

17 March 2006

Land Sale Programme
List of Sites for Sale by Application
(Application List)
April 2006 to March 2007

| Lot No | Location | User | Site Area (ha) (about) (Note 1) | Estimated Earliest Site Available Date (Note 2) |
|---------------------------------|---|---|--|--|
| <u>Rolled Over Sites</u> | | | | |
| RBL 1159 | Peak Pavilions, 12 Mt. Kellett Road, The Peak | Residential R3 | 0.7353 | Now |
| CWIL 175 | Lin Shing Road, Chai Wan | Residential R1 | 0.2080 | Now |
| NKIL 6306 | 1 Ede Road, Kowloon Tong | Residential R3 | 0.2399 | Now |
| NKIL 6423 | 3 and 5 Ede Road, Kowloon Tong | Residential R3 | 0.3528 | Now |
| TSWTL 26 | Area 108A, Tin Shui Wai | Commercial | 0.6500 | Now |
| RBL 1165 | Near 110, Repulse Bay Road | Residential R3 | 0.4250 | Now |
| RBL 1168 | Near 35 South Bay Road | Residential R3 | 0.1460 | Now |
| TPTL 166 | Po Heung Street, Tai Po | Residential / Commercial (Including Public Car Park) | 0.3325 | Now |
| TWTL 393 | Yeung Uk Road, Tsuen Wan | Commercial | 1.4160 | Now |
| KIL 11146 | Site E/A3, Hoi Fai Road, West Kowloon Reclamation (Site B1) | Residential R1 | 1.1353 | Now |
| IL 8872 | Hospital Road, Hong Kong | Residential R1 | 0.0573 | Now |
| TMTL 422 | Area 58, Tuen Mun (Ex-Pearl Island Quarters) | Residential R3 | 1.5030 | Now |
| Lot 1848 DD Cheung Chau | Sai Wan, Shui Hang, Cheung Chau | Residential R4 | 1.0382 | Now |

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|-----------------|--|--------------------------|--|--|
| NKIL 6311 | J/o Sheung Yuet Road, Wang Tai Road & Wang Yuen Street | Business | 0.2579 | Now |
| Lot 2129 DD 121 | Ping Kwai Road, Ping Shan, Yuen Long | Residential R3 | 0.6076 | Now |
| NKIL 6313 | J/o Cheung Yip Street & Sheung Yee Road | Business | 0.3795 | Now |
| TLTL 68 | Tsing Lung Tau, Tsuen Wan (Dragon Villa) | Residential R3 | 0.2076 | Now |
| STTL 548 | Area 77, Ma On Shan | Residential R2 | 1.6440 | Now |
| TPTL 188 | Pak Shek Kok Reclamation Phase I, Site C | Residential R2 | 1.9902 | Now |
| TPTL 187 | Pak Shek Kok Reclamation Phase I, Site A | Residential R2 | 1.0028 | Now |
| KIL 11073 | J/O Hoi Wang Road, Yan Cheung Road and Yau Cheung Road, West Kowloon Reclamation | Residential R1 | 0.8060 | Now |
| IL 8949 | 21, 23 And 25 Borrett Road, Mid-Levels West | Residential R2 | 1.0488 | Now |
| IL 9007 | 103 Mt. Nicholson Road | Residential R3 | 2.3290 | Jul-2006 |
| AIL 451 | Welfare Road, Aberdeen | Residential R1 | 0.6403 | Aug-2006 |
| IL 8941 | Central Market, Jubilee Street, Central | Commercial | 0.4110 | Sep-2006 |
| Lot 1950 DD 221 | Sai Kung Town, Area 4 | Commercial | 1.7940 | Feb-2007 |
| IL 8920 | Ex-Government Supplies Depot, Oil Street, North Point | Residential / Commercial | 1.4667 | Planning Brief Under Preparation |
| IL 8914 | Ex-Hollywood Road Police Quarters | Residential R1 | 0.5818 | Planning Brief Under Preparation |

