

Legislative Council
Panel on Planning, Lands and Works

2005-06 Application List

Purpose

Members of the Panel have expressed the wish to discuss the 2005-06 Application List. This paper provides information on the 2005-06 Application List for Members' reference.

Background

2. On 13 November 2002, Government announced the repositioned housing policy including a package of policy measures to stabilise the property market. This included stopping all scheduled land auctions and the suspension of the Application List until end-2003. On 15 October 2003, Government announced the decision to resume the Application List system from January 2004. The Application List system was resumed accordingly with the announcement of the 2004-05 Application List on 9 January 2004. Seventeen sites were included in the 2004-05 Application List. Six sites have been sold generating about \$20 billion in land premium.

The 2005-06 Application List

3. Government announced the 2005-06 Application List on 4 March 2005. The List is at Annex A.

4. As compared with the 2004-05 Application List, more land is included and greater choices in terms of size, location and variety of uses are provided in the new 2005-06 Application List. In addition, the 11 sites remaining unsold in the 2004-05 Application List are rolled over in the new List for 2005-06.

5. The 2005-06 Application List comprises a total of 35 sites. They include 29 residential sites and six commercial/business sites. The residential sites, with a total area of about 22.1 hectares, are located in Hong Kong Island, Kowloon and the New Territories including the outlying islands. Altogether, they can produce 11,000 flats. The six commercial/business sites, with a total area of about 4.7 hectares, are located in Central, Kowloon Bay, Tsuen Wan, Tin Shui Wai and Sai Kung. Four of the six sites may also be developed for hotel use readily, and the remaining two may also be allowed for hotel use subject to planning permission.

6. Also, the 35 sites are of different sizes and can cater for different development use. The majority (24) of the sites are relatively small (less than one hectare in size) and should be attractive to small and medium size developers. There are five sites which are suitable for super deluxe residential developments.

7. The availability of the sites in the 2005-06 Application List is also quite evenly staggered. This is conducive to a steady take-up rate by the market and should contribute to stabilizing the supply of new units to the market. Considering the lead time required for development, the earliest estimated completion date for these flats is 2008.

8. We have also taken into account the number of flats and timing of production under the tendering programmes of the residential developments of the two railway corporations along railway lines and the Urban Renewal Authority, and are satisfied that an overall steady supply is maintained.

9. In arriving at the new Application List, we have taken into account the prevailing market conditions and other relevant factors such as the size, location, attractiveness and choice of sites to meet the needs of the community and the aspirations of developers.

Improvement measures introduced for the 2005-06 Application List

10. Lands Department has also introduced a number of improvement measures to improve the efficiency and transparency of the operation of the Application List System. These measures include :

- (a) To simplify the deposit requirement by applying a simple rate of 10% of the bid price of the site, with the deposit subject to a maximum of \$50 million.
- (b) To require the formal Agreement with deposit to be submitted together with the initial application to trigger a site (thus achieving a saving of two weeks).
- (c) To shorten the period of public notice from three weeks to two.
- (d) To announce, on a monthly and site specific basis, the number of unsuccessful applications on Lands Department's web site.

Suggestion of resuming scheduled land auction

11. There have been calls from the property trade for Government to resume scheduled land auctions to supplement the Application List system. We believe that through the Application List, Government is able to provide land to meet market demand and to maintain stability in the property market. The Application List system provides clarity, consistency and certainty to the property trade as well as other market players.

12. Our stated policy as announced on 13 November 2002 is that supply of new land is to be triggered through the Application List system. We consider it important to maintain continuity of stated policy. There is also the expectation in the property market that we would adhere to our policy so that there is predictability about our policy. The introduction of the improvement measures set out in paragraph 10 above should also go a long way to address the trade's concern about the Application List system.

Conclusion

13. The objective of the Application List system is to provide sufficient land to meet the development needs of our community under a market-driven system. We believe the current arrangements will be conducive to achieving the foregoing policy objective and maintaining steady development of the property market. We will continue to listen to the views on this subject.

Housing, Planning and Lands Bureau

April 2005

Land Sale Programme
List of Sites for Sale by Application
(Application List)
April 2005 to March 2006

