

# Land Sharing Pilot Scheme (LSPS) 土地共享先導計劃

Development Bureau 發展局  
11.2019

# Briefing Outline 簡介大綱

---

- Background 背景
- Framework 框架
- Key Features 主要特點
- Workflow 工作流程
- Indicative Timeline 參考時序
- Panel of Advisors 顧問小組
- Way Forward 下一步工作

# Background 背景



- The Task Force on Land Supply (TFLS) recommended “Unleashing development potential of private agricultural land in the N.T.” as one of the three priority options to increase land supply in the short-to-medium term in its report (Dec 2018), paragraphs 5.30 and 5.31:  
***“The Government should formulate a detailed mechanism for public-private partnership (PPP) that is open, fair and transparent to realise the potential of private land in the NT.”***

土地供應專責小組在其報告中(2018年12月)，建議以「釋放新界私人農地的發展潛力」作為三個增加短中期土地供應的優先選項之一，第5.30及5.31段：

***“政府應就公私營合作訂下公開、公平及透明的具體機制，以釋放新界私人土地的潛力。”***



- 2019 Policy Address, Paragraphs 22-24:  
***“Views of stakeholders will be gauged with the target of accepting applications early next year.”***

2019年施政報告，第22-24段：

***「……聽取持份者意見，以期在明年年初正式接受申請。」***

# Framework 框架

## Objective 目標

To unleash development potential of private lots and speed up public as well as private housing supply in short-to medium-term  
盡早釋放私人土地的發展潛力，以加快短中期公營及私營房屋的供應

## Principles 原則

**Complement, but not replace.** government-led planning of private land for a specified public purpose  
補足(而非取代)由政府主導特定作公共用途的私人土地的規劃工作



**Meaningful contribution** to both public and private housing in short to medium term  
為短中期的公營及私營房屋供應帶來有意義的效果



**Accelerate & Facilitate** development by streamlining procedures and working under a compressed programme  
透過精簡程序及壓縮時間表，加快及促進發展



**Ensure Cost-effectiveness & Efficiency:** premium-deductible infrastructure provided by developer-lot owner, subject to Government's vetting  
確保成本效益及效率：經政府審核後，可從地價中扣減由發展商/土地擁有人提供的基建



**Build confidence and safeguard public interest,** with transparent mechanism involving third party opinion  
採用具透明度的機制及第三方意見，以建立信心和保障公眾利益



# Framework 框架

- Facilitate infrastructural upgrading to allow for higher development intensity  
促成基建提升以容許較高密度的發展
- At least 70% of the additional gross floor area (GFA) for public housing or Starter Homes  
最少七成的新增總樓面面積須撥作公營房屋或「首置」類別
- Construct public housing or Starter Homes on land carved out by developer-lot owners  
於發展商/土地擁有人交出的私人土地興建公營房屋或「首置」類別
- Resume other private lots or provide government land required for provision of infrastructure and other community facilities; provide government land to rationalize the site boundary  
收回其他私人土地或提供所需政府土地，以發展基建及其他社區；或提供政府土地以理順地盤界線

**Government**  
政府



- Contribute part of their land for public housing or Starter Homes, while the remainder of the site can be retained for private housing development  
撥出其部分土地作公營房屋或「首置」類別，同時自行以餘下私人土地作私營房屋發展
- Construct infrastructure and other community facilities to support the entire development; construction costs after government's vetting are premium-deductible  
負責興建整個發展所須的基建及其他公共設施，建造費用經政府審核後可在地價中扣減
- Pay full land premium for the part of private housing and commercial facilities  
為私營房屋及商業設施部分交足地價

**Partnership**  
合作



**Developer-Lot Owner**  
發展商/土地擁有人

# Geographical Limit 地域上的限制

What land is eligible?  
哪些地塊合資格？



Private lots with consolidated ownership  
已整合業權的私人擁有地塊



Not within areas covered by Government's development studies for intended public purposes  
並非座落於政府就擬議公共用途而進行發展研究的範圍



With potential for public and private housing development supported by necessary infrastructure and GIC facilities  
在所需基礎建設及政府、機構或社區設施配合下，具潛力作公私營房屋發展

# Geographical Limit 地域上的限制

What land is ineligible?  
哪些地塊不合資格？



Areas covered by Government's completed, ongoing or soon-to-commence development studies supporting the use of land intended for public purposes, particularly NDAs and New Town Extension projects, and other areas under study for public housing

政府就屬意的公共用途已完成、正進行或擬開展發展研究的範圍，特別是新發展區及新市鎮擴展項目，及其他擬作公營房屋的地區



Country Parks and Special Areas  
郊野公園及特別地區



6 environmentally sensitive zonings, i.e. Coastal Protection Area (CPA), Conservation Area (CA), Site of Special Scientific Interest (SSSI) and three zonings for wetland-related "Other Specified" (OU) Uses

6個生態敏感地帶，包括海岸保護區、自然保育區、具特殊科學價值地點及三個與濕地相關的指定用途地帶



12 priority sites for enhanced conservation under the New Nature Conservation Policy  
新自然保育政策下12個須優先加強保育的地點

