

CONTROLLING OFFICER'S REPLY

DEVB(PL)367

(Question Serial No. 5130)

Head: (91) Lands Department
Subhead (No. & title): (-) Not Specified
Programme: (1) Land Administration, (3) Legal Advice
Controlling Officer: Director of Lands (Thomas CHAN)
Director of Bureau: Secretary for Development

Question:

As One Kai Tak, a property under the “Hong Kong Property for Hong Kong People” (“HKPHKP”) measure, is subject to “HKPHKP” land grant conditions, purchase of the units within a certain period is confined to Hong Kong permanent residents while consent to resell, let out or mortgage shall be obtained from the Lands Department (LandsD). Will the Government provide information about “HKPHKP” in table form with regard to the following:

The number of applications for consent to sell One Kai Tak units received by LandsD;

The number of consents to sell One Kai Tak units granted by LandsD;

The number of applications for consent for owners of One Kai Tak units to underlet or license received by LandsD;

The number of consents for owners of One Kai Tak units to underlet or license granted by LandsD;

The number of applications for consent for owners of One Kai Tak units to mortgage or charge received by LandsD;

The number of consents for owners of One Kai Tak units to mortgage or charge granted by LandsD;

The number of complaints about suspected breaches of lease conditions by owners of One Kai Tak units received by LandsD, with a breakdown by nature of complaint; and

The number of confirmed cases of breaches of lease conditions by owners of One Kai Tak units received by LandsD, with a breakdown by nature of case.

Month	Number of applications for resale	Number of consents to resale	Number of applications for letting out	Number of consents to let out	Number of complaints about underletting units suspectedly in breach of lease conditions	Number of confirmed cases in breach of lease conditions

Asked by: Hon TAM Man-ho, Jeremy (LegCo internal reference no.: 414)

Reply:

The policy objective of the Hong Kong Property for Hong Kong People (HKPHKP) measure is to accord priority to Hong Kong Permanent Residents in making use of our scarce housing land resources when there is a tight demand-supply situation in the property market. The Government announced in September 2012 that the HKPHKP measure would apply to two residential sites, i.e. New Kowloon Inland Lot No. 6516 and New Kowloon Inland Lot No. 6517, in the Kai Tak Development Area. The two sites were sold through public tender in mid-2013 and collectively known as “One Kai Tak”.

For the implementation of the HKPHKP measure, the Conditions of Sale in respect of the two sites constituting One Kai Tak both contain Special Condition No. (16)(a) restricting alienation of any residential units except with the prior written consent of the Director of Lands for a period of 30 years ending on 27 June 2043. The Lands Department (LandsD) issued the Certificates of Compliance on 20 October 2017 and owners of individual residential units may accordingly apply for consent to sell, consent to underlet/license, and consent to mortgage/charge under the said Special Condition No. (16)(a). The statistics for the numbers of applications received and consents granted by LandsD up to the end of February 2019 are set out in the table below:

Month	Consent to Sell ^{Note 1}		Consent to Underlet/License		Consent to Mortgage/Charge ^{Note 2}	
	No. of application received	No. of consent granted	No. of application received	No. of consent granted	No. of application received	No. of consent granted
November 2017	3	-	5	-	3	-
December 2017	85	4	121	5	81	4

Month	Consent to Sell ^{Note 1}		Consent to Underlet/License		Consent to Mortgage/Charge ^{Note 2}	
	No. of application received	No. of consent granted	No. of application received	No. of consent granted	No. of application received	No. of consent granted
January 2018	614	334	666	362	609	334
February 2018	45	380	60	449	44	371
March 2018	32	43	43	53	29	42
April 2018	36	36	36	40	36	32
May 2018	15	19	15	22	18	22
June 2018	6	16	5	15	11	22
July 2018	13	12	13	11	13	12
August 2018	11	9	9	10	10	9
September 2018	5	6	4	4	5	5
October 2018	6	5	6	5	7	4
November 2018	8	9	7	8	8	10
December 2018	6	5	5	4	6	6
January 2019	7	6	5	6	9	6
February 2019	6	8	6	6	8	11
Total	898	892	1 006	1 000	897	890

As processing takes time, the consent granted in a given month may not correspond to the application received in the same month.

Note 1: The consent, when given, allows the owner to sell the property and the purchaser to mortgage/charge the property for the purpose of financing the purchase of the property.

Note 2: The consent, when given, allows the owner to mortgage/charge the property.

Up to the end of February 2019, LandsD has received two complaints about suspected breach of the restriction on underletting of two residential units under the said Special Condition No. (16)(a). Both complaints were found unsubstantiated after investigation.

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