

Following is a question by the Hon Fernando Cheung and a written reply by the Secretary for Development, Mrs Carrie Lam, in the Legislative Council on April 9 2008:

Question:

In reply to my question on April 26, 2006, the Government advised that 117 residential projects with green features had been completed. In this connection, will the Government inform this Council of the following information about the projects in table?

Reply:

Madam President,

According to the Joint Practice Note (JPN) Nos. 1 and 2 issued respectively in February 2001 and February 2002 by the Buildings Department, the Lands Department and the Planning Department, incentives are provided to encourage the incorporation of green features in building developments by exemption of the green features from the calculation of gross floor area (GFA). Prior to the implementation of the policy to promote green buildings, various stakeholders, including professional institutes, the industry and the relevant Legislative Council Panel have been consulted.

As previously explained by the Administration, not all green features would attract land premium. Land premium is generally payable in respect of those green features that form part of the individual flats in the building and are for the exclusive possession and enjoyment of the owners and residents. These green features include balconies, utility platforms and non-structural prefabricated external walls. Whether premium is payable for the above-mentioned green features which are exempted from the calculation of GFA will also depend on the provisions in the land leases concerned. Other green features which are communal in nature serving all owners and residents of the development and do not involve exclusive possession and enjoyment by owners of the individual flats (e.g. wider common corridors and lift lobbies, communal sky gardens and mail delivery room with mail boxes) are not subject to the payment of land premium.

The requested information on areas of green features and premium paid for green features for the 117 development projects is set out at Annex. The standard rates of premium vary, depending on the type of green features, the location and the timing. Please see the relevant Practice Notes on the regular review of the standard rates of premium for green features uploaded onto the

webpage of the Lands Department for reference. Given the constraints on timing and manpower, we are unable to provide the detailed breakdown for individual development projects as requested in column 4 ("standard rates of premium") of the table in the Question.

If premium-payable balconies, utility platforms and non-structural prefabricated external walls are included in column 3 ("green features that are not subject to premium") of the annex in this Reply, we will set out the explanation under column 5 ("Reasons") of the same annex to explain the position. The key reasons are summarized as follows:

- (a) as the land leases concerned are unrestricted leases or without restrictions on the maximum GFA, or even after the green features are incorporated into the developments, the maximum GFAs in the land leases have not been exceeded; or
- (b) as the relevant benefits from balconies, utility platforms or non-structural pre-fabricated external walls have been reflected in the land premium payable for the whole developments, and separate payments for the green features are therefore not required.

Thank you.

Information about the residential development projects with green features completed up to February 2006

Project Name and Address	Applicant	Parent Company of Applicant	Green features that are subject to premium payment		Green features that are not subject to premium payment		Premium for green features paid (Note 2)	Reasons for premium for green features not paid	
			Green features	Area of the green features that are exempted from the calculation of gross floor area (GFA) (Note 1)	Green features	Area of the green features that are exempted from the calculation of gross floor area (GFA) (Note 1)			
1	1 Ngan Mok Street Grand Seaview Heights	Creative Mart Limited	Unknown		Balcony	107.72	Not Applicable	Virtually unrestricted lease with no GFA restriction	
2	933 King's Road Royal Terrace	Smart Fortune Development Limited	Henderson Land Development Company Limited		Balcony	278.34	Not Applicable	Virtually unrestricted lease with no GFA restriction	
3	43-45 Tin Hau Temple Rd King Yu Court	Kingcity Investment Limited	Unknown		Balcony	135.00	Not Applicable	Virtually unrestricted lease with no GFA restriction	
	128 Chun Yeung Street Glory Rise	Pacific Joy Investment Limited	Unknown		Balcony, Utility Platform	211.89	Not Applicable	Virtually unrestricted lease with no GFA restriction	
5	15 Ship Street, Wanchai Po Chi Court	Hygetta Company Limited	Unknown		Balcony, Wider Common Corridor/Lift Lobby	142.70	Not Applicable	No GFA restriction under lease	
6	11 Sing Woo Crescent Riverain Valley	Genetop Development Limited	Unknown		Balcony, Wider Common Corridor/Lift Lobby	25.50	Not Applicable	No GFA restriction under lease	
7	3 Greig Road The Orchards	Braemar West Ltd.	Unknown	Balcony	957.64	Wider Common Corridor/Lift Lobby, Communal Sky Garden, Sunshades/ Reflectors, Non-structural Prefabricated External Wall	4,131.38	2,377,200	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development-hence, separate payment of premium for green features is not required
8	18 Wharf Road The Harbourside	Chuang's Corporate Services Ltd.	Unknown		Balcony	166.19	Not Applicable	No GFA restriction under lease	
9	250 Shau Kei Wan Road Scenic Horizon	Gain First Enterprises Ltd.	Unknown		Balcony, Utility Platform	347.00	Not Applicable	Virtually unrestricted lease with no GFA restriction	
10	16 Shipyard Lane & 39 Taikoo Shing Road Splendid Place	Gain Base Development Ltd.	Henderson Land Development Company Limited		Balcony, Utility Platform	471.50	Not Applicable	Virtually unrestricted lease with no GFA restriction	
11	28 Peak Road	South Hill (Hong Kong) Limited	Unknown		Balcony	5.00	Not Applicable	Not exceed maximum GFA and site coverage	
12	15 Yun Ping Road & 25-27 Lan Fong Road	Knollwood Enterprises Limited	Unknown		Balcony	8.00	Not Applicable	No GFA restriction under lease	
13	3 Wan Chai Road	Urban Renewal Authority	Urban Renewal Authority	Balcony, Utility Platform	595.00		23,946,600		
14	50A Tai Hang Road Jardine Summit	Master King Holdings Ltd.	Unknown	Balcony, Utility Platform	167.78		2,411,040		

