

**CONTROLLING OFFICER'S REPLY****S-DEVB(PL)11****(Question Serial No. S0103)**

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, with a breakdown by district, the information on applications by private developers for lease modification for urban renewal purpose in the past five years.

## (1) Private redevelopment projects subject to lease modification/land exchange:

District/ location (Lot number)	Site area	Name of registered owner as at the execution date of the lease modification/ land exchange	Details of the lease modification/ land exchange	Plot ratio and floor area before redevelopment	Permitted maximum plot ratio and floor area after lease modification	Amount of premium payable

## (2) Private redevelopment projects not subject to lease modification/land exchange:

District/ location (Lot number)	Site area	Name of registered owner as at the execution date of the lease modification/ land exchange	Details of the lease modification/ land exchange	Plot ratio and floor area before redevelopment	Permitted maximum plot ratio and floor area after lease modification

Asked by: Hon CHU Hoi-dick

Reply:

(1) The details of the redevelopment cases implemented by private developers in urban areas namely Hong Kong Island, Kowloon, and Tsuen Wan & Kwai Chung districts by way of lease modifications and land exchanges executed in the past five financial years (i.e. from 1 April 2014 up to 28 February 2019) are set out in the table below:

	Location (Lot No) [Transaction Type]	Site Area (ha) (about)	Execution Date (Name of registered owner of the lot as at execution of the Lease modification / Land exchange)	Permitted use after the land transaction <sup>(Note 1)</sup> [Original use permitted in the lease] <sup>(Note 1)</sup>	Maximum permitted Gross Floor Area (GFA) under lease (square metres) <sup>(Note 2)</sup>	Premium (\$ million)
<b>2014-15</b>						
<b>Residential development</b>						
Hong Kong Island	No. 128 Pok Fu Lam Road, Hong Kong (Rural Building Lot No. 324) [Lease modification]	0.6440	23 April 2014 (Samsbury Investments Limited)	Private residential  [One house of European type]	5 796	172.81
Hong Kong Island	53 Conduit Road, Mid-levels (Inland Lot No. 2138 Remaining Portion) [Lease modification]	0.2268	28 October 2014 (Bestone Limited)	Private residential  [Not more than three houses]	5 613.318	194.49
Hong Kong Island	No. 43 Island Road, Hong Kong (Rural Building Lot No. 721) [Lease modification]	0.2230	6 November 2014 (Alba Securities and Investment Company Limited)	Private residential  [Private residential]	1 672.3	108.13
Kowloon	Nil					
Tsuen Wan and Kwai Chung district	Nil					

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<b>Non-residential development</b>						
Hong Kong Island	Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (Aberdeen Inland Lot No. 461) [Land exchange]	0.2369	8 May 2014 (Hareton Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial and/or godown]	35 535	1,069.73
Kowloon	Nos. 103-107 Tam Kung Road, Hung Hom, Kowloon (Kowloon Inland Lot No. 11207) [Land exchange]	0.0309	14 January 2015 (Asia Best Profits Limited and Ever Pacific Investment Limited)	Hotel  [Former lot KIL 4046: Pasteurizing milk with non- offensive trades Former lots KIL 4167 sA and KIL 4167 RP: Domestic houses]	2 779.65	65.61
Kowloon	Nos. 84-86 Wuhu Street, Hung Hom, Kowloon (Hung Hom Inland Lot No. 529) [Lease modification]	0.0142	24 November 2014 (Harvest Triumph Limited)	Non-industrial (excluding godown, hotel and petrol filling station) or Hotel  [Non-industrial]	1 279.2	44.47
Tsuen Wan and Kwai Chung district	Nos. 54-56 Ta Chuen Ping Street, Kwai Chung (Lot No. 326 in Demarcation District No. 444) [Lease modification]	0.0961	16 January 2015 (Winning Tech Limited)	High-tier data centre  [Industrial and/or godown]	9 126	51.44

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<b>2015-16</b>						
<b>Residential development</b>						
Hong Kong Island	No. 47 Barker Road, The Peak, Hong Kong (Rural Building Lot No. 544) [Lease modification]	0.0721	13 May 2015 (Absolute Keen Limited)	Private residential  [virtually unrestricted]	393.2	103.21
Hong Kong Island	Nos. 31-69 Chai Wan Road, Hong Kong (Shau Kei Wan Inland Lot No. 634) [Lease modification]	0.5314	21 July 2015 (Timse Enterprises Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Private residential]	44 014	3,002.17
Hong Kong Island	No. 45 Tai Tam Road, Stanley, Hong Kong (Rural Building Lot No. 442) [Lease modification]	0.3009	14 September 2015 (Tania Development Limited)	Private residential  [Not more than two detached residences of European type]	2 708	307.66
Kowloon	Portland Street, Mong Kok, Kowloon (Kowloon Inland Lot No. 11243) [Land exchange]	0.0329	18 November 2015 (China Travel Service (Holdings) Hong Kong Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Non-industrial excluding offensive trades]	2 469	89.81
Kowloon	Nos. 279, 279A, 279B and 279C Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2453) [Lease modification]	0.0711	1 December 2015 (Able Business Development Limited)	Private residential  [One house of European type]	3 662	271.5

