

CONTROLLING OFFICER'S REPLY**DEVB(PL)324****(Question Serial No. 5330)**

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:

Regarding tender failures in government land sale over the past five years, please provide the information about each site involved, including location, site area, total number of failed tenders, etc.

Please also provide the information about all residential sites sold by the Government over the past five years, including site area, purchaser, number of housing units to be built, plot ratio, etc.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 2046)

Reply:

In the past five financial years from 1 April 2014 up to 28 February 2019, there were a total of five unsuccessful government land sales. The requested information is set out below:

Tender withdrawn/ cancelled date	Location (Lot No.)	User ^{Note}	Site area (square metres) (about)	Remarks
18 June 2014	779 Lai Chi Kok Road, Kowloon (NKIL 6543)	Petrol filling station	606.9	Site re-tendered and sold on 18 September 2014.
4 November 2015	Sai Shan Road, Tsing Yi, New Territories (TYTL 190)	Residential R1	6 200	Site re-tendered and sold on 31 May 2016.

Tender withdrawn/ cancelled date	Location (Lot No.)	User ^{Note}	Site area (square metres) (about)	Remarks
25 January 2016	Au Tau, Yuen Long, New Territories (Lot 1066 in DD 103)	Residential R3	28 457	Site re-tendered and sold on 30 August 2016.
16 October 2018	Nos. 2, 4, 6, 8, 9 and 11 Mansfield Road, The Peak, Hong Kong (RBL 1211)	Residential R3	17 598	Site has been included in the 2019-20 Land Sale Programme (LSP)
30 January 2019	Kai Tak Area 4C Site 5, Kai Tak, Kowloon (NKIL 6547)	Commercial	9 480	Site has been included in the 2019-20 LSP

Note: The users 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 conditions of the lot(s) in question. Commercial use generally includes retail, office and hotel development, etc., subject to any requirement for planning approval in the respective Outline Zoning Plans, and also any restriction in lease conditions for individual sites.

The details of the residential sites disposed of in the past five financial years from 1 April 2014 up to 28 February 2019 by the Government (based on the tender award date) are as follows:

Tender award date	Lot number	Location	Site area (square meters) (about) <small>Note 1</small>	Estimated number of flats <small>Note 2</small>	Name of purchaser
9 April 2014	SIL 854	Junction of Oi Kan Road and Oi Tak Street, Shau Kei Wan, Hong Kong	476.40	75	Oasis Rainbow Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
9 April 2014	STTL 604	Mei Tin Road, Tai Wai, Sha Tin, New Territories	687.00	118	Polyland Development Limited
14 May 2014	RBL 1198	Junction of Shouson Hill Road West and Wong Chuk Hang Path, Hong Kong	10 860.00	15	Talent Charm Corporation Limited
14 May 2014	TMTL 499	Tseng Choi Street, Area 4, Tuen Mun, New Territories	2 202.00	356	Champ Success Development Limited
28 May 2014	TPTL 214	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	19 400.00	723	Ease Treasure Investment Limited
28 May 2014	NKIL 6541	Kai Tak Area 1H Site 3, Kowloon	7 674.00	648	Handy Solution Limited
4 June 2014	IL 9048	Schooner Street, Wan Chai, Hong Kong	270.00	27	Kingline Enterprises Limited
25 June 2014	STTL 599	Ma Kam Street, Ma On Shan, Sha Tin, New Territories	3 091.00	640	Grandwall Investment Limited
9 July 2014	TSWTL 33	Area 112, Tin Shui Wai, Yuen Long, New Territories	75 500.00	1 991	Jet Group Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
9 July 2014	TSWTL 34	Area 115, Tin Shui Wai, Yuen Long, New Territories	64 400.00	1 779	Pacific Gold Limited
13 August 2014	TWTL 393	Yeung Uk Road, Tsuen Wan, New Territories	14 160.00	840	Vincord Limited
13 August 2014	STTL 598	Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	3 100.00	364	New Rich Investments Limited
20 August 2014	TMTL 513	Yan Ching Street, Area 10, Tuen Mun, New Territories	1 174.00	204	Hoyden Holdings Limited
20 August 2014	TMTL 512	Lok Chui Street, Area 59, Tuen Mun, New Territories	1 044.60	2	Treasure Mega Limited
29 September 2014	FSSTL 255	Junction of Luen Hing Street, Wo Fung Street and Luen Shing Street, Luen Wo Hui, Fanling, New Territories	2 828.00	296	Bright Land Development Limited
5 November 2014	TPTL 213	Fo Chun Road, Pak Shek Kok, Tai Po, New Territories	19 000.00	667	Top Finder Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
12 November 2014	TMTL 515	King Sau Lane, Area 4, Tuen Mun, New Territories	11 048.00	1 017	Great Alliance Limited
10 December 2014	STTL 601	Yiu Sha Road, Whitehead, Ma On Shan, Sha Tin, New Territories	23 500.00	547	Loyal Pioneer Limited
17 December 2014	YTIL 42	Lei Yue Mun Path, Lei Yue Mun, Kowloon	3 240.00	646	Henmell Investment Limited
24 December 2014	Lot 758 in DD 332	Cheung Sha, Lantau Island, New Territories	4 212.00	6	New Advance Limited
7 January 2015	STTL 587	Tai Po Road – Tai Wai, Sha Tin, New Territories	6 550.00	336	Ever World Limited
27 January 2015	KCTL 518	Hing Fong Road, Kwai Chung, New Territories	810.00	136	Team Worldwide Limited
4 February 2015	TMTL 514	Yip Wong Road, Area 18, Tuen Mun, New Territories	2 428.00	371	China Cyberworld Limited
11 February 2015	NKIL 6532	Lung Cheung Road, Beacon Hill, Kowloon	10 642.00	45	NMC 8 Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
4 March 2015	TPTL 225	Junction of Fo Chun Road and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	23 239.00	1 444	Superwick Limited
15 April 2015	Lot 1909 in DD 100	Fan Kam Road, Sheung Shui, New Territories	6 409.00	6	Spring Wonder Limited
29 April 2015	Lot 1181 in DD 215	Hong Kin Road, Tui Min Hoi, Sai Kung, New Territories	3 424.00	34	Joy Rise Limited
13 May 2015	STTL 605	Lok Wo Sha Lane, Ma On Shan, Sha Tin, New Territories	5 830.00	148	Jumbo Vision Holdings Limited
10 June 2015	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun, New Territories	4 831.00	693	Kong Smart Investment Limited
17 June 2015	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun, New Territories	24 336.00	1 982	Fortune Choice Development Limited
24 June 2015	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau, New Territories	3 410.00	69	Moonlight Shadow Holdings Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
8 July 2015	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	27 000.00	1 154	Alliance Grace Limited
12 August 2015	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long, New Territories	8 754.00	16	Modern Fortune Trading Limited
2 September 2015	TPTL 226	Chong San Road, Pak Shek Kok, Tai Po, New Territories	17 121.00	1 122	Manful Global Development Limited
16 September 2015	TMTL 542	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	8 190.00	41	Able Lucky Development Limited
29 September 2015	NKIL 6542	Yin Ping Road, Tai Wo Ping, Kowloon	20 401.00	356	Adventure Success Limited
23 December 2015	TMTL 497	So Kwun Wat Road, Area 56, Tuen Mun, New Territories	6 800.00	466	Conventional Wisdom Limited
3 February 2016	NKIL 6534	Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon	3 173.00	467	Allied Glory Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
12 February 2016	TPTL 221	Shan Tong Road, Lai Chi Shan, Tai Po, New Territories	37 696.00	1 620	Asia Metro Investment Limited
2 March 2016	KIL 11257	Sheung Shing Street, Ho Man Tin, Kowloon	9 074.00	401	Gold Topmont Limited
15 March 2016	RBL 1201	Wong Ma Kok Road, Stanley, Hong Kong	25 300.00	86	K Wise Limited
23 March 2016	STTL 610	Tai Po Road – Sha Tin Heights, Sha Tin, New Territories	3 300.00	66	Teampearl Company Limited
17 May 2016	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po, New Territories	28 685.00	1 408	King Future Limited
31 May 2016	TYTL 190	Sai Shan Road, Tsing Yi, New Territories	6 200.00	778	Dragon Mount Development Limited
28 June 2016	TMTL 523	Castle Peak Road - Tai Lam, Tuen Mun, New Territories	7 578.00	510	Smart Tycoon Limited
13 July 2016	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po, New Territories	10 646.00	528	Best Wisdom Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
26 July 2016	TPTL 230	Tai Po Road - Tai Po Kau, Tai Po Kau, Tai Po, New Territories	27 735.00	135	Obtain Holdings Limited
3 August 2016	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	10 530.00	652	Massive Leader Limited
8 August 2016	STTL 609	To Shek, Sha Tin, New Territories	13 500.00	335	Mainco Limited
8 August 2016	TMTL 547	Castle Peak Road - Castle Peak Bay, Area 48, Tuen Mun, New Territories	15 400.00	1 635	Win Standard Enterprises Limited
24 August 2016	TMTL 516	Tsing Ha Lane, Area 20, Tuen Mun, New Territories	5 317.00	58	New Fusion Trading Limited
30 August 2016	Lot 1066 in DD 103	Au Tau, Yuen Long, New Territories	28 457.00	331	Power Truth Development Limited
14 September 2016	STTL 614	Lai Ping Road, Kau To, Sha Tin, New Territories	6 299.00	267	Rich View Investments Limited
5 October 2016	NKIL 6533	Lung Cheung Road, Beacon Hill, Kowloon	21 849.00	64	NMC 6 Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
2 November 2016	NKIL 6565	Kai Tak Area 1K Site 3, Kowloon	11 262.00	1 020	Hongkong Island Construction Properties Co., Limited
9 November 2016	TPTL 223	Lo Fai Road, Tai Po, New Territories	21 448.00	257	Gainwick Limited
9 November 2016	TPTL 229	Lo Fai Road, Tai Po, New Territories	10 288.00		Gainwick Limited
16 November 2016	NKIL 6584	Off Sin Fat Road, Kwun Tong, Kowloon	18 261.00	970	Golden Centurion Limited
19 December 2016	NKIL 6562	Kai Tak Area 1L Site 3, Kowloon	8 803.00	436	Denco Properties Limited
29 December 2016	NKIL 6566	Kai Tak Area 1K Site 2, Kowloon	9 700.00	1 006	Century Basis Limited
25 January 2017	NKIL 6564	Kai Tak Area 1L Site 1, Kowloon	7 318.00	639	Top Genius Holdings Limited
24 February 2017	APIL 136	Lee Nam Road, Ap Lei Chau, Hong Kong	11 761.00	291	Unicorn Bay (Hong Kong) Investments Limited
15 March 2017	NKIL 6563	Kai Tak Area 1L Site 2, Kowloon	9 482.00	592	Milway Development Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
16 May 2017	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	9 721.00	667	Fancy Excellent Limited
21 June 2017	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun, New Territories	12 205.00	571	Shum King Company Limited
21 July 2017	STTL 611	Whitehead, Ma On Shan, Sha Tin, New Territories	4 620.00	96	Pacific Asia Limited
16 August 2017	Lot 763 in DD 332 Lantau	Cheung Sha, Lantau Island, New Territories	2 480.00	2	Golden United Development Limited
12 September 2017	TPTL 231	Yat Yiu Avenue, Tai Po Kau, Tai Po, New Territories	7 660.00	Subject to actual design by developer	Manifold Limited
15 November 2017	NKIL 6549	Off Hing Wah Street West, Cheung Sha Wan, Kowloon	19 348.00	Subject to actual design by developer	Sky Asia Properties Limited
28 December 2017	FSSTL 270	San Lok Street, Sheung Shui, New Territories	200.70	30	Force Castle Limited
16 January 2018	NKIL 6579	Junction of Lung Cheung Road and Lion Rock Tunnel Road, Kowloon Tong, Kowloon	11 262.00	91	Alpha Pioneer Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
24 January 2018	Lot 1068 in SD 3	Off Anderson Road, Kwun Tong, Kowloon	5 354.00	Subject to actual design by developer	Clever Like Limited
11 April 2018	TYTL 192	Junction of Liu To Road and Hang Mei Street, Tsing Yi, New Territories	1 335.60	Subject to actual design by developer	Newex Limited
15 May 2018	NKIL 6568	Kai Tak Area 1F Site 1, Kai Tak, Kowloon	16 556.00	Subject to actual design by developer	Super Great Limited
15 August 2018	NKIL 6593	Ko Chiu Road, Yau Tong, Kowloon	3 680.00	Subject to actual design by developer	Ace Alliance Development Limited
24 October 2018	Lot 2883 in DD 130	Fuk Hang Tsuen Lane, Lam Tei, Tuen Mun, New Territories	1 748.00	Subject to actual design by developer	Jantix Realty (Hong Kong) Limited
30 October 2018	Lot 766 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	5 503.00	Subject to actual design by developer	Fully Fortune Corporation Limited
7 November 2018	NKIL 6574	Kai Tak Area 4B Site 3, Kai Tak, Kowloon	9 706.00	Subject to actual design by developer	Voyage Mile Limited