15	632 King's Road La Place De Victoria	Overseas Rank Limited	Unknown			Balcony, Utility Platform, Non-structural Prefabricated External Wall Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	1,235.54	Not Applicable	The site is an auction site - Green Features are allowed under lease. The amount has been reflected in the land premium for the development-hence, separate payment of premium for green features is not required
16	42 Blue Pool Road Happy Valley 88	Glory Duty Investment Ltd.	Unknown			Balcony, Utility Platform	147.90	Not Applicable	No GFA restriction under lease
17	6, 8 & 10 Black's Link, Hong Kong. (6 Black's Link, 8 Black's Link, 10 Black's Link - House A-F)	Mega Choice Holdings Ltd.	New World Development Company Limited	Balcony, Utility Platform	45.50			466,660	
18	1 Peak Road, Hong Kong	Easycash Investments Limited	Unknown	Balcony, Utility Platform	6.43			217,380	
19	38 Tai Hong Street Grand Promenade	Yieldway International Ltd.	Henderson Land Development Company Limited			Balcony, Wider Common Corridor/Lift Lobby, Communal Sky Garden, Non-structural Prefabricated External Wall, Utility Platform, Mail Delivery Rooms with Mailboxes	12,144.07	Not Applicable	No GFA restriction under lease
20	2 Bowen Road Regence Royale	Well Venture Development Ltd.	Unknown			Wider Common Corridor/Lift Lobby	124.96	Not Applicable	
21	63G Bonham Road Hilary Court	Fairfax Limited	Unknown			Balcony	6.66	Not Applicable	No GFA restriction under lease
22	1 Plantation Road Elite Court	HKRT Peak Properties Limited	Unknown			Balcony	118.08	Not Applicable	No GFA restriction under lease
23	29,31,33&35 Centre Street Elite Court	Million Wealth Development Ltd; Rich Ocean Development Ltd; Glory Honour Development Ltd.	Unknown			Balcony	93.04	Not Applicable	No GFA restriction under lease
24	38 New Praya, Kennedy Town The Merton (Block 1&2)	Urban Renewal Authority	Urban Renewal Authority			Balcony, Wider Common Corridor/Lift Lobby, Non-structural Prefabricated External Wall, Utility Platform, Mail Delivery Rooms with Mailboxes	4,684.50	Not Applicable	No GFA restriction under lease
25	11 Macdonnell Road	Minton Development Limited	Unknown			Balcony	113.40	Not Applicable	No GFA restriction under lease
26	198 Wing Lok Street & 38 Connaught Road West Talon Tower	Master Super Development Ltd.	Unknown			Balcony	128.00	Not Applicable	No GFA restriction under lease
27	3 South Bay Close	Bentley Investments Ltd.	Unknown	Balcony	53.64	Wider Common Corridor/Lift Lobby	27.92	412,080	
28	71 Mount Kellett Road Kelleteria	City Super Development Ltd	Unknown	Balcony	25.00			193,000	
29	57, 59, 61, 63, 65, 67, 69 & 71 Shouson Hill Road Bay Villas	Everton Properties Ltd.	Unknown	Balcony	31.84			247,040	