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Tsuen Wan and Kwai Chung district	Nil					
<b>Non-residential development</b>						
Hong Kong Island	Nil					
Kowloon	No. 93 Wai Yip Street, Kwun Tong, Kowloon (Kwun Tong Inland No. 680) [Lease modification]	0.0195	24 June 2015 (Profit Point Development Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial and/or godown]	2 583	73.26
Tsuen Wan and Kwai Chung district	Nil					
<b>2016-17</b>						
<b>Residential development</b>						
Hong Kong Island	Nil					
Kowloon	Nos. 78-80 Maidstone Road, Kowloon (Kowloon Inland Lot No. 9692) [Lease modification]	0.0479	27 June 2016 (Fame Top Investment Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [private residential]	4 310	178.74

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Kowloon	Nos. 340-342 Fuk Wing Street, Nos. 27-29 Tonkin Street and Nos. 249-263 Un Chau Street, Kowloon (New Kowloon Inland Lot No. 4178) [Lease modification]	0.2403	4 January 2017 (Twin City Holdings Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Industrial]	21 631	1,122.7
Kowloon	Nos. 55 – 55A La Salle Road, Kowloon Tong, Kowloon (New Kowloon Inland Lot No. 3849 Remaining Portion) [Lease modification]	0.1295	17 January 2017 (Max Time Enterprise Limited)	Private residential  [One detached residence or 2 semi-detached residences or 4 flats]	2 330	75.06
Tsuen Wan and Kwai Chung district	Ting Kau, Tsuen Wan (Tsuen Wan Town Lot No. 418) [Land exchange]	0.0503	8 December 2016 (Lam Wing Tak, Wong Bik Ha)	Private residential  [Building and agricultural]	377.1	10.03

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<b>Non-residential development</b>						
Hong Kong Island	Nos. 14-30 King Wah Road, Hong Kong (Inland Lot No. 7106 Section B, Inland Lot No. 7106 Section C and Inland Lot No. 7106 Remaining Potion and Extension) [Lease modification]	0.4890	25 October 2016 (Glory United Development Limited)	Non-industrial (excluding residential, hotel, godown and petrol filling station)  [Industrial]	30 635	2,218.69
Kowloon	No. 98 How Ming Street, Kowloon (Kwun Tong Inland Lot No. 240) [Lease modification]	0.8903	25 October 2016 (KT Real Estate Limited and Turbo Result Limited)	Non-residential (excluding hotel, petrol filling station and residential care home)  [Industrial]	106 835	4,305
Kowloon	Nos. 210-212 Choi Hung Road and Nos. 15-17 Ng Fong Street, San Po Kong, Kowloon (New Kowloon Inland Lot No. 4854) [Lease modification]	0.1316	14 March 2017 (Uppermax Company Limited)	Hotel  [Industrial excluding offensive trade]	15 797	212.56
Tsuen Wan and Kwai Chung district	Nil					

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<b>2017-18</b>						
<b>Residential development</b>						
Hong Kong Island	Nil					
Kowloon	Nos. 13 and 15 Sze Shan Street, Kowloon (Yau Tong Inland Lot No. 41) [Land exchange]	0.3816	16 August 2017 (Double Bright Limited)	Non-industrial (excluding godown, hotel and petrol filling station)  [Industrial and/or godown (excluding offensive trades)]	25 264	983.03
Kowloon	Nos. 301, 301A-C Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2320) [Lease modification]	0.0749	31 May 2017 (Gold Asset Investment Limited and Wise Think Global Limited)	Private residential  [One house of European type]	3 744	212.44
Kowloon	No. 195 Prince Edward Road West, Kowloon (Kowloon Inland Lot No. 2341 Section E ) [Lease modification]	0.0843	1 June 2017 (Junie Limited)	Private residential  [Residential]	4 212	179.73



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Kowloon	Nos. 139, 141, 143, 145 and 147 Argyle Street, Kowloon (Kowloon Inland Lot No. 6005, Kowloon Inland Lot No. 6035 Remaining Portion, Inland Lot No. 6036 Remaining Portion, Kowloon Inland Lot No. 6037 Remaining Portion and Kowloon Inland Lot No. 6038 Remaining Portion) [Lease modification]	0.5755	6 March 2018 (CLP Property Investment Limited)	KIL 6005: Museum,  KIL 6035 RP, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: Private residential  [KIL 6005 and KIL 6035 RP: Private dwelling house, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: Private residential and/or office]	KIL 6005: 2 837,  KIL 6035 RP, KIL 6036 RP, KIL 6037 RP and KIL 6038 RP: 28 772.5	2,020.99
Kowloon	Nos. 48A and 50 La Salle Road, Kowloon Tong (Kowloon Inland Lot No. 3851 Section D and Kowloon Inland Lot No. 3851 Section E) [Lease modification]	0.0873	29 March 2018 (Welton Corporation Limited and Kind Loyal Limited)	Private residential  [KIL 3851 sD: Detached or semi-detached private residences and/or flats KIL 3851 sE: One detached or one semi-detached house]	1 588	65.57
Tsuen Wan and Kwai Chung district	Nil					

