Applications for Assessment of and Exemption from Paying Regrant Premium

18. **MR ALBERT CHAN** (in Chinese): *Madam President, regarding real estate developers' applications for assessment of premium and their being granted exemptions from paying land premium in respect of development projects, will the Government inform this Council:*

(a) of the number of applications, made between September 2001, when suspension of sale of Home Ownership Scheme flats was announced, and June this year, by real estate developers for assessment of regrant premium in respect of development projects, and the details of each application, including the area and location of the site, as well as the assessed land premium;

(b) how the number and details of these applications compare to those of the applications made in the same period in each of the five preceding fiscal years;

(c) of the total area of green features which have been allowed, since the issuance of the Joint Practice Notes on Green and Innovative Buildings in February 2001, to be excluded from the calculation of Gross Floor Area (GFA) under the Buildings Ordinance (Cap. 123), hence exempted from paying the land premium; and, in respect of each application allowed, the name of the development project, developer, type(s) of green features, area exempted, as well as the estimated land premium of the exempted area; and

(d) as it is learnt that, in calculating flat prices, some developers boost their profits from the sale of domestic flats by inflating the flats' GFA which includes the area of some green features which have been exempted from land premium, whether the authorities have assessed the appropriateness of such practice; if the assessment finds the practice to be appropriate, of the reasons; if no assessments have been made, the reasons for that?

SECRETARY FOR HOUSING, PLANNING AND LANDS (in Chinese): Madam President,

(a) During the period from September 2001 to June 2002, there were 109 applications for premium assessment processed in respect of lease modification, land exchange or lot extension for residential developments. Details of these applications are at Annex A.

(b) A comparison of the number of applications between the said period and that of the same period in the preceding five years is at Annex B.

(c) The aim of exempting green features from GFA calculations is to provide incentive to developers to construct buildings with better living environment for occupants. Since the issue of the Joint Practice Note on Green and Innovative Buildings in February 2001, the Buildings Department has approved 97 development projects with green features. The total GFA thus exempted under the Buildings Ordinance (Cap. 123) amounts to 114 261 sq m. Details of these projects are at Annex C. Other than their locations, the Administration does not require the names of the development projects to be submitted under the Buildings Ordinance.

Under the current land administration policy, where lease modification confers an increase in land value, premium is payable regardless of the GFA exemption under the Buildings Ordinance. There is no land premium exemption for green features, and the provisions of the Joint Practice Notes relating to green and innovative buildings have not departed from this aspect of our land administration policy. However, if there is no increase in land value arising from the green features, premium is not payable. In respect of certain green and innovative building features, such as common corridors or mail delivery rooms, no increase in land value can be identified and hence premium is not required for these features.

(d) We are aware that some developers have included certain green features in the areas of flats offered for sale. Joint Practice Note No. 2 relating to green and innovative buildings provides that such

inclusion must clearly set out in the sales brochure, the use of the features and the GFA exempted. A copy of the sales brochure is required to be deposited with the Buildings Department. Property purchasers should be aware of the green features included in the property concerned, and they can make an informed choice when deciding on their purchase.

Annex A

List of Applications for Premium Assessment in respect of Modification/Exchange/Extension for Residential Use processed between September 2001 and June 2002

(Position as at 27 June 2002)

