

**CONTROLLING OFFICER'S REPLY**

**DEVB(PL)341**

**(Question Serial No. 7118)**

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 land administration of the regions: Hong Kong Island/Kowloon/New Territories West (Kwai Tsing, Tsuen Wan, Tuen Mun and Yuen Long)/New Territories East (Sha Tin, Tai Wai, Ma On Shan, Tai Po, Fanling, Sheung Shui and Tseung Kwan O)/Lantau Island/other outlying islands:

1. Please provide the respective (i) numbers of cases involving compensation for land resumption; (ii) uses of the land resumed; (iii) areas of land involved; and (iv) amounts of compensation incurred, regarding the above regions in each of the past five years. What is the estimated compensation payment for land resumption in the coming year?
2. Please provide the respective (i) numbers of applications for rezoning of land for temporary use by way of short-term tenancies; (ii) original land uses and changes of use applied for; (iii) areas of land involved; and (iv) rentals, regarding the above regions in each of the past five years.
3. How many applications were made for change in land use that involved payment of premium in the past five years? Please advise in detail on their original land uses and changes of use applied for. How many of these applications were approved, rejected and under processing? Please set out in detail the amount of payment, plot ratio, site area and floor area involved in each approved application.

Asked by: Hon CHEUNG Chiu-hung, Fernando (LegCo internal reference no.: 7029)

Reply:

1. There were a total of 38 land acquisition cases for public works projects having land resumed in the past five financial years. The cases were mainly for sewerage, drainage, roads, public housing and other public works. The details are tabulated below-

Financial year	No. of cases (area of private land and government land involved (hectares))			
	Hong Kong Island	Kowloon	New Territories (excluding Outlying Islands)	Outlying Islands
2014-15	-	-	9 (19.09)	-
2015-16	-	1 (0.10)	7 (24.22)	-
2016-17	-	2 (8.94)	5 (20.91)	-
2017-18	2 (0.27)	1 (0.26)	4 (29.51)	-
2018-19	-	2(0.84)	4(14.81)	1(0.01)

The compensation payments in the past five financial years were about \$598 million in 2014-15, \$657 million in 2015-16, \$563 million in 2016-17 and \$441 million in 2017-18 and \$538 million (up to end of February 2019) in 2018-19. The figure for each year covers compensation payments in respect of resumption projects launched in or before that year. The estimated expenditure for land compensation and clearance in the financial year 2019-20 is about \$3,150 million.

2. If there is vacant government land which has not been designated for a specific use or is not required for implementation of the designated use in the near future and is suitable for temporary use, the Lands Department (LandsD) may consider making the land available for temporary use through short-term tenancies (STTs). Generally such STTs are granted for initial periods of a duration ranging from one to five years, which requires no rezoning of the land concerned or for temporary uses permissible under the existing zoning.
  
3. In the past five financial years from 1 April 2014 up to 28 February 2019, LandsD received a total of 136 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). Among these 136 applications, 21 cases had been approved and executed, 19 cases were withdrawn, one case was rejected and 95 cases were under processing as at the end of February 2019. Details of the 21 approved and executed cases are set out in the following table. Generally speaking, restriction on plot ratio is not stipulated under lease. 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.

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <small>Note 1</small>	Lot number & location	Permitted use after the land transaction <small>Note 1</small> [Permitted total gross floor area (square metres) after the land transaction] <small>Note 2</small>	Land premium (\$ million)	Approx. site area (square metres)
1	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
2	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
3	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 Ventriss 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
4	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

Item	Execution date of land document [Type of transaction]	Original use permitted in the lease <small>Note 1</small>	Lot number & location	Permitted use after the land transaction <small>Note 1</small> [Permitted total gross floor area (square metres) after the land transaction] <small>Note 2</small>	Land premium (\$ million)	Approx. site area (square metres)
5	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 <small>Note 3</small>	36 204
6	14 March 2017 [Lease modification]	Industrial purposes excluding offensive trade	NKIL 4854 210-212 Choi Hung Road and 15-17 Ng Fong Street, San Po Kong	Hotel [15 797]	212.56	1 316
7	29 May 2017 [Land exchange]	Agricultural	Lot 4328 in DD 124 Hung Shui Kiu, Yuen Long	Private residential [12 902]	432.18	10 240
8	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 <small>Note 3</small>	68 581
9	12 July 2017 [Land exchange]	Agricultural	Lot 1928 in DD 107 Castle Peak Road – Tam Mi, Au Tau, Yuen Long	Non-industrial (excluding residential, office, hotel, godown and petrol filling station) purposes [9 231]	204.44	11 539
10	15 August 2017 [Lease modification]	One domestic building	IL 6681 36 Jardine's Bazaar, Causeway Bay	Non-industrial (excluding residential, godown and petrol filling station) purposes [1 580]	131.23	105
11	31 August 2017 [Land exchange]	Agricultural	Lot 4056 in DD 120 Shap Pat Heung Road, Yuen Long	Non-industrial (excluding godown, hotel and petrol filling station) purposes [Not specified]	460.00	2 251