# Time Bar and Cap on Total Land to be Approved 時限及可批核私人土地總數上限

Any other limits?  
有沒有其他限制？



**3 years/年**

Time-limited scheme for application over a period of 3 years  
計劃設有三年時限接受申請



**150 hectares/公頃**

Total private lots to be approved under application capped at 150 hectares  
獲批申請涉及的私人土地總數將不多於150公頃

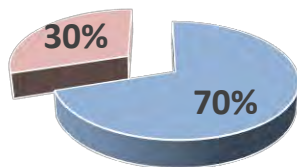


# Housing Gain 新增房屋

Any requirements  
on housing gain?  
對新增房屋有否規定？



No less than 50,000 m<sup>2</sup>  
additional GFA and  
at least 1,000 additional housing units  
不少於50,000平方米的  
新增總樓面面積，  
而新增單位數目不少於1,000個



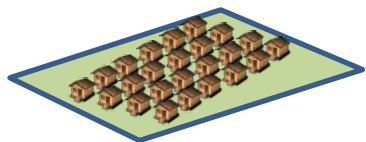
At least 70% of the additional GFA  
to be carved out and surrendered  
to Government in a form of formed land  
for public housing or Starter Homes  
intended by Government  
最少70%新增的總樓面面積  
以平整土地形式，撥予政府作興建  
屬意的公營房屋或「首置」類別



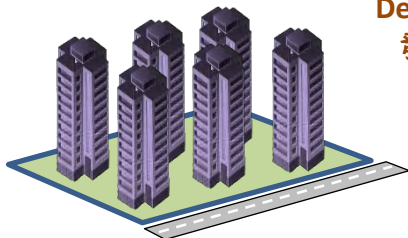
Land premium at **full market value**  
payable for private housing portion  
and commercial facilities;  
private housing up to 30% of  
additional GFA plus any GFA  
originally permissible  
私營房屋及商業設施部分  
須繳付**十足市值**地價；私營房屋  
佔新增總樓面面積最多30%及原來  
可發展的總樓面面積

# Housing Gain 新增房屋

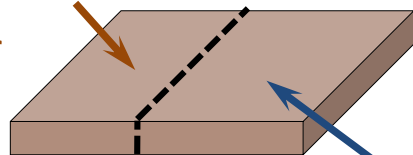
Example:  
例子:



Additional 額外  
60,000sqm/  
平方米



For developing 38,000sqm of  
private housing  
38,000平方米發展私營房屋



42,000sqm for public  
housing or Starter Homes  
42,000平方米作  
公營房屋或「首置」



With limited infrastructure,  
the site can only provide  
GFA of **20,000 sqm**  
(**400 units** of  
50 sqm each)

在有限的基建支援下，  
地盤只能發展  
**20,000平方米**  
總樓面面積  
(**400個**  
50平方米的單位)

With  
infrastructural upgrading  
under LSPS, an  
**additional 60,000 sqm**  
(**+1,200 units**)  
can be provided  
on the same site

在先導計劃下  
促使基建提升，  
同一地盤可提供  
**額外60,000平方米**  
總樓面面積  
(**+1,200個單位**)

Hence, under LSPS,  
a total of **80,000 sqm**  
(**1,600 units**)  
can be provided  
on the site

在先導計劃下，  
地盤可發展  
**共80,000平方米**  
總樓面面積  
(**約1,600個單位**)

Under LSPS, developer-lot owner are required to  
share with Government 70% of additional GFA  
(i.e.  $60,000 \times 0.7 = 42,000 \text{ sqm}$  / 840 units)  
**for public housing or Starter Homes.**  
Developer-lot owner would have  
a total of **38,000 sqm for private housing**  
(i.e.  $20,000 + 60,000 \times 0.3$  / 760 units).

先導計劃下，發展商/土地擁有人須將  
70% 新增總樓面面積給予政府  
**作公營房屋或「首置」**  
(即  $60,000 \times 0.7 = 42,000 \text{ 平方米}$  / 840個單位)。  
發展商/土地擁有人則可擁有  
**38,000平方米** ( $20,000 + 60,000 \times 0.3$  / 760個單位)  
**作私人房屋**

# Provision of Infrastructure and Other Facilities 提供基建和其他設施

- Developer-lot owner is required to propose the types and costs of infrastructure and associated GIC facilities to support the proposed scale of entire housing development and carry out the works through Government's facilitation

發展商/土地擁有人須建議整個房屋發展所需的基建及相關政府、機構或社區設施的種類和費用，並透過政府促成進行相關工程

- Government may invoke relevant legislation to resume other private land or provide government land for infrastructure and GIC facilities, and will also take forward necessary statutory processes such as gazettal of road works.

政府可為基建及政府、機構或社區設施行使相關法例收回其他私人土地或提供政府土地，亦會負責推動相關法定程序，例如道路工程的刊憲工作

- Depending on the scale of development, facilities to be provided by developer-lot owner may include road works improvement, upgrading and provision of sewage and drainage facilities, public open space, formed site for GIC facilities, etc.

