

Note for the Legislative Council

**Land Sale and Development Programme
for 2002/03 to 2006/07**

The Government will announce the above Programme in the afternoon of 4 March 2002.

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

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

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

3. The attached information is to be embargoed until 4:30 p.m., 4 March 2002.

**Planning and Lands Bureau
4 March 2002**

Land Sale Programme for 2002/03

| | Auctions/tenders | | Application List | |
|------------------------|----------------------------|--------------------------------------|-----------------------------|-----------------------------------------|
| | Approximate area (hectare) | Estimated flat production | Approximate area* (hectare) | Estimated flat production* |
| Private housing | 5 | 1 360 (158 500 m ²)** | 26 | 20 640 (1 457 600 m ²)** |
| Non-housing | 2 | N/A | 7 | N/A |
| Total | 7 | 1 360 | 33 | 20 640 |

N/A – not applicable

* These estimates are applicable only if all sites on the Application List are successfully applied for and sold.

** Estimated residential gross floor area in square metres shown in brackets.

(embargoed until
4:30 p.m., 4 March 2002)

March 2002

**Land Sale Programme
Auctions
April 2002 ~ March 2003**

| Sale Date | Lot No | Location | Use | Area (Ha) (about) | Plot Ratio |
|-----------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-----------------------------|----------------------------------|----------------------------|
| 15 April 2002 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui) | STTL 526 | Ex-Pak Tak Yuen, Lok Kwai Path, Sha Tin | Residential R3 | 1.9300 | 2.1 |
| | RBL 1164 | Cape Road, Stanley | Residential R3 | 0.3720 | 0.75 |
| 17 June 2002 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui) | IL 8930 | 632 King's Road, North Point | Residential R1 | 0.1400 | 10 |
| | STTL 499 | Kong Pui Street, Sha Tin | Residential R1 | 0.1240 | 5 |
| 10 September 2002 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui) | NKIL 6418 | Sa Po Road, Kowloon City | Residential R1 | 0.2300 | 9 |
| | AIL 450 | Ex-Fish Marketing Organization Staff Quarters, Shek Pai Wan Road, Aberdeen | Residential / Commercial | 0.0675 | 9/15 |
| 17 December 2002 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui) | RBL 1159 | Peak Pavilions, 12 Mt. Kellett Road, the Peak | Residential R3 | 0.7353 | 0.5 or existing bulk |
| | NKIL 6306 | 1 Ede Road, Kowloon Tong | Residential R3 | 0.2540 | 3 |
| 13 February 2003 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui) | IL 8949 | 21, 23 and 25 Borrett Road, Mid-levels West | Residential R2 | 1.0580 | 5 |
| | NKIL 6423 | 3 and 5 Ede Road, Kowloon Tong | Residential R3 | 0.3380 | 3 |

Note :

Site areas and plot ratios quoted above are for reference only. Interested parties should refer to the respective Conditions of Sale for the full details.

(embargoed until
4:30 p.m., 4 March 2002)

March 2002

**Land Sale Programme
Tenders
April 2002 ~ March 2003**

| Invitation Date | Lot No. | Location | Use | Area (Ha) (about) | Plot Ratio |
|------------------------|----------------|----------------------------------|----------------------------------------------|----------------------------------|-----------------------|
| April 2002 | TCTL 9 | Area 58, Tung Chung | Petrol Filling Station (see Note 2 below) | 0.1238 | NA |
| May 2002 | NKIL 6409 | Cornwall Street, Kowloon Tong | Petrol Filling Station (see Note 2 below) | 0.1025 | NA |
| June 2002 | STTL 484 | Site 28, Area 86B, Sha Tin | Petrol Filling Station | 0.1130 | NA |
| July 2002 | TYTL 170 | Tsing Yi Road West, Tsing Yi | Petrol Filling Station (see Note 2 below) | 0.1991 | NA |
| August 2002 | CWIL 171 | Chai Wan Industrial Area | Petrol Filling Station (see Note 2 below) | 0.3960 | NA |
| September 2002 | NKIL 6417 | Wang Chin Street, Kowloon Bay | Petrol Filling Station (see Note 2 below) | 0.1430 | NA |
| October 2002 | TPTL 151 | Tai Po Kau, Tai Po | Petrol Filling Station (see Note 2 below) | 0.3130 | NA |
| November 2002 | KIL 11154 | Hoi Ting Road, Yau Ma Tei | Petrol Filling Station | 0.0429 | NA |
| January 2003 | IL 8984 | MacDonnell Road, Central | Petrol Filling Station | 0.0237 | NA |
| March 2003 | IL 8988 | Kennedy Road, Wan Chai | Petrol Filling Station | 0.0842 | NA |

Note :

1. Site areas and plot ratios quoted above are for reference only. Interested parties should refer to the respective Conditions of Sale for the full details.
2. Sites likely to be subject to mandatory requirements for the provision of liquefied petroleum gas filling facilities. Interested parties should refer to the respective Conditions of Sale for details.