Lot No.	*Location*	*Type*	*Site Area (sq m)*	*Premium ($)*
DD 1 LOT 3088	Shek Lau Po, Tung Chung	EXC	105	396,700
DD 120 LOT 3689 A&C	65 and 67 Castle Peak Road, Yuen Long	MOD	165	3,930,000
RBL 810	No. 1 Barker Road	MOD	1 351	37,330,000
DD 390 LOT 269	Castle Peak Road, Sham Tseng	EXC	52 591	110,000,000
IL 8972	Haw Par Mansion and Tiger Balm Garden, Tai Hang Road	EXC	7 230	943,000,000
NKIL 4146	39 La Salle Road	MOD	941	3,620,000
IL 8897	LDC(H1) Queen Street	EXC	7 964	82,690,000
RBL 506 and EXT.	No. 71 Mount Kellett Road	MOD	2 848	3,050,000
IL 29 KK	111 Leighton Road, Causeway Bay	MOD	530	0
IL 29 GG RP	1 Hysan Avenue, Causeway Bay	MOD	887	0
TWTL 382	Castle Peak Road, Tsuen Wan, New Territories	MOD	13 200	0
IL 2605 A RP	11 Ngan Mok Street, North Point	MOD	663	0
TYTL 160	Cheung On Estate, Tam Kon Shan Road, Tsing Yi	MOD	98 427	0
RBL 742	82 Peak Road	MOD	4 143	2,100,000
IL 7100	53 Blue Pool Road	MOD	793	0
NKIL 6277	Beacon Hill Road	MOD	41 578	1,100,000
YLTL 500	Tai Tong Road, Yuen Long	MOD	35 334	0
IL 4369	14-20 Leighton Road	MOD	437	0
IL 126 G RP	51 Elgin Street, Hong Kong	MOD	240	0
KIL 11076	Hung Hom Bay Reclamation Area, Kowloon	MOD	27 818	300,000
IL 71 C&BRP	286 Queen's Road Central	MOD	200	0
TMTL 384	Area 4C Tuen Mun	MOD	90 200	0
NKIL 6361	9 College Road	EXC	2 314	144,150,000
DD 238 LOT 653	Wing Lung Road	EXC	2 570	14,570,000
APIL 128	Ap Lei Chau Drive	MOD	9 301	0

Lot No.	*Location*	*Type*	*Site Area (sq m)*	*Premium ($)*
TWTL 357	Yau Kom Tau, Tsuen Wan	MOD	5 530	300,000
FSSTL 195	Area 19, Fanling	MOD	12 212	545,000
1847 in D.D. Cheung Chau	Sai Wan, Cheung Chau	MOD	2 130	0
KIL 9518	No. 4 King Tak Street	MOD	993	1,000
STTL 161	Hilton Centre, Sha Tin	MOD	50	300,000
IL 2441	192 Victoria Road, Pok Fu Lam	MOD	3 164	600,000
1859 in D.D. Cheung Chau	Chung Hing Back Street, Cheung Chau	EXC	65	1,700,000
IL 7894	6-12 Mount Butler Road	MOD	3 530	1,000
IL 7863 RP	1 Moorsom Drive	MOD	338	300,000
IL 3546	Healthy Garden, 512-612 King's Road, North Point	MOD	5 914	0
IL 970	31E, 31F, 33-39 Wyndham Street	MOD	687	6,990,000
DD 51 LOT 4960	Pak Fuk Tsuen, Fanling	MOD	145	760,000
RBL 571	72 Deep Water Bay Road, Hong Kong	MOD	1 114	45,000,000
FSSTL 204	TPS Phase 2 - Wah Ming Estate	MOD	78 123	0
TMTL 415	Fu Tei	MOD	3 904	1,430,000
RBL 1132	129 Repulse Bay Road	MOD	10 570	300,000
HHIL 432	55-59 Station Lane	MOD	335	1,000
IL 1460 G 2	5 Blue Pool Road, Happy Valley	MOD	746	0
STTL 418	Ma On Shan Town Centre	MOD	6 050	2,960,000
IL 8393	3 Tregunter Path	MOD	7 320	2,000,600
YLTL 367	44-46 Castle Peak Road, Yuen Long	EXT	2	220,000
NKIL 6320	Lai Chi Kok Road, Cheung Sha Wan, Kowloon	MOD	19 473	0
YLTL 85	48 Castle Peak Road, Yuen Long	MOD	130	0
YLTL 367	44-46 Castle Peak Road, Yuen Long	MOD	156	0
IL 187	26 Peel Street, Hong Kong, IL 187 sBss1, sBRP, sEss1, sERP, sH & RP and IL 7397	MOD	330	0
RBL 1142	Adjoining 14 South Bay Road	MOD	2 267	231,600
TWTL 369	Tai Uk Wai, Tsuen Wan (2nd MOD)	MOD	4 273	900,000
IL 62 SG RP SD SS1	69 Hollywood Road	MOD	145	0
IL 2363	1 Chatham Path, Hong Kong	MOD	816	0
RBL 1148	8, 12 and 16 Severn Road	MOD	13 570	812,000
IL 1149A 1RP ARP	Moreton Terrace, Causeway Bay	MOD	2 227	0
IL 8354	12 Cloud View Road, Hong Kong	MOD	666	1,000
TMTL 276	32 Tsing Sin Street, Tuen Mun	MOD	900	0
NKIL 6328	Cheung Sha Wan Shipyards	MOD	18 912	182,750,000
TPTL 160	Tai Po Kau, Tai Po	EXC	4 070	8,000,000
IL 8971	Kennedy Town New Praya, Kennedy Town, Hong Kong	EXC	6 075	1,000
KTIL 600 RP	Wo Lok Estate, Kwun Tong	EXT	1 743	1,000
DD 3 LOT 2208	Yung Shue Long Old Village, Lamma Island	EXC	59	170,000