30	117 Repulse Bay Road Grosvenor Place	Weststar Enterprises Ltd.	Unknown	Balcony, Utility Platform	129.60	Sunshades/ Reflectors	184.66	834,000	
31	12 North Street La Maison Du Nord	Wearise Investments Ltd.	Unknown			Wider Common Corridor/Lift Lobby, Utility Platform	126.43	Not Applicable	No GFA restriction under lease
32	88 Des Voeux Road West Princeton Tower	Million Rise Investments Limited	Unknown			Balcony, Utility Platform	546.00	Not Applicable	No GFA restriction under lease
33	5 St. Stephen's Lane Reading Place	Bright Dragon Development Ltd.	Unknown			Balcony, Utility Platform	251.87	Not Applicable	No GFA restriction under lease
34	6 Wah Fu Rd	Better Wealth Development Limited	Unknown	Balcony, Utility Platform	417.00	Wider Common Corridor/Lift Lobby	68.40	857,800	
35	28 Gough Hill Road	Gate Land Limited	Unknown			Balcony	19.20	Not Applicable	No GFA restriction under lease
36	40 Island Road, Deep Water Bay Island Grove	Kingsburg Development Ltd.	Unknown	Balcony, Utility Platform	32.22			206,184	
37	42A-E Island Road, Deep Water Bay	Excella Ltd.	Unknown	Balcony	18.00			138,960	
38	No. 3 Ap Lei Chau Drive, Hong Kong Sham Wan Towers	Annadale Development Ltd.	Unknown	Balcony	688.00			1,410,400	
39	11 Bonham Road Bon-point	New World Development Co. Ltd.	New World Development Company Limited			Balcony, Wider Common Corridor/Lift Lobby, Non- structural Prefabricated External Wall, Utility Platform	803.14	Not Applicable	No GFA restriction under lease
40	13 Bowen Road Bowen's Lookout	Coral Mate Limited	Unknown	Balcony, Utility Platform	153.93	Wider Common Corridor/Lift Lobby	10.97	949,972	
41	No. 2 Park Road	Gradex Limited, Trump Champion Limited and Dragon Crest Limited	Gradex Limited & Dragon Crest Limited: New World Development Company Limited Trump Champion Limited: unknown			Balcony, Wider Common Corridor/Lift Lobby, Non- structural Prefabricated External Wall, Utility Platform, Mail Delivery Rooms with Mailboxes	1,148.56	Not Applicable	No GFA restriction under lease
42	26 Belcher's Street, Kennedy Town Ivy On Belcher's	Mauve Land Company Ltd.	Unknown			Balcony, Wider Common Corridor/Lift Lobby, Communal Sky Garden, Non- structural Prefabricated External Wall, Utility Platform	720.14	Not Applicable	No GFA restriction under lease
43	8 Davis Street, Kennedy Town The Merton (Block 3)	Urban Renewal Authority	Urban Renewal Authority			Balcony, Wider Common Corridor/Lift Lobby, Non- structural Prefabricated External Wall, Utility Platform, Mail Delivery Rooms with Mailboxes	2,278.94	Not Applicable	Not exceed maximum GFA
44	30,32,34,36,36A and 38 Queen's Road West Medal Court	Wonder Luck Company Limited	Unknown			Balcony, Utility Platform	132.25	Not Applicable	No GFA restriction under lease