(embargoed until
4:30 p.m., 4 March 2002)

March 2002

**Land Sale Programme
List of Sites for Sale by Application
(Application List)
April 2002 ~ March 2003**

| Lot No. | Location | Use | Area (Ha) (about) | Plot Ratio | Estimated Earliest Available Date | Deposit (HK\$ M) |
|-------------------|---------------------------------------------------------------------------------------|----------------|-------------------------|---------------|--------------------------------------------|---------------------|
| KIL 11158 * | Site E/A3, West Kowloon Reclamation (Site B2) | Residential R1 | 1.0450 | 6.5/1 | April 2002 | 50 |
| KIL 11146 | Site E/A3, West Kowloon Reclamation (Site B1) | Residential R1 | 1.1353 | 6.5/1 | April 2002 | 50 |
| NKIL 6308 | Junction of King Fuk Street, King Tai Street and Prince Edward Road East, San Po Kong | Residential R1 | 1.2701 | 9 | April 2002 | 50 |
| STTL 487 | Site 15, Area 77, Ma On Shan Junction of Cornwall Street and | Residential R2 | 1.4338 | 5 | April 2002 | 50 |
| NKIL 6196 | Tat Chee Avenue, Kowloon Tong | Residential R3 | 1.4700 | 1.903 | April 2002 | 50 |
| STTL 449 | Sites 21 and 22, Area 86B, Ma On Shan | Residential R2 | 2.1100 | 5 | April 2002 | 50 |
| KIL 11140 | Site F/A14, West Kowloon Reclamation | Residential R1 | 1.3576 | 6.5/1 | April 2002 | 50 |
| Lot 734 D.D. 4 | Sites 3 and 4, Mui Wo, Lantau | Residential R3 | 0.2419 | 0.6 | April 2002 | 1 |
| AIL 451 | Welfare Road, Aberdeen | Residential R1 | 0.6403 | 8 | August 2002 | 50 |
| STTL 510 | Tung Lo Wan Hill Road, Sha Tin | Residential R2 | 1.2200 | 2.3 | September 2002 | 30 |
| KIL 11124 | Ex-Tin Kwong Road Police Married Quarters, Ho Man Tin | Residential R1 | 1.6730 | 9 | September 2002 | 50 |
| CWIL 175 | Lin Shing Road, Chai Wan | Residential R1 | 0.2080 | 8 | October 2002 | 20 |

* This site has been successfully applied for and will be included in the auction to be held on 15 April 2002.

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March 2002

| Lot No. | Location | Use | Area (Ha) (about) | Plot Ratio | Estimated Earliest Available Date | Deposit (HK\$ M) |
|-----------|-------------------------------------------------------------------------|------------------------------------------|-------------------|-----------------------------------------------------|-----------------------------------|------------------|
| TKOTL 77 | Area 73B, Tseung Kwan O | Residential R1 | 1.2500 | 6.5/0.16 | December 2002 | 50 |
| STTL 536 | Area 11, Shek Mun, Sha Tin | Residential R1 | 1.7500 | 5 | December 2002 | 50 |
| TKOTL 87 | Area 74 South, Tseung Kwan O | Residential R1 | 1.7500 | 7.15/1 | December 2002 | 50 |
| TKOTL 86 | Area 74 South, Tseung Kwan O | Residential R1 | 2.4940 | 7.15/1 | December 2002 | 50 |
| NKIL 6330 | Sa Po Road, Kowloon City | Residential R1 | 0.3510 | 9 | January 2003 | 40 |
| YLTL 518 | Ex-Yuen Long Estate, Yuen Long | Residential R1 | 1.2400 | 5 | March 2003 | 40 |
| FSSTL 177 | Sha Tau Kok Road, Fanling | Residential / Commercial | 0.8900 | 5/9.5 | April 2002 | 30 |
| IL 8920 | Ex-Government Supplies Depot, Oil Street, North Point | Residential / Commercial | 1.4667 | Portion A : 10.55 Portion B : See Note (2) below | April 2002 | 50 |
| TWTL 393 | Yeung Uk Road, Tsuen Wan | Residential / Commercial | 1.4200 | 5/9.5 | March 2003 | 50 |
| TSWTL 26 | Area 108A, Tin Shui Wai | Commercial | 0.6500 | 4 | April 2002 | 10 |
| TCTL 11 | Area 3A, Tung Chung | Commercial and Public Transport Terminus | 1.0212 | 3 | April 2002 | 2 |
| KIL 11111 | Hung Hom Bay Reclamation | Commercial and Public Transport Terminus | 2.9356 | 6.855 | October 2002 | 50 |
| NKIL 6269 | Junction of Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong | Business and Multi-storey Carpark | 0.7166 | 12 | January 2003 | 30 |
| KCTL 487 | Wang Kei Road, Kwai Chung | Industrial / Industrial - Office | 0.1482 | 9.5 | September 2002 | 2 |
| CWIL 165 | Chai Wan Reclamation | Industrial / Industrial - Office | 0.5247 | 15 | December 2002 | 10 |

| Lot No. | Location | Use | Area (Ha) (about) | Plot Ratio | Estimated Earliest Available Date | Deposit (HK\$ M) |
|----------------|------------------------------|----------------------------------------------------------------------------------------------------|--------------------------|-------------------|------------------------------------------|-------------------------|
| KCTL 478 | Wing Kin Road, Kwai Chung | Industrial / Industrial - Office / Godown and Multi-storey Carpark and LPG Vehicle Repair Workshop | 0.3707 | 9.5 | September 2002 | 0.5 |
| TYTL 164 | Tsing Keung Street, Tsing Yi | LPG Vehicle Repair Workshop | 0.5810 | 2.5 | April 2002 | 2 |

Notes :

1. Site areas and plot ratios quoted above are for reference only. Interested parties should refer to the respective Conditions of Sale for the full details.
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/H8/14 ("OZP"). Submission of a master layout plan for development on land designated CDA(1) to the Town Planning Board for approval 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.