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<b>Non-residential development</b>						
Hong Kong Island	No. 36 Jardine's Bazaar, Causeway Bay, Hong Kong (Inland Lot No. 6681) [Lease modification]	0.0105	15 August 2017 (Empire Target Company Limited)	Non-industrial (excluding residential, godown and petrol filling station)  [One domestic building]	1 580	131.23
Kowloon	No. 7 Wang Tai Road, Kowloon Bay, Kowloon (New Kowloon Inland Lot No. 5948) [Lease modification]	0.3120	8 January 2018 (Goldin Financial Global Square Limited)	Non-residential excluding hotel, petrol filling station, and residential care home  [Industrial and/or godown excluding offensive trades]	37 440	1,651.98
Kowloon	Nos. 103-105 Tung Chau Street, Tai Kok Tsui, Kowloon (Kowloon Inland Lot No. 7778) [Lease modification]	0.0386	16 January 2018 (Gainsmark Inc Limited)	Non-residential excluding petrol filling station and residential care home  [Industrial excluding offensive trades]	4 281	76.1

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Tsuen Wan and Kwai Chung district	Tsuen Wan (Lot No. 303 Section A in Demarcation District No. 355) [Lease modification]	0.1516	4 October 2017 (Rainbow Red Holdings Limited)	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  [Industrial]	14 398	280
<b>2018-19 up to 28 February 2019</b>						
<b>Residential development</b>						
Hong Kong Island	No. 1 Wang Tak Street, Happy Valley, Hong Kong (Inland Lot No. 9045) [Land exchange]	0.0540	4 January 2019 (Emperor Hotel (HK) Limited)	Private residential  [Former lot IL 2840 sA : Residential (including hotel) Former lot IL 2840 RP : Non-industrial (including hotel)]	5 403	1.38

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Hong Kong Island	No. 16 Bowen Road, Hong Kong (Inland Lot No. 2304 and the Extension) [Lease modification]	0.0743	4 February 2019 (Wealthy Trendy Limited)	Private residential  [Not more than one house]	1 382.39	304.44
Kowloon	Nos. 233 and 235 Prince Edward Road West, Kowloon City, Kowloon (Kowloon Inland Lot No. 11230) [Land exchange]	0.1340	21 September 2018 (Leading Faith Group Limited and Noble Power Enterprises Limited)	Private residential  [Residential]	6 700	516.83
Kowloon	Nos. 14-20 Inverness Road, Kowloon City, Kowloon (New Kowloon Inland Lot No. 6573) [Land exchange]	0.1440	22 October 2018 (Total Expect Limited)	Private residential  [Detached or semi-detached houses of European type]	4 320	200.74
Kowloon	Nos. 10-12A La Salle Road, 168-168C Boundary Street, Kowloon (Kowloon Inland Lot No. 3275 and Kowloon Inland Lot No. 3276) [Lease modification]	0.0837	30 January 2019 (Smart Value Investments Limited)	Private residential  [Detached or semi-detached houses of European type]	4 197	259.88
Tsuen Wan and Kwai Chung district	Nil					

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<b>Non-residential development</b>						
Hong Kong Island	No. 2 Yi Nga Drive, Ap Lei Chau, Hong Kong (Ap Lei Chau Inland Lot No. 83 Remaining Portion and Extensions) [Lease modification]	1.18	25 May 2018 (Hongkong Electric Company, Limited)	(i) The generation and distribution of electricity, together with staff quarters, canteen and other welfare and recreational facilities for the exclusive use by the employees of the grantee and/or their bona fide visitors; and (ii) Hotel  [Electricity substation]	15 400	656.21
Kowloon	No. 11 Middle Road, Tsim Sha Tsui, Kowloon (Kowloon Inland Lot No. 11169) [Land exchange]	0.2689	24 May 2018 (The Sailor's Home and Missions to Seamen)	(i) Hotel, (ii) Club for seafarers  [A seamen's club and hostel for seamen]	32 263	1,133.45
Kowloon	No. 1 Cheong Tung Road, Hum Hom, Kowloon (Kowloon Inland Lot No. 10663) [Lease modification]	0.1769	21 September 2018 (China Travel Service (Hong Kong) Limited)	Hotel [Godown]	21 228	699.44
Tsuen Wan and Kwai Chung district	Nil					

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: Maximum GFA figures specified in the land lease. Plot ratio is usually not specified in lease conditions.

(2) The Lands Department does not have readily available information in respect of redevelopment cases implemented by private developers not subject to lease modification and land exchange applications.

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