視乎發展規模，發展商/土地擁有人需負責的工程可能包括道路改善工程、提升或提供排污及排水設施、公共休憩空間、為政府、機構或社區設施平整地盤等

- Subject to vetting and acceptance by Government to ensure necessity and cost-effectiveness, construction costs of these facilities are deductible from the land premium.

經政府審核及同意工程是必要和符合成本效益，有關設施的建造費用可從地價中扣除



# Indicative Timeline for LSPS 先導計劃的參考時序

**Stage 1: Vetting**  
(3 months)  
**第一階段：審核**  
(3個月)

**Stage 2: Recommendation/  
Granting Support in-principle**  
(3 months)  
**第二階段：建議/  
批出原則性支持**  
(3個月)

**Stage 3:**  
**Statutory/ Land Administration Procedures**  
(30-36 months)  
**第三階段：法定/地政程序** (30-36 個月)



Vetting of  
Application by  
Central Team  
中央小組  
審核申請



Consultation  
with Panel of  
Advisors  
諮詢  
顧問小組



Granting Support  
in-principle by  
Chief Executive in  
Council  
行政長官  
會同行政會議  
批出原則性支持



Government to initiate necessary statutory procedures  
in parallel (e.g. town planning/gazettal of road works)  
由政府同步啟動所須的法定程序  
(如城規、道路工程刊憲)  
Lease Modification & Premium Negotiation  
(after statutory planning process, to complete in 18 months)  
契約修訂及補地價 (於法定規劃程序後，於18個月內完成)



**Housing  
Land  
Supply**  
房屋土地  
供應

Lead time for Approval (36-42 months)  
批准需時36-42個月

Assuming  
1-2.5 years for  
site formation  
假設1-2.5年  
作土地平整

Therefore, housing land supply in about 4-6 years 因此，約在4至6年帶來房屋土地供應

# Panel of Advisors 顧問小組



Central Team in Development Bureau (Secretariat) to provide support  
發展局成立中央小組（秘書處）提供支援

- One-stop help-desk for applicants  
為申請者提供一站式支援服務
- Vetting of applications for Panel of Advisor's consideration  
審核申請以供顧問小組考慮
- Multi-disciplinary team of government officers  
跨專業的政府團隊



## Role 職能

- Consider Central Team's analyses and advise on acceptability of applications  
考慮中央小組的分析，並就是否接納申請提供意見
- Advise on LSPS operation/ areas of improvement  
就計劃運作/改善範疇提供意見

## Size and Composition 成員數目及組成

- Not more than 10 non-official members (including Chairman)  
不多於10名非官方成員（包括主席）
- Put in place declaration arrangements to avoid direct or potential conflict of interest  
設立申報制度以避免直接或潛在利益衝突
- May cover expertise and wealth of experience from legal, housing, planning, surveying, engineering, architecture, environment, social services and financial sectors  
可以涵蓋法律、房屋、規劃、測量、工程、建築、環境、社會服務及財務界別具專長和豐富經驗的專家

# Public Interest 公眾利益

Where lies the public interest?  
公眾利益何在?



Projects of reasonably high yield (i.e. capable of providing at least 50 000m<sup>2</sup> additional GFA and 1 000 extra units)  
可提供合理高回報的項目（即不少於50 000平方米的新增總樓面面積及不少於1 000個額外單位）



70% of additional GFA to be carved out in a form of formed land for government to develop public housing or Starter Homes; full land premium payable in respect of private portion  
七成的新增總樓面面積以平整土地形式交予政府興建公營房屋或「首置」；私營部分須繳付十足地價



Boost short-to-medium term housing land supply by tapping market force in the planning and construction and compressing timetable  
善用市場的規劃和建造力量，壓縮發展時間表，增加短中期房屋供應



Open & Transparent; Existing statutory procedures continue to apply  
公開及透明；現行法定程序繼續適用

# Transparency 透明度

How to maximise transparency?  
如何達致最大透明度？



## Upholding transparency at different stages by 在不同階段保持透明 –



To publish details of applications upon receipt  
公布接獲的申請細節



To publish opinions of the Panel of Advisors after its deliberation  
公布顧問小組討論後的意見



To continue the established public participation channels under planning/other statutory processes  
維持現行規劃／其他法定程序下的公眾參與渠道



To upload onto Lands Department's website gist of lease modification including the premium payable  
上載契約修訂的重點（包括需繳付地價）至地政總署網頁

# Way Forward 下一步工作

Consult professional sectors and relevant organisations  
聽取專業界別和相關團體意見



Aim for additional housing land in about 4-6 years and flat supply in about 10 years after receipt of application  
期望最快約4-6年內提供額外房屋土地，並在接獲申請後約10年內供應新增房屋



Target to launch the LSPS and invite applications in early 2020  
目標於2020年初展開計劃及開始接受申請





**謝謝**  
**THANK YOU**