45	3 Kui In Fong Cherry Crest	E-Full Limited	Unknown			Balcony, Sunshades/Reflectors, Utility Platform, Mail Delivery Rooms with Mailboxes	384.95	Not Applicable	No GFA restriction under lease
46	No. 8 Severn Road Severn 8	Time Plus Limited	Unknown	Balcony, Utility Platform	141.85			97,680	
47	1 Barker Road	Etrema Company Limited	Unknown			Wider Common Corridor/Lift Lobby	62.49	Not Applicable	
48	42A/42E Macdonnell Road Happy Mansion	Prima Enterprise Corporation	Unknown			Balcony, Utility Platform	31.50	Not Applicable	No GFA restriction under lease
49	29 Severn Road	Statehart Company Limited	Unknown			Balcony, Wider Common Corridor/Lift Lobby, Utility Platform	54.50	Not Applicable	No GFA restriction under lease
50	Cyberport Road, Telegraph Bay, Pokfulam, Hong Kong (Stages 10-12) Bel-Air on the Peak	Cyber-Port Limited	Unknown	Balcony, Utility Platform	3,604.13	Wider Common Corridor/Lift Lobby, Communal Sky Garden, Sunshades/ Reflectors	2,825.49	54,807,856	
51	73 Mount Kellett Road	Top Insight Ltd.	Unknown			Balcony, Utility Platform	6.48	Not Applicable	No GFA restriction under lease
52	3, 3A, 3B, 3C & 5 Gough Hill Path	HKRT Peak Properties Limited	Unknown	Balcony, Utility Platform	32.12			551,500	
53	33 Island Road	Koon Soon Limited	New World Development Company Limited	Balcony, Utility Platform	58.00	Non-structural Prefabricated External Wall	339.00	417,000	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
54	28, 38 & 48 Bel-Air Avenue, Hong Kong Residence Bel-Air	Cyber-Port Limited	Unknown	Balcony, Utility Platform	5,897.45	Non-structural Prefabricated External Wall	2,059.10	31,841,218	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
55	1 Beacon Hill Road, Kowloon One Beacon Hill	Match Power Investment Ltd.	Unknown	Balcony, Utility Platform	2,641.90	Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	198.58	13,397,417	
56	151 Reclamation Street Jolly Garden	Capital Gain Development Ltd	Unknown			Balcony	128.00	Not Applicable	No GFA restriction under lease
57	188 Canton Road The Victoria Towers	Konus Investment Limited	Unknown	Balcony	1,527.49			4,327,200	
58	83 Broadcast Drive The Palace	Netrich Limited	Unknown	Balcony	307.23	Wider Common Corridor/Lift Lobby	11.21	1,918,600	
59	83 Waterloo Road, Kowloon Grand Excelsior	Pretty Route Limited	Unknown	Balcony	182.62	Wider Common Corridor/Lift Lobby	118.10	709,800	
60	1 Ho Man Tin Hill Rd	Polorace Investment Ltd	Unknown	Balcony	422.02	Wider Common Corridor/Lift Lobby	49.14	3,017,245	
61	483 Shun Ning Road The Sorentino	Podium Development Company Limited	Unknown			Balcony	336.00	Not Applicable	No GFA restriction under lease

