

CONTROLLING OFFICER'S REPLY

DEVB(PL)342

(Question Serial No. 7119)

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:

In the past five years, how many applications involving payment of premium were received from the MTR Corporation Limited? Please advise in detail on the original land use and the change in use applied for. How many of these applications were approved, rejected and being processed? Please provide details about 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.: 7031)

Reply:

In the past five financial years from 1 April 2014 up to 28 February 2019, the Lands Department received 35 applications from the MTR Corporation Limited (MTRCL) for land grant, lease modification or land exchange. Out of these 35 applications: three applications were withdrawn by MTRCL following the change of development schemes, five applications are being processed; and 27 have been approved with documents executed. The details of the 27 approved and executed cases are as follows:

Item	Location	Details
1	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site G (LOHAS Park Package 5) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation, Public Transport Interchange and Public Toilet (for Site G only) Premium Amount: \$2,064.25 million Site Area : 18 599 m ² (for Site G only) Gross Floor Area : Not exceeding 102 336 m ² (for Site G only)
2	LOHAS Park, No. 1 Lohas Park Road, Tseung Kwan O (Section A and Remaining Portion of Tseung Kwan O Town Lot No. 70)	Application for development rights for Site N (LOHAS Park Package 6) Original use: Non-industrial (excluding hotel, petrol filling station and godown) for the whole lot Permitted use after lease modification: Residential Accommodation (for Site N only) Premium Amount : \$3,345.44 million Site Area : 13 697 m ² (for Site N only) Gross Floor Area : Not exceeding 136 970 m ²

Item	Location	Details
3	<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 (GFA): Residential GFA not exceeding 70 260 m²; Commercial GFA not exceeding 44 500 m² (for Site C1 only)</p>
4	<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>
5	<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 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
6	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	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 Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable
7	Kwun Tong Line Extension, Kowloon (Mass Transit Railway Lot No. 5)	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
8	Ho Man Tin Station, Ho Man Tin (Kowloon Inland Lot No. 11263)	Application for land grant for railway purpose Original use: Not Applicable Permitted use applied for: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway Premium Amount : \$1,000 Site Area : 18 571 m ² Gross Floor Area : Not Applicable

Item	Location	Details
9	<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 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>
10	<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 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: \$1,658.80 million Site Area : 7 975 m² (for Site I only) Gross Floor Area : Not exceeding 75 400 m² (for Site I only)</p>
11	<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 to amend the maximum flat number for residential accommodation, the residential parking space number, the 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
12	<p>South Island Line (East), Hong Kong</p> <p>(Mass Transit Railway Lot No. 6)</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>
13	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 464)</p>	<p>Application for land grant for railway purpose</p> <p>Original use: Not Applicable</p> <p>Permitted use applied for: Wong Chuk Hang Station and Depot for the South Island Line (East) (SIL(E))</p> <p>Premium Amount : \$1,025.021 million Site Area : 49 213 m² Gross Floor Area : Not exceeding 40 563 m² for the Depot and 10 701 m² for the Station</p>
14	<p>Tai Wai Station</p> <p>(Sha Tin Town Lot No. 520)</p>	<p>Application for lease modification to amend the Drainage Reserve Clause not involving change of use of the lot</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</p>
15	<p>No. 33 Wai Yip Street, Kowloon Bay</p> <p>(New Kowloon Inland Lot No. 6201)</p>	<p>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</p> <p>Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable</p>

Item	Location	Details
16	<p>Ho Man Tin Station, Ho Man Tin</p> <p>(Kowloon Inland Lot No. 11264)</p>	<p>Application for land exchange for Residential Development at Ho Man Tin Station</p> <p>Original use: Railway purpose and such purposes ancillary to the construction, use, operation and management of the railway</p> <p>Permitted use after land exchange: Non-industrial (excluding godown, hotel and petrol filling station) purposes</p> <p>Premium Amount : \$6,282.37 million (For Site A only, Site B to be determined)</p> <p>Site Area : 36 204 m²</p> <p>Gross Floor Area: Not exceeding 128 400 m² (comprising 69 000 m² for Site A and 59 400 m² for Site B)</p>
17	<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 to update premium due dates and building covenant dates for the whole lot, amend government accommodation provisions, revise the layout of a public transport interchange and the location of a footbridge, add new vehicular access points, etc, not involving change of use of the lot</p> <p>Premium Amount : Nil</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>
18	<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 to amend the completion dates of various formation areas and public open space not involving change of use of the lot</p> <p>Premium Amount : \$24.92 million</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>

Item	Location	Details
19	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
20	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
21	First Street, Sai Ying Pun, Hong Kong (Inland Lot No. 9037)	Application for lease modification to amend the net floor areas of the public pedestrian stairs not involving change of use of the lot Premium Amount : Nil Site Area : Not Applicable Gross Floor Area : Not Applicable

Item	Location	Details
22	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for land exchange for property development at Wong Chuk Hang Station</p> <p>Original use: Wong Chuk Hang Station and Depot for the SIL(E)</p> <p>Permitted use applied after land exchange : Non-industrial (excluding godown, hotel, and petrol filling station) purposes</p> <p>Premium Amount : \$4,684.54 million (For Site A only, Sites B to F to be determined)</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 53 600 m² (for Site A only)</p>
23	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for development rights for Site B (Phase 2) not involving change of use of the lot</p> <p>Premium Amount : \$5,213.81 million</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 45 800 m² (for Site B only)</p>
24	<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</p> <p>Site Area : Not Applicable</p> <p>Gross Floor Area : Not Applicable</p>
25	<p>Wong Chuk Hang Station, Wong Chuk Hang</p> <p>(Aberdeen Inland Lot No. 467)</p>	<p>Application for development rights for Site C (Phase 3) not involving change of use of the lot</p> <p>Premium Amount : \$12,971.29 million</p> <p>Site Area : 68 581 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 92 900 m² and Commercial GFA not exceeding 47 000 m² (for Site C only)</p>

Item	Location	Details
26	<p>Ho Man Tin Station, Ho Man Tin</p> <p>(Kowloon Inland Lot No. 11264)</p>	<p>Application for development rights for Site B (Phase 2) not involving change of use of the lot</p> <p>Premium Amount : \$7,486.53 million</p> <p>Site Area : 36 204 m²</p> <p>Gross Floor Area : Residential GFA not exceeding 59,400 m² (for Site B only)</p>
27	<p>Yau Tong, Kowloon</p> <p>(New Kowloon Inland Lot No. 6602)</p>	<p>Application for land exchange for property development at Yau Tong Ventilation Building, Ko Chiu Road, Kowloon</p> <p>Original use: Railway Operation Purpose</p> <p>Permitted use after land exchange: Private Residential and Railway Facilities</p> <p>Premium Amount: 1,514.99 million</p> <p>Site Area : 4 030 m²</p> <p>Gross Floor Area : Not exceeding 30 225 m²</p>

- End -