Lot No.	*Location*	*Type*	*Site Area (sq m)*	*Premium ($)*
NKIL 27 D	248 Lai Chi Kok Road, Shum Shui Po	MOD	0	0
DD 3 LOT 3070	3070 in DD 316 Pui O	MOD	48	453
YLTL 503 RP & EXT	Kal Tei (Phase 2)	MOD	21 933	246,500,000
ILS 3342, 3346, 2829	121-131 Thomson Road and 2-10 Fleming Road	EXC	1 033	14,000,000
IL 2823 RP	Lockhart Road, Wan Chai	MOD	446	0
DD 175 LOT 67	Kau To	EXC	390	9,320,000
KIL 11118	J/O Princess Margaret Road and Wylie Road	MOD	36 006	0
STTL 521	Hung Kiu Lane, Kau To, Sha Tin	EXC	3 172	4,670,000
STTL 448	Area 77 Ma On Shan	MOD	14 505	350,000,000
DD 130 LOT 2860	Lam Tei	EXC	36 830	165,000,000
TWTL 373	90-114 Yeung Uk Road and 1-9 Ful Yiu Kok Street	MOD	10 416	488,320,000
NKIL 5195 RP	15-37 Broadcast Drive	MOD	29 703	1,000
IL 126 RP	55 Elgin Street	MOD	114	0
IL 8962	12 and 12A North Street	EXC	427	26,500,000
IL 118 D RP	26-30 Elgin Street, Hong Kong, IL 118sDRP, 118aARP and sBRP, Commercial Unit 1a	MOD	300	0
RBL 371 RP	34 Lugard Road	MOD	2 022	0
TMTL 399	Fu Tei	EXC	11 500	123,250,000
KIL 11100	Waterloo Road/Yunnan Lane	EXC	3 869	184,630,000
KIL 11151	Tai Kok Tsui (MTRC Site D)	EXC	17 192	815,050,000
IL 7385	25 Cooper Road	MOD	1 695	300,000
RBL 652	No. 33 Tung Tau Wan Road	MOD	623	0
KCTL 484	Kwai Shing Circuit, Kwai Chung	MOD	9 100	0
RBL 1150	RBL 1150, Nos. 60-62 Chung Hom Kok Road, Stanley, Hong Kong	MOD	1 144	0
TWTL 352	Yau Kam Tau, Tsuen Wan	MOD	3 716	43,370,000
RBL 1169	3-5 Gough Hill Path	EXC	4 582	18,000,000
DD 122 LOT 1739	Castle Peak Road - Ping Shan Yuen Long	EXC	13 396	19,263,500
DD 122 LOT 1740	Tong Yan San Tsuen, Yuen Long	MOD	7 319	500,000
KTIL 625 & 626	G/F and Cockioft, 22-24 Fu Yan Street, Kwun Tong	MOD	511	3,930,000
RBL 428	110 Repuise Bay Road	MOD	1 626	8,000,000
RBL 384 & EXT	26 Middle Gap Road	MOD	1 536	870,000
IL 4223 & EXT	70 Tai Hang Road, Trafaigar Court	MOD	3 176	0
KIL 3389 RP	15 Ho Man Tin Hill Road	MOD	2 422	66,110,000
DD 92 LOT 2574	Castle Peak Road - Kwu Tung Section, Sheung Shui, New Territories	MOD	6 216	600,000
DD 83 LOT 2427	Kwan Tei North, Fanling	MOD	15 521	1,090,000
DD 120 LOT 3777	50-54 Castle Peak Road	MOD	260	0

