

Note for the Legislative Council

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

The Government will announce the above programmes in the afternoon of 12 February 2001.

2. The following are attached for Members' advance information:

(a) tables relating to the programmes (Annex A); and

(b) a press release on the programmes (Annex B).

3. The attached information is to be embargoed until 4 p.m., 12 February 2001.

**Planning and Lands Bureau
12 February 2001**

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

Land Sale Programme (2001/02): Overview

	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 Development Programme (2002/03 to 2005/06): Overview

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

N/A – not applicable

**Press Release
for the announcement of the Land Sale Programme 2001/2002**

The Director of Lands, Mr. R.D. Pope, announced today (Monday) the Land Sale Programme for the period from April 2001 to March 2002, and the Land Development Programme for 2002/2003 to 2005/2006.

Mr. Pope said, “The Land Sale and Development Programmes are annually rolled-forward programmes which help the Government achieve its policy objective of maintaining stability in the property market and providing land to meet the long-term needs of the community. In the coming financial year, we will continue the current practice of making land available through regular land auctions, regular tenders and an application system which enables the market to determine flexibility the amount and timing of additional land required. In order to be more responsive to market conditions, we have fine-tuned the new Land Sale Programme by putting the smaller sites in the regular auction programme and leaving the larger sites to the Application List.”

“Under the Land Sale Programme for 2001/02, we will hold 5 land auctions at about two-monthly intervals and invite tenders for 8 sites. Sites included in the auction programme are for private housing purposes and will amount to about 5 hectares of land. Sites included in the tender programme comprise 6 petrol filling station and 2 teleport sites,” he said.

The Application List for the next financial year contained 34 sites for various purposes including 20 hectares of land for private housing which could produce about 8,500 flats, 12 hectares for PSPS with the potential for producing 13,700 flats and 7 hectares for non-housing purposes.

“The Application System offers the advantage of making available a land bank which can be drawn upon by developers if and when required,” explained Mr. Pope.

Full details of the Land Sale Programme for 2001/02 will be available at the Lands Department Web Site (<http://www.info.gov.hk/landsd>) for public viewing and download.

Mr. Pope added, “Under the Land Development Programme for the 4 years from 2002/03 to 2005/06, we will have a land reserve amounting to 261 hectares for private housing, 36 hectares for non-housing use and about 7 hectares for PSPS developments. We will keep our options open on the timing and method of land

sales for these sites in this four-year period”.

In addition to auction, tender and application, Mr. Pope expected that about 71 hectares of land would be available for disposal by way of private treaty grant for private housing and 116 hectares for non-housing use during the 5 years from April 2001.

Apart from the above, Mr. Pope also expected the continued re-development of privately owned land for housing and other uses by means of lease modifications and land exchanges. He stressed, however, that the timing for these projects was clearly a matter for the private sector.

A breakdown of the sites in the Land Sale Programme for April 2001 to March 2002 is as follows:

2001/2002 Auctions and Tenders

	<u>Use</u>	<u>No. of sites</u>	<u>Area (hectare)</u>
1.	Commercial / Residential	1	0.04
2.	Residential (high density)	3	1.24
3.	Residential (low density)	6	3.85
4.	Other uses	8	1.09
	Total	18	6.22

2001/2002 Application List

	<u>Use</u>	<u>No. of sites</u>	<u>Area (hectare)</u>
1.	Commercial	5	4.60
2.	Commercial / Residential	2	2.73
3.	Residential (high density)	6	7.73
4.	Residential (low density)	7	9.67
5.	Private Sector Participation Scheme	5	12.19
6.	Industrial/office /godown /workshop	5	1.49
7.	Other uses	4	1.28
	Total	34	39.69

End

(embargoed until 4 p.m..
12 February 2001)
February 2001

**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.

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

Sale 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.

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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 (HKS 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

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Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HKS 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

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Lot No.	Location	Use	Area (Ha) (About)	Plot Ratio	Estimated Earliest Available Date	Deposit (HKS 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

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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