

CONTROLLING OFFICER'S REPLY**DEVB(PL)344****(Question Serial No. 4191)**

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:

- (1) Please provide details of land granted to the projects of the Urban Renewal Authority (URA) in the past five years by using the table below:

Project title and lot number	Original land use and site area	Use applied for, plot ratio and maximum floor area

- (2) If the area under the URA's land grant application is originally used for a public purpose (such as streets), what are the criteria for the land grant and the level of land premium?

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 1082)

Reply:

- (1) In the past five calendar years (2014 to 2018), the Lands Department received a total of 15 applications for land grant, land exchange or lease modification from the Urban Renewal Authority (URA). Of these applications, six are under processing whilst nine have been approved with relevant documents executed. Under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000. Details of the nine approved applications are as follows:

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
1	Hai Tan Street, Sham Shui Po (New Kowloon Inland Lot No. 6545)	virtually unrestricted 422.7 square metres	non-industrial 3 804 square metres
2	Pine Street/Oak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11251)	virtually unrestricted 767 square metres	non-industrial 6 905 square metres
3	Kowloon Road/Kiu Yam Street, Sham Shui Po (New Kowloon Inland Lot No. 6558)	virtually unrestricted 542.7 square metres	non-industrial 4 884 square metres
4	Shanghai Street, Mongkok (Kowloon Inland Lot No. 11247)	virtually unrestricted 916 square metres	commercial and/or cultural purposes 5 068 square metres
5	Fuk Chak Street/ Li Tak Street, Tai Kok Tsui (Kowloon Inland Lot No. 11259)	virtually unrestricted 768 square metres	non-industrial 6 123 square metres
6	Reclamation Street/ Shantung Street/ Soy Street (Kowloon Inland Lot No. 11254)	Non-industrial and no factory building 1 389.9 square metres	non-industrial 12 509 square metres

	Project title and lot number	Original land use and site area	Use applied for, plot ratio* and maximum floor area
7	Tung Chau Street and Kweilin Street (New Kowloon Inland Lot No. 6559)	virtually unrestricted 1 490 square metres	non-industrial 13 410 square metres
8	Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok, Kowloon (Kowloon Inland Lot No. 11244)	not applicable (the case concerns revision of the existing land grant which does not involve change of land use)	Application for revision of the land grant for the implementation of the Starter Homes Pilot Scheme
9	Junction of Fuk Tsun Street and Anchor Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 11234)	not applicable (the case concerns revision of the existing land grant which does not involve change of land use)	Application for revision of the dimensions of the loading and unloading spaces and deletion of the waterworks reserve clause

* Plot ratio information is not normally provided in lease conditions.

- (2) The boundary of the land grant to URA follows generally the boundary of urban renewal projects and comprises resumed private land and/or government land. As mentioned in paragraph (1) above, under the existing policy, applications for land grant, land exchange and lease modification for urban renewal purposes from URA, if approved, will generally involve a nominal premium of \$1,000.

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