

Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545)

Summary of Key Information in Past Lands Tribunal Judgments

(June 1999to Feb 2010)

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(1) LDCS 1000 / 2000	233-239 Nathan Road, Kowloon	938.01m ²	11.45	10,740.16m ²	Non-Domestic: 10.234	Non-Domestic: 9599.294m ²	
(2) LDCS 1000 / 2001	16 Westlands Road, H.K.	2217.133 m ²	To be confirmed	To be confirmed	No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining sites from Nos. 14-16 Westlands Road with site area 10212.75m ² . The redevelopment has a total non-domestic GFA 142791.813m ² (PR=13.98).
					13.98	30985.823 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(3) LDCS 2000 / 2001	28 Ming Yuen Western Street	151.51 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining sites from Nos. 24-32 Ming Yuen Western Street with site area 706.46m ² . The redevelopment has a total domestic GFA 5580.254m ² (PR=7.8989) and non-domestic GFA 128.536m ² (PR=0.1819).
			3.26	493.84 m ²	Non-domestic: 0.1819 Domestic: 7.8989	Non-domestic: 27.57 m ² Domestic: 1,196.76 m ²	
(4) LDCS 1000 / 2003	Lai Sing Court, 13-15 Tai Hang Road, Hong Kong	5722.78m ²	2.741	15686.589m ²	4.999	28613.48m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(5) LDCS 2000 / 2004	4-6A Castle Steps, Hong Kong	691.929 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining sites with site area 2132.8m ² . The redevelopment has a total domestic GFA 19166.487 m ² (PR = 9).
			2.818	1949.891 m ²	9	6218.046 m ²	
(6) LDCS 3000 / 2005	Villa Splendor, Nos. 9-12 Chun Fai Terrace	1,192.875 m ² .	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		8.992	10726.563 m ²	
			0.736	877.94 m ²			

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks	
			Plot Ratio	GFA	Plot Ratio	GFA		
(7)	LDCS 6000 / 2005	28, 30, 32 & 34 Wood Road	571.68m ²	To be confirmed.		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.16-34 Wood Road with site area 1235.8m ² . The redevelopment has a total non-domestic GFA 475.867m ² (PR=0.385) and domestic GFA 12815.229m ² (PR=10.37).
						Non-domestic: 0.385	Non-domestic: 220.10 m ²	
(8)	LDCS 2000 / 2006	20A, 20B & 20C Shan Kwong Road	1242.4m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.1-5 Village Road and No. 20 Shan Kwong Road with site area 2,534.176 m ² . The redevelopment has a total GFA 20226.842m ² (PR=7.982).
						4.216	5,237.36m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(9) LDCS 3000 / 2006	6 Shiu Fai Terrace, H.K	1761.35 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		3.6	6340.796 m ²	
			1.37	2406.28 m ²			
(10) LDCS 6000 / 2006	9A-9H Seymour Road, Hong Kong	791.125 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site combines the sites at 9A–H Seymour Road & 5-7A Ying Fai Terrace with site area of 1700.987 m ² . The redevelopment has a total domestic GFA 13600.39 m ² (PR = 7.99).
			4.474	3540.41 m ²	7.99	6325.548 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(11) LDCS 11000 / 2006	Kam Kwok Building at 210-216 Gloucester Road	1062.722 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		9.96	10588.838 m ²	
			15.342	16,304.23 m ²			
	National Building at 12-20 Marsh Road	409.59m ²	13.13	5378.08m ²	14.99	6143.614m ²	
(12) LDCS 13000 / 2006	IL746 & remaining portion of ML 269 (Nos. 7-19 Tang Lung Street)	554.04 m ²	Non-Domestic: 0.713	Non-Domestic: 395.19 m ²	No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.5-23 Tang Lung Street with site area 754.685m ² . The redevelopment has a total non-domestic GFA 11319.925m ² (PR=14.999).
			Domestic: 5.029	Domestic: 2,786.44 m ²	14.999	8,310.34 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(13) LDCS 5000 / 2007	44 -46 Haven St., Tai Hang, HK	214.62 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.32-50 Haven Street with Site area 1194.939m ² . The redevelopment has a total non-domestic GFA 17921.095m ² (PR=14.997).
			5.12	1,098.96 m ²	14.997	3,218.65 m ²	
(14) LDCS 6000 / 2007	48-50 Haven St., Tai Hang, Hong Kong	217.88 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.32-50 Haven Street with site area 1194.939m ² . The redevelopment has a total non-domestic GFA 17921.095m ² (PR=14.997).
			5.12	1,115.34 m ²	14.997	3,267.65 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(15) LDCS 9000 / 2007	211-215C, Prince Edward Road Rd West, Ho Man Tin	1703.6 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from 211-215C Prince Edward Road West and 50 Kadoorie Avenue.
			2.399	4086.19 m ²	4.999	8517.133 m ²	
(16) LDCS 10000 / 2007	4-22 Alnwick Road, Kowloon	4174.1 m ²	1.06	4411.55 m ²	1.058	4417.808 m ²	
(17) LDCS 13000 / 2007	16 & 18 Wood Road, Wanchai	230.21m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining site from No.16-34 Wood Road with site area 1235.8m ² . The redevelopment has a total non-domestic GFA 475.867m ² (PR=0.385) and domestic GFA 12815.229m ² (PR=10.37).
			4.20	965.86 m ²	Non-domestic: 0.385 Domestic: 10.37	Non-domestic: 220.10 m ² Domestic: 5927.49 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(18) LDCS 14000 / 2007	125-127 Tung Choi Street, Kowloon	166.53 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The address under BD is 123-127 Tung Choi Street.
			Domestic: 3.842 Non-Domestic: 0.868	Domestic: 639.87 m ² Non-Domestic: 144.58 m ²	8.991	1497.287 m ²	
(19) LDCS 3000 / 2008	1 Jones Street, Hong Kong	55.972 m ²	As the subject building built under the then Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		No PR/GFA for the subject site under BO. On pro-rata basis of site area, PR/GFA for the subject site:		The redevelopment site comprises adjoining sites from Nos. 1-11 Jones Street and No.3-11 Warren Street with site area 670.5m ² . The redevelopment has a total domestic GFA 6090.766m ² (PR=9.816) and Non-domestic GFA 170.629m ² (PR=0.275)
			Non-Domestic: 0.604 Domestic: 3.02	Non-Domestic: 33.823 m ² Domestic: 169.117 m ²	Non-Domestic: 0.275 Domestic: 9.816	Non-Domestic: 14.23 m ² Domestic: 508.44 m ²	

Case No.	Address	Site Area	Before Redevelopment		After Redevelopment		Remarks
			Plot Ratio	GFA	Plot Ratio	GFA	
(20) LDCS 5000 / 2008	Tai Yuen St. 55 & 57 and McGregor St. 6 & 8	139.77 m ²	As the subject building built under Volume Regulation, there were no PR and GFA calculations in the approved building plans. GFA and PR are re-assessed based on roofed-over area:		NA	NA	No approved redevelopment proposal
			4.107	574.08 m ²			
(21) LDCS 10000 / 2008	Nos. 14-22, 1-19, 1A, 3A, 7A, 11A & 15A, Upper Kai Yuen Lane, North Point	3,103.87 m ²	3.25	10,073.239 m ²	NA	NA	No approved redevelopment proposal