

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*
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.

**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.

**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.

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.

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.

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.

Annex D

Land Development Programme for 2003/04 to 2006/07

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

* Estimated area