

For information
on 23 April 2001

LEGISLATIVE COUNCIL
PANEL ON PLANNING, LANDS AND WORKS

Land Sale and Development Programmes for 2001/02 to 2005/06

This paper provides information on the Land Sale and Development Programmes for 2001/02 to 2005/06 announced on 12 February 2001.

Background

2. The one-year Land Sale Programme and the four-year Land Development Programme are annually rolled-forward programmes. They help the Government achieve its policy objective of providing sufficient land to meet the long-term needs of the community and helping to maintain stability in the property market.

3. Under the one-year Land Sale Programme, there is an application system (first introduced in 1999) to supplement the scheduled land auctions and tenders. This system allows the market to have flexibility in deciding the optimum amount of and timing for additional land to be made available to meet market demand. Under this system, a developer interested in any site on the Application List may apply to the Government for the sale of the site provided he/she offers a minimum price. If the Government considers the minimum price reasonable and accepts it, the site will be put up for sale by auction or tender as appropriate. This system continues to operate in 2001/02.

Land Sale Programme for 2001/02

4. Under the Land Sale Programme for 2001/02, 38 hectares of land are available for private housing development, compared to 90 hectares in 2000/01. What appears to be a substantial decrease in land supply is due to the inclusion of 90 hectares of land in the 2000/01 programme for two exceptionally large land grants (namely, 18 hectares for the Cyberport and 32 hectares for a phased Mass Transit Railway-related residential project at Tseung Kwan O). Setting these two land grants aside, the 38 hectares available in 2001/02 would be comparable to the 40 hectares available in 2000/01. The actual amount of land to be taken up, the number of flats to be built and the timing for putting the flats on the market will be determined by market demand and developers' commercial considerations. An overview of the 2001/02 Land Sale Programme is at Annex A.

5. During the 12 months from April 2001 to March 2002, public auctions and tenders will be conducted according to a land sale timetable, providing 5 hectares of land for private housing development and 1 hectare for non-housing uses. Ten private residential sites are scheduled to be sold by auction. Among these 10 sites, nine are less than 1 hectare in site area. Under the Application List, 20 hectares of land for private housing development, 12 hectares for the Private Sector Participation Scheme and 7 hectares for non-housing uses are available for application. Another 48 hectares of land are available for disposal by way of private treaty, comprising 13 hectares for private housing development and 35 hectares for non-housing uses. Details of the sites available by auction, tender or application in 2001/02 are at Annex B.

Land Development Programme for 2002/03 to 2005/06

6. Under the Land Development Programme for the four financial years from 2002/03 to 2005/06, there will be a land reserve of 319 hectares for private housing development which may be made available through public auction, tender, application or private treaty grant. This represents a

decrease of 14 hectares compared to the programme for 2001/02 to 2004/05.
An overview of the programme for 2002/03 to 2005/06 is at Annex C.

Planning and Lands Bureau
April 2001

Overview of 2001/02 Land Sale Programme

	Auction/Tender		Application		Private Treaty Grant		Total	
	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)
Private Housing	5	1 000 (82 600)	20	8 500 (780 100)	13	12 200 (803 000)	38	21 700 (1 665 700)
Private Sector Participation Scheme	N/A	N/A	12	13 700 (782 500)	N/A	N/A	12	13 700 (782 500)
Non-housing	1	N/A	7	N/A	35	N/A	43	N/A
Total	6	1 000 (82 600)	39	22 200 (1 562 600)	48	12 200 (803 000)	93	35 400 (2 448 200)

