

CONTROLLING OFFICER'S REPLY**DEVB(PL)345****(Question Serial No. 4984)**

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 provide details of land grant for railway property projects in the past five years according to the table below

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL and/or successful tenderer	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number and year of sale

Asked by: Hon CHU Hoi-dick (LegCo internal reference no.: 2016)

Reply:

Details of land grant (includes private treaty grant/land exchange/lease modification/grant of development rights) for railway property projects tendered by the MTR Corporation Limited (MTRCL) in the past five financial years (i.e. from 1 April 2014 up to 28 February 2019) are set out below:

Project name and lot number	Site area	Year of tendering by the MTR Corporation Limited (MTRCL)	Amount of premium payable by MTRCL	Commercial gross floor area (GFA), Residential GFA, total GFA and other details of development project	Estimated Flat Number (Note 1)
Tai Wai Station (Sha Tin Town Lot No. 520)	48 412 m ²	2014-15	\$10,356.01 million	Residential GFA: 190 480 m ² Non-industrial GFA (including the Bicycle Park and Cycle Track with total GFA not less than 1 380m ²): 62 000 m ² Government Accommodation: - A post-secondary college with total GFA of 15 000m ² - The existing public toilet - A Public Transport Interchange (PTI) - A Bicycle Park and Cycle Track Total GFA: 267 480 m ²	3 090
Tseung Kwan O Area 86 Package 5 (Tseung Kwan O Town Lot No. 70 S.A & RP)	18 599 m ²	2014-15	\$2,064.25 million	Residential GFA: 102 336 m ² Government Accommodation: - PTI - Public Toilet: 70 m ² (net operational floor area) (NOFA)	1 600
Tseung Kwan O Area 86 Package 6 (Tseung Kwan O Town Lot No. 70 S.A & RP)	13 697 m ²	2014-15	\$3,345.44 million	Residential GFA: 136 970 m ²	2 392

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Tin Wing Station (Tin Shui Wai Town Lot No. 23)	18 232 m ²	2014-15	\$1,518.99 million	Commercial GFA: 205 m ² Residential GFA: 91 051 m ² Total GFA: 91 256 m ²	1 976
Yuen Long Station (Yuen Long Town Lot No. 510)	39 100 m ²	2015-16	\$1,000 (Note 2)	Residential GFA: 126 455m ² Commercial GFA: 11 535 m ² Government Accommodation : - A public toilet: 114 m ² (NOFA) - A services centre for children and youth: 631 m ² (NOFA) - A services centre for family: 535 m ² (NOFA) - The existing PTI Total GFA: 137 990 m ²	1 970
Tseung Kwan O Area 86 Package 7 (Tseung Kwan O Town Lot No. 70 S.A & RP)	50 275 m ²	2015-16	\$3,888.3068 million	Residential GFA: 70 260 m ² Commercial GFA: 44 500 m ² Kindergarten or Kindergarten cum Child Care Centre GFA: 1 160 m ²	1 120
Tseung Kwan O Area 86 Package 8 (Tseung Kwan O Town Lot No. 70 S.A & RP)	16 638 m ²	2015-16	\$2,955.26 million	Residential GFA: 97 000 m ²	1 422

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Tseung Kwan O Area 86 Package 9 (Tseung Kwan O Town Lot No. 70 S.A & RP)	12 865 m ²	2015-16	\$2,851.99 million	Residential GFA: 104 110 m ² Kindergarten or Kindergarten cum Child Care Centre GFA: 810 m ²	1 653
Tseung Kwan O Area 86 Package 10 (Tseung Kwan O Town Lot No. 70 S.A & RP)	7 975 m ²	2015-16	\$1,658.8 million	Residential GFA: 75 400 m ²	893
Ho Man Tin Station Package 1 (Kowloon Inland Lot No. 11264)	21 634 m ²	2016-17	\$6,282.37 million	Residential GFA: 69 000 m ² Government Accommodation: - A refuse collection point: 120 m ² (NOFA)	930
Wong Chuk Hang Station Package 1 (Aberdeen Inland Lot No. 467)	11 199 m ²	2016-17	\$4,684.54 million	Residential GFA: 53 600 m ² Government Accommodation: - A mentally handicapped persons hostel: 557 m ² (NOFA) - An integrated vocational rehabilitation services centre: 653 m ² (NOFA)	800

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West Rail, Kam Sheung Road Station Package 1 (Lot No. 1040 in Demarcation District 103)	41 687 m ²	2017-18	\$1,000 (Note 2)	Residential GFA: 114 896 m ² The reprovisioned Station Carpark Government Accommodation: - PTI - A public toilet: 90 m ² (NOFA)	2 000
Wong Chuk Hang Station Package 2 (Aberdeen Inland Lot No. 467)	8 572 m ²	2017-18	\$5,213.81 million	Residential GFA: 45 800 m ²	600
Yau Tong Ventilation Building, Ko Chiu Road, Yau Tong (Site A) (New Kowloon Inland Lot No. 6602)	4 030 m ²	2018-19	\$1,514.99 million	Residential GFA: 30 225 m ²	500
Ho Man Tin Station Package 2 (Kowloon Inland Lot No. 11264)	12 042 m ²	2018-19	\$7,486.53 million	Residential GFA: 59 400 m ²	1 000
Wong Chuk Hang Station Package 3 (Aberdeen Inland Lot No. 467)	22 383 m ²	2018-19	\$12,971.29 million	Residential GFA: 92 900 m ² Commercial GFA: 47 000m ²	1 200

Note 1: The actual flat numbers are subject to the design adopted by the developers.

Note 2: Premium paid by the Kowloon-Canton Railway Corporation as the grantee of the lot.

The Lands Department has no information on the expected sale date of the railway property developments.

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