Lot No.	*Location*	*Type*	*Site Area (sq m)*	*Premium ($)*
IL 730, 5457, 5458, 5459, 546	Sharp Street/Yui Wa Street, Causeway Bay	MOD	969	0
IL 4469	5 Tun Wo Lane, Hong Kong* including IL 4469 and IL 4470	MOD	70	0
DD 332 LOT 747	Cheung Sha, Lantau Island	EXC	4 900	2,550,000
IL 1366 F 2 C RP	No. 28 Mercury Street, Hong Kong	MOD	476	0
QBML 4 C 1 RP	913-919 and 929-935 King's Road, Hong Kong	MOD	1 556	0
FSSTL 144	Fanling Wai, Fanling	MOD	3 383	2,200,000
KIL 7929	99-105 Maidstone Road	MOD	485	1,000
TPTL 161	Sam Mun Tsai Road, Tai Po	MOD	91 265	10,000,000
FSSTL 195	Area 19, Fanling	MOD	12 212	0
IL 431 A 1 A	Stone Nullah Lane, Wan Chai	MOD	140	0
STIL 49	No. 90 Stanley Main Street	MOD	251	5,000,000
Total No. of Cases:	109	Total:	999 024	4,211,537,853

Legend:
EXC: exchange
EXT: extension
MOD: modification

Annex B

Comparison of Modification, Exchange and Extension Processed in Specified Period between 1996 and 2002

Period	*No. of Applications Processed*	*Total Site Area (Hectares)*	*Total Premium ($ Million)*
1 September 1996 to 30 June 1997	238	240.5	28,702.2
1 September 1997 to 30 June 1998	112	102.3	846.5
1 September 1998 to 30 June 1999	130	99.1	2,218.8
1 September 1999 to 30 June 2000	112	855.0	7,674.2
1 September 2000 to 30 June 2001	86	87.6	2,043.6
1 September 2001 to 30 June 2002	109	99.9	4,211.5

Annex C

Details of Approved Development Projects with Green Features

Item	*Location*	*Developer*	*Approved Green Features **												*Total (sq m)*
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	
1	1 Ngan Mok Street	Creative Mart Limited and Well Chart Investment Limited	*												108
2	933 King's Road	Easy Ring Limited, Fordtrade Development Limited and Smart Fortune Development Limited	*												266
3	18 Wharf Road	Chuang's Corporate Services Limited	*												184
4	1 Greig Road - Community Centre, 3 Greig Road - Residential Block	Swire Properties Limited and Braemer West Limited		*	*		*								3 035
5	11-19 Ship Street, Wan Chai	Hygetta Limited	*	*											143
6	128 Chun Yeung Street	Pacific Joy Investment Limited and Sunbo Holding Limited	*												90
7	79 Sing Woo Road	Genetop Development Limited	*	*											26
8	43-45 Tin Hau Temple Road	Spring Victory Limited and Kingcity Investment Limited	*												135
9	244-254 Shau Kei Wan Road	Gain First Enterprises Limited and Bothluck Development Limited	*								*				349
10	Sai Wan Ho Ferry Concourse, Sai Wan Ho	Yieldway International Limited	*							*	*				10 141
11	11 MacDonnell Road	Minton Development Limited	*												113
12	29, 31, 33 and 35 Centre Street	Million Wealth Development Limited, Rich Ocean Development Limited and Glory Honour Development Limited	*												90
13	198 Wing Lok Street and 38 Connaught Road West	Master Super Development Limited		*											122
14	2 Bowen Road	Well Venture Development Limited	*												125
15	1 Plantation Road	HKRT Peak Properties Limited	*												118
16	117 Repulse Bay Road	Weststar Enterprises Limited	*					*							315