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| <u>New Sites</u> | | | | |
| Lot 246 DD 331 | Cheung Sha, Lantau Island | Residential R4 | 0.2240 | Jun-06 |
| TMTL 449 | Area 58, Tuen Mun (Tsing Fat Street) | Residential R3 | 1.7040 | Jul-06 |
| NKIL6374 | 1 Broadcast Drive | Residential R2 | 0.6080 | Sep-06 |
| STTL 433 | Junction of On Kwan Street and On Yiu Street, Area 11, Sha Tin | Business (incl Public Storey Carpark) | 0.8530 | Sep-06 |
| KIL 11184 | Ex-Ko Shan Road Customs & Excise Service Married Quarters, 7 Ko Shan Road, Homantin, Hung Hom, Kowloon | Residential R1 | 0.1880 | Oct-06 |
| NKIL 6309 | Ex-Wong Tai Sin Police Quarters, 3 Chun Yan Street | Residential R1 | 0.9470 | Oct-06 |
| FSSTL 225 | 89-95 San Fung Avenue, Shek Wu Hui, Sheung Shui | Residential / Commercial | 0.0306 | Oct-06 |
| TPTL 195 | Former Departmental Quarters, Plover Cove Road, Tai Po | Residential / Commercial | 0.2685 | Oct-06 |
| NKIL 6195 | Cha Kwo Ling Road, Kwun Tong | Commercial | 0.4878 | Oct-06 |
| Lot 676 DD Peng Chau | Peng Chau | Residential R3 | 0.4640 | Dec-06 |
| STTL 463 | Junction of On Kwan Street and On Yiu Street, Area 11, Sha Tin | Business | 0.7190 | Dec-06 |
| Lot 245 DD 331 | Cheung Sha, Lantau Island | Residential R4 | 1.6600 | Jan-07 |
| Lot 1176 DD 215 | Tui Min Hoi, Sai Kung | Commercial | 0.1699 | Feb-07 |
| NKIL 6269 | Junction of Wai Yip Street, Shun Yip Street and Hoi Bun Road, Kwun Tong | Business | 0.7127 | Feb-07 |

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| KIL 11175 | J/O Fat Kwong Street and Chung Hau Street, Homantin (Ex-Valley Road Estate Ph 2) | Residential R1 | 1.6291 | Mar-07 |
| TCTL 22 | Tung Chung Area 56, Lantau Island | Residential R2 | 3.3337 | Mar-07 |
| NKIL 6314 | Junction of Kai Cheung Road and Wang Kwong Road, Kowloon Bay | Commercial | 0.6623 | Mar-07 |

Sites rolled over from 2005/2006 Application List are shown in **orange**.

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.
2. Application for sale of sites shall be submitted not more than two months before the 'estimated earliest available date' as specified. This date is an estimate of the earliest date only and subject to change.
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/landsd/>) or obtained from Lands Department Headquarters (Address: 20/F, North Point Government Office, North Point).

The 2006-07 Application List for land sale announced

The Government announced today (March 17) the 2006-07 Application List for the sale of Government land from April 2006 to March 2007.

Speaking at a media conference to announce the new 2006-07 Application List, the Director of Lands, Mr Patrick Lau said that the Government had indicated clearly in its statements on housing and land disposal policy on numerous occasions that land supply would be determined by market demand.

"To implement this policy effectively and consistently, the Government will continue to supply land to the market for development through the Application List system," Mr Lau said.

"The Application List system is market driven. It enables the market to determine flexibly the quantity, the size, the location and timing of land to be put up for sale."

In formulating the new Application List, the Lands Department has taken into account views of the property trade, market conditions and other relevant factors such as the size, location and variety of sites.

The 2006-07 Application List offers more sites and wider choices to developers in terms of size, location and uses. It should be able to meet the different development strategies of the developers and more importantly the needs of the community.

"In terms of the number of sites, the 2006-07 Application List offers a total of 45 sites, of which 28 are carried over from the current Application List whilst the other 17 are newly included. Many of these new sites should be highly

attractive to the market," Mr Lau said.

The new Application List comprises 33 residential sites and 12 commercial/business sites. Depending upon the final development to be undertaken, it is estimated that the residential sites, with a total area of about 29.6 hectares, can produce around 14,000 flats. Ten of the residential sites are located on Hong Kong Island, nine in Kowloon and 14 in the New Territories and outlying islands.

The 12 commercial/business sites, with a total area of about 8.7 hectares, are located in areas as diverse as Central, Kowloon Bay, Tsuen Wan, Tin Shui Wai, Sai Kung, Shatin and Kwun Tong. Seven of the 12 sites may also be readily developed for hotel use, and the remaining may be allowed for hotel use subject to planning permission.

"In response to the aspirations of the property sector and to facilitate participation of the medium and small-sized developers in property developments, the new Application List includes 18 sites each smaller than 0.5 hectare in area. Among these, 13 sites are for residential use and five of them are located in the urban area," Mr Lau noted.

Since January 2004, sale of Government land has mainly been conducted under the Application List System. A developer interested in any site on the Application List may submit an application to the Government for consideration. The applicant must offer a minimum price to purchase the site and pay a deposit. If the price offered by the applicant is at least 80% of Government's assessed open market value of the site concerned, the site will be put up for sale by auction or open tender.

The Lands Department introduced in 2005 a number of measures to enhance the efficiency and transparency of the Application List System.

These measures included the shortening of the processing time by 30% and the simplification of the deposit requirement. Another enhancement measure introduced is to adjust the triggering requirement under the system whereby a bid reaching at least 80% of the assessed Open Market Value will trigger an auction or a tender. However, the site will not be sold unless the highest bid meets or exceeds an OMV reserve price assessed on the day of auction or tender closing.

The 2006-07 Application List together with the relevant Explanatory Note, Application Form and Agreement as well as the Practice Note can also be viewed and downloaded at the Lands Department's web site <http://www.landsd.gov.hk>.

Ends/Friday, March 17, 2006

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