filling station) purposes [404 500]	4,684.54 in respect of Site A only <sup>Note 2</sup>	68 581
3	8 August 2018 [Land exchange]	Railway purposes	NKIL 6602 Yau Tong	Private residential and railway facilities [30 225]	1,514.99	4 030

Note 1: 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 uses stipulated in the lease conditions of the lot in question.

Note 2: Premium for the remaining portion(s) of the development site will be assessed and paid when that phase of the development is due to proceed according to the provisions in the lease.

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