(embargoed until
4:30 p.m., 4 March 2002)

Private Treaty Grants in 2002/03

| | Private treaty grant | | |
|------------------------|-----------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------|
| | Approximate area[#] (hectare) | Estimated flat production[#] | Estimated residential gross floor area[#] (square metre) |
| Private housing | 24 | 16 600 | 1 188 700 |
| Non-housing | 82 | N/A | N/A |
| Total | 106 | 16 600 | 1 188 700 |

N/A – not applicable

These estimates are related to new land grants expected to be completed in 2002/03.

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Land Development Programme for 2003/04 to 2006/07

| | Auction/Tender/Application(he ctare*) | Private Treaty Grant (hectare*) | Total (hectare*) |
|----------------------------|--------------------------------------------------|--------------------------------------------|-----------------------------|
| Private housing | 252 | 24 | 276 |
| Non-housing | 25 | 68 | 93 |
| Total | 277 | 92 | 369 |

* Estimated area

(embargoed until
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Annex B

Press release Land Sale Programme for 2002/2003

The Secretary for Planning and Lands, Mr. John Tsang, announced today (Monday) the Land Sale Programme for 2002/03 and the Land Development Programme for 2003/2004 to 2006/2007.

Mr. Tsang said, "Our Land policy is to provide sufficient land to meet market demand and facilitate infrastructural developments. The one-year Land Sale Programme sets out details of the sites to be sold by scheduled auctions and tenders and provides an Application List specifying the sites available for application. The Application List system gives flexibility to land sale by letting the market determine the timing, amount and type of additional land required. Our land sale arrangement is highly transparent and provides the market with certainty on land supply, which helps maintain stability in the property market."

"The property sector is generally in support of the existing land sale arrangement. In view of this, we will continue the current approach of selling the smaller private housing sites by regular auction and putting the larger sites in the Application List. There will be a good mix of sites available in the next financial year in terms of type, site area and location. We believe these sites will be able to meet market demand," he said.

Under the new Land Sale Programme, 10 private residential sites totalling above 5 hectares will be put up for sale in five scheduled land auction between April 2002 and February 2003. Besides scheduled land auctions, the Application List for the next financial year will provide about 26 hectares of private housing land for application, compared to about 20 hectares available for application in the current financial year.

"The increase is mainly due to the inclusion of some private residential sites converted from the Private Sector Participation Scheme," explained Mr. Tsang.

Mr. Tsang added, "Under the new Land Development Programme, we estimate that about 369 hectares of land will likely be made available through land auction, tender and private treaty grant in the four-year period between 2003/04 and 2006/07. Government will keep the four-year estimated land supply under regular review and determine the future quantity of land

supply to meet the long-term needs of our Community.”

The Government expects to complete a number of new land grants in the next financial year. If all of these new land grants can be completed, they will provide about 24 hectares of land for railway residential projects and about 82 hectares for non-housing uses mainly for railway-related facilities, community facilities such as schools etc. Whether these land grants will be completed in the new financial year will depend on the progress of individual projects.

A breakdown of the sites in the Land Sale Programme for 2002/03 is as follows:

Scheduled auctions and tenders in 2002/2003

| <u>Use</u> | <u>No. of sites</u> | <u>Area (hectare)</u> |
|-------------------------------|---------------------|-----------------------|
| 1. Residential (high density) | 4 | 1.55 |
| 2. Residential (low density) | 5 | 3.63 |
| 3. Residential / Commercial | 1 | 0.07 |
| 4. Petrol station | 10 | 1.54 |
| Total | 20 | 6.79 |

Sites available for application in 2002/2003

| <u>Use</u> | <u>No. of sites</u> | <u>Area (hectare)</u> |
|--------------------------------------------|---------------------|-----------------------|
| 1. Residential (high density) | 16 | 20.93 |
| 2. Residential (low density) | 2 | 1.71 |
| 3. Residential / Commercial | 3 | 3.78 |
| 3. Commercial | 3 | 4.61 |
| 5. Business | 1 | 0.72 |
| 6. Industrial / Industrial-Office / Godown | 3 | 1.04 |
| 7. Workshop | 1 | 0.58 |
| Total | 29 | 33.37 |

Full details of the Land Sale Programme for 2002/03 can be viewed and downloaded at the Lands Department's web site (<http://www.info.gov.hk/landsd>)

End/(Monday)4.3.2002

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