62	20 & 22 Fuk Lo Tsun Road, Kowloon Cambridge Heights	Expressluck Development Limited	Unknown			Balcony, Wider Common Corridor/Lift Lobby	94.28	Not Applicable	No GFA/site coverage/building height restrictions under lease
63	15 Fuk Lo Tsun Road Tai Yin Lodge	Wong Sheung-yu, Belinda & Wong Shan-kuk, Nicholas	Unknown			Balcony, Utility Platform	41.10	Not Applicable	No GFA/site coverage/building height restrictions under lease
64	10 South Wall Road	Sang Kee Properties Ltd.	Unknown			Balcony	68.00	Not Applicable	No GFA/site coverage/building height restrictions under lease
65	11 Hoi Fan Road Hampton Place	Global Coin Limited	Unknown	Balcony, Utility Platform	1,869.98			4,364,400	
66	218 Tung Chau Street Oceanic View	Billion Keen Development Ltd.	Unknown			Balcony, Utility Platform	248.50	Not Applicable	Virtually unrestricted lease with no GFA restriction
67	58 Yen Chow Street Milan Place	Chueyine Company Limited	Unknown			Balcony	90.00	Not Applicable	Virtually unrestricted lease with no GFA restriction
68	151 Kau Pui Lung Road	Cardin Factory Limited	Unknown	Balcony	132.00			270,600	
69	18 Wylie Road Parc Palais	Grace Sign Limited	Unknown	Balcony, Utility Platform	3,228.81	Wider Common Corridor/Lift Lobby	1,003.82	15,028,900	
70	377 Prince Edward Road West Padek Palace	Pak Hop Shing Company Limited	Unknown	Balcony, Utility Platform	214.98	Wider Common Corridor/Lift Lobby	28.14	489,600	
71	8 Waterloo Road 8 Waterloo	Urban Renewal Authority	Urban Renewal Authority	Balcony	140.00			287,000	
72	18 Farm Road	Treasure On Development Ltd.	Unknown	Balcony	392.72	Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	210.19	904,609	
73	863 Lai Chi Kok Road Banyan Garden	Gingerbread Investments Ltd.	Unknown	Balcony, Utility Platform	5,543.50	Wider Common Corridor/Lift Lobby, Non-structural Prefabricated External Wall	2,166.94	11,392,800	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
74	418 Ma Tau Wai Road Delight Court	Well Beauty Investment Limited	Unknown			Balcony	76.00	Not Applicable	No GFA restriction under lease
75	65 Tai Nan Street My Castle	Land Ease Development Limited	Unknown			Balcony, Utility Platform	44.00	Not Applicable	No GFA restriction under lease
76	8 Hoi Fai Road The Long Beach	AP Joy Limited	Unknown	Balcony	275.55	Wider Common Corridor/Lift Lobby	213.32	1,074,600	
77	2 Caldecott Road, Piper's Hill, Kowloon Caldecott Hill	Asian Success Investments Limited	Unknown			Balcony, Utility Platform, Wider Common Corridor/Lift Lobby, Communal Sky Garden	1,168.06	Not Applicable	The site is an auction site - green features are allowed under lease. The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
78	535 Canton Road The Lodge	1) Plenty Forwarder Ltd. 2) Lai Wing Inv. Co.	Unknown			Balcony, Utility Platform	298.23	Not Applicable	Virtually unrestricted lease with no GFA restriction
79	302-302A Prince Edward Road West The Lamna Palace	Group Wealth Enterprises Ltd.	Unknown	Balcony, Utility Platform	173.72	Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	41.60	2,229,600	

80	178 Pau Chung Street Kingsgate	Maxi Alliance Co. Ltd.	Unknown			Balcony, Utility Platform	154.00	Not Applicable	Virtually unrestricted lease
81	8 Essex Crescent	Shun Hing Holdings Company Ltd.	Unknown			Balcony	5.00	Not Applicable	No GFA/site coverage/building height restrictions under lease.
82	38 Sung Wong Toi Road Sky Tower	Silverland Ltd.	New World Development Company Limited			Balcony, Wider Common Corridor/Lift Lobby, Non-structural Prefabricated External Wall, Utility Platform	9,430.18	Not Applicable	Virtually unrestricted lease
83	8 Fuk Lee Street Metro Harbour View	HKPF Property Investment Ltd. Lenfield Ltd.	Both companies: Henderson Land	Balcony, Utility Platform	4,895.52			10,059,800	
84	2 Pui Shing Lane, Tseung Kwan O, N.T. Jolly Place	Hong Kong Housing Society	Hong Kong Housing Society			Wider Common Corridor/Lift Lobby	431.06	Not Applicable	
85	1 Lok Ha Square, Fo Tan, Shatin, N.T. Morning Glory	La Canada Limited	Unknown			Balcony, Mail Delivery Rooms with Mailboxes	34.96	Not Applicable	The site is an auction site - green features are allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
86	8 Po Tai Street, Ma On Shan La Costa	Perfect Development Ltd.	Unknown	Balcony	1,252.52	Wider Common Corridor/Lift Lobby, Utility Platform	1,865.23	2,823,170	
87	11 Hang Hau Wing Lung Road, Sai Kung. Eagle Ridge	Ben King Ltd.	Unknown	Balcony	15.00	-		154,200	
88	11-17 Sha Tin Height Road, Sha Tin Royal Forest	Eastern Sky Ltd.	Unknown	Balcony, Utility Platform	118.79	Wider Common Corridor/Lift Lobby	18.28	372,023	
89	No. 2 Lok Kwai Path, Shatin, N.T. The Grandville	Landyork Investment Ltd.	Unknown			Balcony, Wider Common Corridor/Lift Lobby, Non-structural Prefabricated External Wall, Utility Platform	3,940.16	Not Applicable	The site is an auction site - green features are allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
90	Celestial Mansion (Block H1), Graceful Mansion (Block H2), Joyful Mansion (Block H3), Peaceful Mansion (Block H5), Discovery Bay, Lantau Island	Hong Kong Resort Co. Ltd.	Unknown	Balcony	301.23	Wider Common Corridor/Lift Lobby	15.86	11,479,706	(Apart from the 301.23 square metres, another 2,020 square metres are involved in other phases of this development. The sum of \$11,479,706 reflects the total payment for the 2,320 GFA of the whole development.)
91	88 O King Road, Tseung Kwan O, New Territories Ocean Shores	Arrowtown Assets Ltd.	Unknown	Balcony	761.22			874,000	
92	8 Pak Shek Wo San Tsuen Road, Sai Kung Clear Water Bay Knoll House	Everkent Development Limited	Unknown	Balcony, Utility Platform	69.86			205,963	