Item	*Location*	*Developer*	*Approved Green Features **												*Total (sq m)*
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	
17	3-5 Gough Hill Path	HKRT Peak Properties Limited	*												35
18	22-24 Gough Hill Path	Gate Land Limited	*												15
19	63G Bonham Road	Fairfax Limited	*												7
20	80-90 Des Voeux Road West	Million Rise Investments Limited	*												312
21	Nos. 2A and 12 North Street	Wealrise Investments Limited		*											15
22	66-72 Mount Davis Road	Ramset Development Limited	*	*											86
23	3-7 Mosque Junction	Rho Beta 6 L Limited	*	*											61
24	38 Conduit Road	Super Homes Limited	*	*											173
25	Telegraph Bay, Pok Fu Lam (Stage 8)-Phase R1, I.L.8969	Cyber-port Limited	*												3 898
26	2-7 Kui In Fong	E-Full Limited	*												128
27	Wah Fu Road, I.L.8840	Better Wealth Development Limited	*	*											308
28	2 Ching Wah Street	Right Chance Investments Limited	*	*											126
29	3 South Bay Close	Bentley Investments Limited	*	*											82
30	28 Borrett Road	Coral Mate Limited	*	*	*			*							237
31	15 Magazine Gap Road	Hugoton Limited	*	*											137
32	Nos. 8, 12 and 16 Severn Road	Time Plus Limited	*	*	*			*							319
33	Ap Lei Chau Drive, Aberdeen, Hong Kong A.P.I.L.128	Annadale Development Limited	*												704
34	71 Mount Kellett Road	City Super Development Limited	*												22
35	57 Shouson Hill Road	Everton Properties Limited	*												32
36	No. 2 Park Road	Gradex Limited, Trump Champion Limited and Dragon Crest Limited	*								*	*			404
37	42A, MacDonnell Road	Prima Enterprises Corporation	*								*				32
38	80-84 Stanley Main Street	Yiu Shun Investment Company Limited	*	*											19
39	1 Barker Road	Etrema Company Limited		*											62
40	26 Belcher's Street, Kennedy Town	Mauve Land Company Limited	*	*	*					*	*				946
41	96-116 Hollywood Road, 1-27 Bridges Street and 15 Shing Wong Street	Topline Development Limited	*		*					*	*				1 608

Item	*Location*	*Developer*	*Approved Green Features **												*Total (sq m)*
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	
42	4-6 St. Stephen's Lane	Yuen Sang International Limited and Bright Dragon Development Limited	*								*				250
43	33-35 Island Road	Koon Soon Limited and Hin Kei Investment Limited	*							*	*				113
44	29 Severn Road	Statehart Company Limited amd Mr. LO Pak Shiu	*	*							*				56
45	83 Waterloo Road, Kowloon	Pretty Route Limited	*	*											301
46	15-17 Fuk Lo Tsun Road	South Resources Limited	*												24
47	11 Hoi Fan Road	Global Coin Limited	*								*				1 871
48	151 Reclamation Street	Mr. WONG Yuk Lam and Mr. HUI Yui Man	*												42
49	1 Ho Man Tin Hill Rd	Polorace Investment Limited	*	*											471
50	10-14 South Wall Road, Kowloon	Sang Kee Properties Limited	*												72
51	145-151A Kau Pui Lung Road	Cardin Factory Limited	*												132
52	18 Farm Road	Treasure On Development Limited	*	*											237
53	20 and 22 Fuk Lo Tsun Road, Kowloon	Expressluck Development Limited	*	*											90
54	188 Canton Road	Konorus Investment Limited	*												1 470
55	65-67 Tai Nan Street	Land Ease Development Limited	*	*											162
56	19 Sze Shan Street, Yau Tong, Kowloon	Barinet Company Limited	*												432
57	377 Prince Edward Road West	Hantec Investment Limited	*	*											164
58	216-224 Tung Chau Street	Billion Keen Development Limited and Crystal Grace Investment Limited	*												142
59	8 Fuk Lee Street	HKF Property Investment Limited and Lenfield Limited	*												3 516
60	477-499 Shun Ning Road, Kowloon	Podium Development Company Limited	*												336
61	38 Sung Wong Toi Road	Silverland Limited; Bonder Way Investment Limited; Zhong Xing No. 1 Investment Fund Limited and Nanyang Brothers Properties Limited	*	*						*	*	*			9 077
62	863 Lai Chi Kok Road	Gingerbread Investments Limited	*	*						*	*				6 482
63	170-178 Pau Chung Street, Kowloon	Maxi Alliance Company Limited	*								*				154
64	1 Po Lun Street	Lai Chi Kok Properties Investment Limited	*	*											2 996