N/A – not applicable

**Land Sale Programme
Auctions
April 2001 - March 2002**

Sale Date	Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio
19 June 2001 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	TWTL 400	Sze Pei Square, Tsuen Wan	Commercial/Residential	0.0390	5/9.5
	STTL 209	Area 43, Sha Tin	Residential R3	0.2710	1
13 August 2001 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	Lot 2052 D.D. 121	Ping Shan, Yuen Long	Residential R1	0.2520	2.66
	Lot 1184 D.D. 217	Man Kei Toi, Pak Sha Wan, Sai Kung	Residential R3	1.7800	0.6
16 October 2001 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	Lot 348 D.D. 252	Tai Mong Tsai, Sai Kung	Residential R4	0.4550	0.4
	NKIL 6378 2 and 4	Caldecott Road, Piper's Hill	Residential R3	0.3415	0.75 or existing bulk
4 December 2001 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	Lot 2051 D.D. 121	Ping Shan, Yuen Long	Residential R1	0.3754	2.66
	NKIL 6379 3	Caldecott Road, Piper's Hill	Residential R3	0.5847	0.75 or existing bulk
4 February 2002 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	TMTL 432	Area 16, Tuen Mun	Residential R2	0.6090	5
	TPTL 168	Site W, Area 11, Tai Po Kau	Residential R3	0.4185	0.6

Note:

The above site areas and plot ratio are for reference only. Interested parties should refer to the respective Conditions of Sale for the detailed development parameters.

**Land Sale Programme
Tenders
April 2001 - March 2002**

Invitation Date	Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio
May 2001	RBL 1156	Chung Hom Kok	External Telecommunication Station	0.1845	1.2
July 2001	RBL 1157	Chung Hom Kok	External Telecommunication Station	0.1653	1.2
November 2001	TCTL 9	Area 58, Tung Chung	Petrol Filling Station	0.0888	NA
December 2001	NKIL 6409	Cornwall Street, Kowloon Tong	Petrol Filling Station	0.1453	NA
January 2002	STTL 484	Site 28, Area 86B, Sha Tin	Petrol Filling Station	0.1550	NA
February 2002	TYTL 170	Tsing Yi Road West, Tsing Yi	Petrol Filling Station	0.0937	NA
March 2002	CWIL 171	Chai Wan Industrial Area	Petrol Filling Station	0.1900	NA
March 2002	STTL 404	Man Lam Road, Tai Wai	Petrol Filling Station	0.0712	NA

Note:

The above site areas and plot ratio are for reference only. Interested parties should refer to the respective Conditions of Sale for the detailed development parameters.

Land Sale Programme
List of Sites for Sale by Application
(Application List)
April 2001 - March 2002

Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HK\$ M)
IL 8920	Ex-Government Supplies Depot, Oil Street, North Point	Commercial/Residential	1.4667	Portion A: 10.55 Portion B: See Note 2 below	April 2001	50
NKIL 6308	San Po Kong Magistracy, Government Offices Building and King Fuk Street Playground, San Po Kong	Commercial/Residential	1.2639	9	February 2002	50
TMTL 430	Area 52, Tuen Mun	Residential R4	0.3900	0.4	April 2001	2
TMTL 422	Ex-Pearl Island Quarters, Tuen Mun	Residential R3	1.5063	1.3	April 2001	20
Lot 245 D.D. 331	Ex-South Lantau Hospital, Lantau	Residential R4	1.6600	0.4	April 2001	10
TMTL 449	Area 58, Tuen Mun	Residential R3	1.6693	1.33	April 2001	20
KIL 11146	Site E/A3, West Kowloon Reclamation (Site B1)	Residential R1	1.1300	7.5	June 2001	50
KIL 11158	Site E/A3, West Kowloon Reclamation (Site B2)	Residential R1	1.0400	7.5	June 2001	50
STTL 487	Site 15, Area 77, Ma On Shan	Residential R2	1.4338	5	July 2001	50
STTL 526	Ex-Pak Tak Yuen, Lok Kwai Path, Sha Tin	Residential R3	2.0650	1.5	August 2001	50

Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HK\$ M)
IL 8914	Ex-Hollywood Road Police Quarters, Sheung Wan	Residential R1	0.5818	10	September 2001 (Subject to Review)	50
KIL 11140	Site F/A14, West Kowloon Reclamation	Residential R1	1.4312	7.5	October 2001	50
TMTL 436	Siu Lam, Tuen Mun	Residential R4	0.9240	0.4	October 2001	2
STTL 449	Sites 21 and 22, Area 86B, Ma On Shan	Residential R2	2.1100	5	December 2001	50
NKIL 6196	Junction of Cornwall Street and Tat Chee Avenue, Kowloon Tong	Residential R3	1.4600	1.916	March 2002	50
KCTL 486	Kwai Shing Circuit, Kwai Chung	Private Sector Participation Scheme	0.4658	4.41/0.09	April 2001	5
STTL 507	Area 11, Shek Mun, Shatin	Private Sector Participation Scheme	4.0450	6.42/0.14	April 2001	30
TKOTL 77	Area 73B, Tseung Kwan O	Private Sector Participation Scheme	1.7400	7.84/0.16	April 2001	40
TKOTL 61	Area 65B, Tseung Kwan O	Private Sector Participation Scheme	4.0600	6.71/0.11	September 2001	50
YLTL 518	Yuen Long Estate	Private Sector Participation Scheme	1.8800	4.97/0.05	February 2002	20
KIL 11110	Hung Hom Bay Reclamation	Commercial	2.0364	5.28	April 2001	50

Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HK\$ M)
IL 8941	Central Market, Jubilee Street, Central	Commercial	0.4160	15	March 2002 (Subject to Review)	50
KIL 11103	Hung Hom Bay Reclamation	Commercial and Multi- storey Carpark	0.9940	12	April 2001	50
NKIL 6195	Cha Kwo Ling Road, Kwun Tong	Commercial and Multi- storey Carpark	0.4878	12	April 2001	20
NKIL 6314	Junction of Kai Cheung Road and Wang Kwong Road, Kowloon Bay	Commercial and Multi- storey Carpark	0.6623	12	April 2001	40
KCTL 487	Wing Kei Road, Kwai Chung	Industrial/Office	0.1480	9.5	December 2001	2
Lot 2035 D.D. 121	Tong Yan San Tsuen, Yuen Long	Industrial/Godown	0.1090	3	April 2001	0.5
Lot 1142 D.D. 215	Hong Tsuen Road, Sai Kung Tuk, Sai Kung	Industrial/Godown and Vehicle Repair Workshop	0.2400	5.167	April 2001	2
KCTL 478	Wing Kin Road, Kwai Chung	Industrial/Godown and Multi-storey Carpark and LPG Vehicle Repair Workshop	0.3707	9.5	April 2001	5
TYTL 164	Tsing Keung Street, Tsing Yi	LPG Vehicle Repair Workshop	0.6216	2.5	April 2001	2
TYTL 168	Tam Kon Shan Road, Tsing Yi	Shipyard	0.2215	NA	April 2001	1
TYTL 169	Tam Kon Shan Road, Tsing Yi	Shipyard	0.1685	NA	April 2001	0.5

Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HK\$ M)
TYTL 161	Tsing Keung Street, Tsing Yi	Concrete and/or Asphalt Production	0.4229	2.5	August 2001	2
TYTL 162	Tsing Keung Street, Tsing Yi	Concrete and/or Asphalt Production	0.4647	2.5	August 2001	2

Notes:

1. The above site areas and plot ratio are for reference only. Interested applicants should refer to the respective Conditions of Sale for the detailed development parameters.
2. Interested applicants should refer to the Conditions of Sale regarding the demarcation of the areas for Portions A and B. They should also note that Portion B of the lot falls within an area zoned "Comprehensive Development Area (1)" ("CDA(1)") on the draft North Point Outline Zoning Plan No. S/H8/12 ("OZP"). Submission of a master layout plan for development on land designated CDA(1) to the Town Planning Board is required under the Notes to the OZP.
3. Interested applicants may apply to the respective District Lands Offices to enter into the above sites for site investigation purposes at the time when the draft Special Conditions of Sale are available

Overview of Land Development Programme for 2002/03 to 2005/06

	<u>Auction/Tender/Application</u> (hectare)	<u>Private Treaty Grant</u> (hectare)	<u>Total</u> (hectare)
<u>Private Housing</u>	261	58	319
Private Sector Participation Scheme	7	N/A	7
Non-housing	36	81	117
Total	304	139	443

N/A – not applicable