93	99 Tai Tong Road, Yuen Long Phase 2 La Pradera, Sereno Verde	Waygent Investment Ltd. & Onfine Development Ltd.	Both companies: New World Development Company Limited			Balcony	924.01	0 (Note 3)	Standard rate under the prevailing LandsD Practice Note at that time for Yuen Long was set at \$0.
94	99 Tai Tong Road, Yuen Long Phase 3 La Pradera, Sereno Verde	Waygent Investment Ltd. & Onfine Development Ltd.	Both companies: New World Development Company Limited			Balcony, Utility Platform	512.10	0 (Note 3)	Standard rate under the prevailing LandsD Practice Note at that time for Yuen Long was set at \$0.
95	99 Tai Tong Road, Yuen Long Phase 4 La Pradera, Sereno Verde	Waygent Investment Ltd. & Onfine Development Ltd.	Both companies: New World Development Company Limited			Balcony, Utility Platform	496.56	0 (Note 3)	Standard rate under the prevailing LandsD Practice Note at that time for Yuen Long was set at \$0.
96	57-63 Luen Wo Road, Fanling The Cornwall	Realpoint Development Ltd.	Unknown			Balcony, Wider Common Corridor/Lift Lobby, Utility Platform	146.68	Not Applicable	No GFA restriction under lease
97	1 On Yuk Road, Tsuen Wan, New Territories Summit Terrace	Gavast Estates Ltd.	Unknown			Wider Common Corridor/Lift Lobby	94.60	Not Applicable	
98	33 Tin Kwai Road, Tin Shui Wai, Yuen Long Gianni Cove	Wisdom Choice Investment Ltd.	Unknown			Balcony, Non-structural Prefabricated External Wall, Utility Platform	4,248.40	0 (Note 3)	Standard rate under the prevailing LandsD Practice Note at that time for Yuen Long was set at \$0.
99	Castle Peak Road, Kwu Tung, Sheung Shui (DD 92 Lot 2574)	Sental Investment Ltd.	Unknown	Balcony, Utility Platform	214.02	Wider Common Corridor/Lift Lobby	53.80	267,500	
100	18A Castle Peak Road, Tsing Lung Tau, Tsuen Wan Anglers' Bay	Prime Force Ltd.	Unknown	Balcony, Utility Platform	816.97	Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	323.69	1,380,800	
101	2 Tsing Fat Street, Tuen Mun The Agean	Profit Nation Development Limited	Unknown	Balcony	184.42	Wider Common Corridor/Lift Lobby, Sunshades/ Reflectors	321.36	51,887	
102	11-13 Wai Yi Street, Tai Po	The Superintendent in Hong Kong of the Pentecostal Holiness Church	Unknown	Balcony, Utility Platform	17.50			72,480	
103	8 Hung Shun Road, Hung Shui Kiu, Yuen Long Ming Wai Court	Ming Wai Estates Holdings Ltd.	Unknown	Balcony	16.12			130,100	
104	33 Castle Peak Road, Sham Tseng Bellagio	Salisbury Co. Ltd.	Unknown	Balcony, Utility Platform	5,938.11	Wider Common Corridor/Lift Lobby	613.44	11,671,786	
105	108 Route Twisk, Tsuen Wan The Cairhill	Golden Famous International Ltd.	Unknown	Balcony, Utility Platform	3,117.14	Wider Common Corridor/Lift Lobby	910.97	8,360,474	
106	MTR Tseung Kwan O Extension, Tiu Keng Leng Station Property Development (Area 73) 8 King Ling Road, Tseung Kwan O Metro Town	Union Ford Investments Limited	Unknown	Balcony, Utility Platform	13,054.11	Wider Common Corridor/Lift Lobby	4,103.29	83,198,620	
107	Tung Chung Station Development No. 12 Tung Chung Waterfront Road Lantau Island Coastal Skyline	MTR Corporation Ltd.	MTR Corporation Ltd	Balcony	366.97	Wider Common Corridor/Lift Lobby	684.69	6,877,188	