Item	*Location*	*Developer*	*Approved Green Features **												*Total (sq m)*
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	
65	16 Wylie Road, King's Park	Grace Sign Limited	*	*							*				3 347
66	Hoi Fai Road, West Kowloon Reclamation K.I.L.11152	AP Joy Limited	*	*											463
67	58A-58D Yen Chow Street	Chueyine Company Limited	*												90
68	418 Ma Tau Wai Road	Wellbeauty Investment Limited	*												76
69	5-7 Austin Road	Chung How Liang	*								*				49
70	Ma On Shan Area 77 S.T.T.L.481	Kingdom Investment Limited	*	*											2 027
71	Cheung Chau C.C.I.L.6	The Bishop of the Roman Catholic Church in Hong Kong, Caritas – Hong Kong						*							15
72	8 Waterloo Road	Land Development Corporation, Urban Renewal Authority	*												144
73	Tai Po Road, Sha Tin Heights, Sha Tin D.D.187 Lot 561	Frantastic Success Limited	*												4
74	Tseung Kwan O T.K.O.T.L.55	Arrowtown Assets Limited	*												761
75	Discovery Bay, Lantau Island, New Territories D.D.352 Lot 385	Hong Kong Resort Company Limited	*	*											317
76	J/O Cadogan Street, Catchick Street and Davis Street, Kennedy Town I.L.8971	New Word Investment Limited, Land Development Corporation	*	*							*	*			1 525
77	J/O Kennedy Town New Praya, Cadogan Street, Catchick Street and Davis Street, Hong Kong (URA-H12) (Site A) I.L.8971	New Word Investment Limited, Land Development Corporation and Urban Renewal Authority	*												1 478
78	Area 43. J/O Lok Ha Square and Lok Lin Path, Sha Tin S.T.T.L.209	La Canada Limited	*				*	*				*			128
79	Ma On Shan Area 77 S.T.T.L.483	Perfect Development Limited	*	*							*				2 970
80	Discovery Bay North, Area N1C, Lantau Island D.D.352 Lot 385	Hong Kong Resort Company Limited	*							*					2 591
81	On Chun Street, Ma On Shan S.T.T.L.461	Towerich Limited								*					547
82	Tsuen Wan, CDA, Area 3, New Territories T.W.T.L.382	Gavast Estates Limited		*											95
83	Sham Tseng, Tsuen Wan D.D.387 Lot 214	Prime Force Limited	*	*											875
84	J/O Ma Tong Road and Tai Shu Ha Road, Ma Tin, Yuen Long D.D.120 Lot 1920	Manx Properties Limited	*	*											163

Item	*Location*	*Developer*	*Approved Green Features **												*Total (sq m)*
			1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	
85	Tin Shui Wai Area 108b, Yuen Long T.S.W.T.L.27	Wisdom Choice Investment Limited	*												1 923
86	Lantau Airport Railway, Kowloon Station (Site B) LNT455/YAT/74 (Various Lots in D.D.109 and 110)	Winpower Holdings Limited	*												521
87	99 Tai Tong Road, Yuen Long	Waygent Investment Limited and Onfine Development Limited	*												924
88	33 Castle Peak Road, Sham Tseng, New Territories	Salisburgh Company Limited	*	*											4 078
89	Area 40, Route Twisk, Tsuen Wan T.W.T.L.395	Golden Famous International Limited	*	*											2 766
90	Tsing Fat Street, Tuen Mun, New Territories T.M.T.L.424	Profit Nation Development Limited	*	*				*							535
91	Kowloon Station Development, Package Three K.I.L.11080	MTR Corporation Limited	*	*	*										4 201
92	MTRC Kowloon Station Development, Site D – Package 4 K.I.L.11080	MTR Corporation Limited	*	*											3 295
93	Tung Chung Station Development – Package III Phase 1 T.C.T.L.5	MTR Corporation Limited	*												1 724
94	Tung Chung Station Development – Package III T.C.T.L.5	MTR Corporation Limited	*							*	*	*			18 527
95	Tung Chung Station Development T.C.T.L.4	MTR Corporation Limited	*	*											1 052
96	Lantau Airport Railway, Kowloon Station (Site B) K.I.L.11080	MTR Corporation Limited	*	*											2 678
97	Park and Ride Development adjacent to Choi Hung Station, Clear Water Bay Road, Ngau Chi Wan N.K.I.L.6179	MTR Corporation Limited	*	*											654
		Total No.	90	44	6	0	2	6	0	9	18	5	0	0	Total (sq m) 114 261

Notes

1. Balconies 2. Wider common corridors/lift lobbies 3. Communal sky gardens
4. Communal podium gardens for non-residential buildings 5. Acoustic fins 6. Sunshades/reflector
7. Wing walls/wind catchers/funnels 8. Non-structural pre-fabricated external walls 9. Uitility platforms
10. Mail delivery rooms with mail boxes 11. Noise barriers 12. Communal sky gardens for non-residential buildings