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] <sup>Note 2</sup>	Land premium (\$ million)	Approx. site area (square metres)
12	4 October 2017 [Lease modification]	Industrial purposes	Lot 303 sA in DD 355 Tsuen Wan	Non-residential excluding (i) hotel, petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [14 398]	280.00	1 516
13	19 December 2017 [Land exchange]	Chai Tong	FSSTL 263 Areas 24 and 25, Kwu Tung, Sheung Shui	Non-industrial (excluding godown, hotel and petrol filling station) purposes [31 500]	1,235.38	5 250
14	22 December 2017 [Land exchange]	Agricultural	Lot 2128 in DD 121 Ping Shan, Yuen Long	Private residential [3 506]	110.97	3 506
15	27 December 2017 [Land exchange]	Building and agricultural	FSSTL 262 Ma Sik Road, Area 18, Fanling	Private residential [56 654]	2,531.68	16 187

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] <sup>Note 2</sup>	Land premium (\$ million)	Approx. site area (square metres)
16	16 January 2018 [Lease modification]	Industrial purposes	KIL 7778 103-105 Tung Chau Street, Tai Kok Tsui	Non-residential excluding (i) petrol filling station, and residential care home; (ii) any offensive trade; and (iii) the use or storage of any dangerous goods except that the use or storage of such small quantities of the said dangerous goods as shall be exempted from the licensing requirements under the Dangerous Goods Ordinance [4 281]	76.10	386

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] <sup>Note 2</sup>	Land premium (\$ million)	Approx. site area (square metres)
17	29 March 2018 (Land exchange)	Agricultural	FSSTL 261 Junction of Lok Yip Road and On Lok Mun Street, Fanling	<ul style="list-style-type: none"> <li>(i) Industrial</li> <li>(ii) Godown and ancillary office</li> <li>(iii) Office in direct support of an industrial operation</li> <li>(iv) Information technology and telecommunications industries</li> <li>(v) Research, design and development centre</li> <li>(vi) Audio-visual recording studio</li> <li>(vii) Media design and media production</li> <li>(viii) Workshop for laundering, dry cleaning, tailoring or repair of goods</li> <li>(ix) Vehicle repair workshop, vehicle inspection centre or vehicle testing centre</li> <li>(x) Cargo handling and forwarding facilities</li> <li>(xi) Showroom ancillary to factory</li> <li>(xii) Motor vehicle showroom on the ground floor</li> <li>(xiii) Laboratory, inspection and testing centre;</li> <li>(xiv) Recyclable collection centre</li> </ul> A combination of any of users above [4 075]	61.38	815
18	3 April 2018 [Land exchange]	House of not more than two storeys in height	TPTL 233 Wai Yi Street, Tai Po	Non-industrial (excluding godown, hotel and petrol filling station) [Not specified ]	36.78	217.4

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] <sup>Note 2</sup>	Land premium (\$ million)	Approx. site area (square metres)
19	8 August 2018 [Land exchange]	Railway purposes	NKIL 6602 Yau Tong	Private residential and railway facilities [30 225]	1,514.99	4 030
20	21 September 2018 (Lease modification)	Godown	KIL 10663 1 Cheong Tung Road, Hung Hom	Hotel [21 228]	699.44	1 769
21	4 January 2019 [Land exchange]	Residential (including hotel) purposes/ Non-industrial (including hotel) purposes	IL 9045 1 Wang Tak Street, Happy Valley	Private residential [5 403]	1.38	540.3

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 user permitted in the lease conditions of the lot in question.

Note 2: Generally speaking, restriction on plot ratio is not stipulated under lease.

Note 3: 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.

- End -