Tender award date	Lot number	Location	Site area (square meters) (about) Note 1	Estimated number of flats Note 2	Name of purchaser
14 November 2018	NKIL 6591	Kai Tak Area 4B Site 4, Kai Tak, Kowloon	9 708.00	Subject to actual design by developer	Rich Fast International Limited
5 December 2018	Lot 765 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	2 692.00	Subject to actual design by developer	Danford Development Limited
27 December 2018	NKIL 6575	Kai Tak Area 4B Site 2, Kai Tak, Kowloon	9 048.00	Subject to actual design by developer	Macfull Limited
23 January 2019	NKIL 6551	Kai Tak Area 4C Site 3, Kai Tak, Kowloon	10 956.00	Subject to actual design by developer	Well Capital (H.K.) Limited
15 February 2019	TPTL 244	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po, New Territories	32 900.00	Subject to actual design by developer	Channel First Limited
25 February 2019	Lot 738 in DD 332	South Lantau Road, Cheung Sha, Lantau Island, New Territories	20 600.00	Subject to actual design by developer	Huge Choice Group Limited

Note 1: Plot ratio is usually not specified in lease conditions

Note 2: The estimated number of flats, if provided, is based on the information from the Buildings Department or the production forecast by the Rating and Valuation Department as at end January 2019.



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