108	MTRC Kowloon Station Development Site D No 1 Austin Road West Road The Harbourside	MTR Corporation Ltd.	MTR Corporation Ltd	Balcony	1,692.15	Wider Common Corridor/Lift Lobby	1,617.67	9,664,800	
109	No. 15 Pui Shing Road, Area 38b, Tseung Kwan O Residence Oasis	Grand Creator Investment Limited	Unknown	Balcony, Utility Platform	7,521.53	Wider Common Corridor/Lift Lobby	3,097.48	9,387,339	
110	Phase 2 Area 5, Tung Chung Station Development Package Two at No. 12 Tung Chung Waterfront Road Lantau Island Coastal Skyline	MTR Corporation Ltd.	MTR Corporation Ltd.	Balcony	204.92				The premium for the green features has been reflected in Project No. 107 above
111	Choi Hung Park & Ride Development, 8 Clear Water Bay Road, Kowloon	MTR Corporation Ltd.	MTR Corporation Ltd.	Balcony, Utility Platform	1,050.00	Wider Common Corridor/Lift Lobby	333.86	11,190,000	
112	No. 9 Tong Chun Street, Tseung Kwan O The Grandiose	MTR Corporation Ltd.	MTR Corporation Ltd.	Balcony, Utility Platform	5,149.61	Non-structural Prefabricated External Wall, Wider Common Corridor/Lift Lobby, Mail Delivery Rooms with Mailboxes	3,803.36	32,560,640	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required
113	Kowloon Station Development Site C namely Phases 2 & 3. No 1 Austin Road West The Arch	MTR Corporation Ltd.	MTR Corporation Ltd	Balcony, Utility Platform	1,581.55	Wider Common Corridor/Lift Lobby, Communal Sky Garden	1,485.79	9,703,397	
114	Tung Chung Station Development - Package III No. 1 Kin Tung Road, Tung Chung Carmel Cove	MTR Corporation Ltd.	MTR Corporation Ltd	Balcony, Non-structural Prefabricated External Wall, Utility Platform	18,397.24	Mail Delivery Rooms with Mailboxes	143.58	45,128,250	
115	Phase II of LAR Kowloon Station Development Site B. No 1 Austin Road West Sorrento	MTR Corporation Ltd.	MTR Corporation Ltd.	Balcony	798.65	Wider Common Corridor/Lift Lobby	1,881.99	4,536,405	
116	833 Lai Chi Kok Road Liberte	Iconic Palace Ltd.	Unknown	Balcony	588.00			1,205,400	
117	9 Sham Shing Road The Pacifica	Dragon Beauty International Ltd.	Unknown	Balcony, Utility Platform	1,662.00	Non-structural Prefabricated External Wall	2,368.28	3,413,600	Non-structural prefabricated external wall is allowed under lease The amount has been reflected in the land premium for the development - hence, separate payment of premium for green features is not required

Notes:

- (1) The areas shown above are calculated based on the approved plans of the relevant developments, which are for reference only. For the actual areas, please refer to the approved building plans.
- (2) Premium paid for the green features granted are calculated on the basis of the standard rates specified in Lands Department's Practice Notes. The above development projects shall not be compared with each other as the standard rates of premium vary, depending on the type of green features, the location and the timing prevailing at the time. The relevant Practice Notes could be downloaded at Lands Department's webpage.
- (3) Standard rate for Yuen Long district was set at \$0 as at date of approval according to LandsD Practice Note prevailing at that time.