

For information  
on 3 May 2002

**Legislative Council**  
**Panel on Planning, Lands and Works**

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

This paper provides information on the Land Sale and Development Programme for 2002/03 to 2006/07 announced on 4 March 2002.

**Background**

2. The one-year Land Sale Programme (LSP) and the four-year Land Development Programme (LDP) are annually rolled-forward programmes. They help Government achieve its policy objective of providing sufficient land to meet market demand and to facilitate infrastructural developments.

3. The one-year LSP sets out details of the sites to be sold by scheduled auctions and tenders, and provides an Application List which specifies the sites available for application. The Application List system (first introduced in April 1999) gives flexibility to land sale by letting the market determine the timing, amount and type of additional land required. Under this system, a developer interested in purchasing any site on the Application List may apply to the Lands Department for the sale of the site. If Government considers the price offered by the applicant reasonable and accepts it, the site will be put up for sale by auction or tender in accordance with the relevant procedures. This system continues to operate in 2002/03.

**LSP for 2002/03**

4. Under the LSP for 2002/03, about 31 hectares of private housing land is available for sale through land auctions and the Application List system,

compared to about 25 hectares in 2001/02. The increase is mainly due to the inclusion, in the Application List, of some private housing sites converted from the Private Sector Participation Scheme. The actual amount of land to be sold, the number of flats to be built and the timing of putting the flats on the market will be determined by market demand and developers' commercial considerations. An overview of the LSP for 2002/03 is at [Annex A](#).

5. From April 2002 to March 2003, 10 private housing sites (about 5 hectares in total) and 10 petrol station sites (about 2 hectares in total) are scheduled for auction and tender respectively. Among the 10 private housing sites, eight are each less than 1 hectare in site area. Besides the auction sites, about 26 hectares of land for private housing development and 7 hectares for non-housing uses are available for application. Details of the sites available by auction, tender or application in 2002/03 are at [Annex B](#). In the first land auction for 2002/03 (held on 15 April 2002), other than the two scheduled auction sites, two application sites (i.e. KIL 11158 and NKIL 6196) were also sold.

6. A number of new land grants are expected to be completed in 2002/03. If all of these new land grants are 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 and community facilities). An overview is at [Annex C](#). Whether these land grants will be completed within the financial year will depend on the progress of individual projects.

### **LDP for 2003/04 to 2006/07**

7. We estimate that under the LDP for the four financial years between 2003/04 and 2006/07, about 276 hectares of land for private housing development and 93 hectares of land for non-housing uses will likely be made available through land auction, tender and private treaty grant. We 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. An overview of the LDP for 2003/04 to 2006/07 is at [Annex D](#).

## Annex A

### Land Sale Programme for 2002/03

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

**Private Treaty Grants in 2002/03**

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

N/A – not applicable

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

**Annex D**

**Land Development Programme for 2003/04 to 2006/07**

	<b>Auction/Tender/Application (hectare*)</b>	<b>Private Treaty Grant (hectare*)</b>	<b>Total (hectare*)</b>
<b><u>Private housing</u></b>	252	24	276
<b>Non-housing</b>	25	68	93
<b>Total</b>	277	92	369

\* Estimated area