March 2005

Lot No.	Location	User	Area (Ha) (About) <i>(Note 1)</i>	Estimated Earliest Available Date <i>(Note 2)</i>
<i>Rolled Over Sites</i>				
* RBL 1159	Peak Pavilions, 12 Mt. Kellett Road, the Peak	Residential R3	0.7353	Apr-05
* CWIL 175	Lin Shing Road, Chai Wan	Residential R1	0.2080	Apr-05
* NKIL 6306	1 Ede Road, Kowloon Tong	Residential R3	0.2399	Apr-05
* NKIL 6423	3 and 5 Ede Road, Kowloon Tong	Residential R3	0.3528	Apr-05
* AIL 451	Welfare Road, Aberdeen	Residential R1	0.6403	Apr-05
* TSWTL 26	Area 108A, Tin Shui Wai	Commercial	0.6500	Apr-05
* RBL 1165	Near 110, Repulse Bay Road	Residential R3	0.4250	Apr-05
* IL 8920	Ex-Government Supplies Depot, Oil Street, North Point	Residential / Commercial	1.4667	Apr-05
* RBL 1168	Near 35 South Bay Road	Residential R3	0.1460	Apr-05
* TPTL 166	Po Heung Street, Tai Po	Residential / Commercial (Including Public Car Park)	0.3325	Apr-05
*TWTL 393	Yeung Uk Road, Tsuen Wan	Commercial	1.4160	Apr-05

Lot No.	Location	User	Area (Ha) (About) (Note 1)	Estimated Earliest Available Date (Note 2)
<u>New Sites</u>				
TMTL 430	Area 52, Fu Tei, Tuen Mun	Residential R3	0.3173	Apr-2005
KIL 11168	Hoi Ting Road, West Kowloon Reclamation Area	Residential R1	0.7397	Apr-2005
KIL 11146	Hoi Fai Road, West Kowloon Reclamation (Site B1)	Residential R1	1.1353	Apr-2005
KIL 11167	J/O Hoi Wang Road and Hoi Ting Road, West Kowloon Reclamation Area	Residential R1	0.6179	Apr-2005
Lot 673 DD Peng Chau	Site 2, Tung Wan, Peng Chau	Residential R3	0.1093	Aug-2005
NKIL 6350	Fung Shing Street, Ngau Chi Wan	Residential R2	1.4400	Sep-2005
IL 8872	Hospital Road, Hong Kong	Residential R1	0.0527	Oct-2005
IL 8914	Ex-Hollywood Road Police Quarters	Residential R1	0.5818	Oct-2005
TMTL 422	Area 58, Tuen Mun (Ex-Pearl Island Quarters)	Residential R3	1.5030	Oct-2005
Lot 1848 DD Cheung Chau	Sai Wan, Shui Hang, Cheung Chau	Residential R4	1.0382	Nov-2005
Lot 734 in DD 4	Mui Wo, Lantau	Residential R3	0.2419	Nov-2005
NKIL 6311	J/o Sheung Yuet Road, Wang Tai Road & Wang Yuen Street	Business	0.2579	Nov-2005
Lot 2129 in DD 121	Ping Shan Development Stage II, Yuen Long	Residential R3	0.6020	Dec-2005

Lot No.	Location	User	Area (Ha) (About) (Note 1)	Estimated Earliest Available Date (Note 2)
NKIL 6313	J/o Cheung Yip Street & Sheung Yee Road	Business	0.2560	Dec-2005
TLTL 68	Tsing Lung Tau, Tsuen Wan (Dragon Villa)	Residential R3	0.2500	Dec-2005
Lot 674 DD Peng Chau	Site 1, Tung Wan, Peng Chau	Residential R3	0.1760	Dec-2005
IL 9007	103 Mt. Nicholson Road	Residential R3	2.3290	Jan-2006
STTL 548	Site 9A & B, Area 77, Ma On Shan	Residential R2	1.6100	Jan-2006
TPTL 188	Pak Shek Kok Reclamation Phase I, Site C	Residential R2	1.9613	Feb-2006
TPTL 187	Pak Shek Kok Reclamation Phase I, Site A	Residential R2	0.9976	Feb-2006
IL 8941	Central Market, Jubilee Street, Central	Commercial	0.4153	Feb-2006
KIL 11073	J/O Hoi Wan Road, Yan Cheung Road and Yau Cheung Road, West Kowloon Reclamation	Residential R1	0.8060	Mar-2006
IL 8949	21, 23 and 25 Borrett Road, Mid-levels West	Residential R2	1.0488	Mar-2006
Lot 1950 in DD 221	Sai Kung Town, Area 4	Commercial	1.7460	Mar-2006

Sites rolled over from 2004/2005 Application List are shown in **Green*

Note:

1. Site areas quoted above are for reference only. Interested parties shall refer to the respective Conditions of Sale for each of the sites for full details.

Lot No.	Location	User	Area (Ha) (About) <i>(Note 1)</i>	Estimated Earliest Available Date <i>(Note 2)</i>
----------------	-----------------	-------------	--	--

2. Application for sale of sites shall be submitted not more than two months before the 'estimated earliest available date' as specified.

3. Interested parties 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.

4. Applicants shall refer to the Explanatory Note on the Procedure for Land Sale under the Application System when making application. The Explanatory Note can be downloaded from Lands Department Webpage ([Web Site : http://www.info.gov/hk/lands/](http://www.info.gov/hk/lands/)) or obtained from Lands Department Headquarters (Address: 20/F, North Point Government Office, North Point).