

**Information Paper for
LegCo Panel on Planning, Lands and Works and
LegCo Panel on Housing
Joint Meeting on 30 March 1999**

Land Sale and Development Programmes for 1999/2000 to 2003/2004

This paper provides information on the Land Sale and Development Programmes for 1999/2000 to 2003/2004.

Resumption of Land Sales

2. On 12 February 1999, the Government announced that land sales will resume with effect from April 1999 and published the Land Sale Programme for 1999/2000 and the Land Development Programme for 2000/2001 to 2003/2004. A summary table on the Programmes is at **Annex A**.

3. In drawing up the Programmes, the policy objective is to ensure stability in the property market and to provide sufficient land to meet Hong Kong's long term needs.

Land Sale Programme for 1999/2000

4. For the 12 months from 1 April 1999, six auctions and eight tenders will be conducted in accordance with a timetable for individual sites with a total of 14 hectares of land for private housing, 15 hectares for the Private Sector Participation Scheme (PSPS) and 2 hectares for non-housing uses. Most of the sites are carried over from the nine-month moratorium on land sales. Sites for auction are generally small sites and all are for private housing. Sites for tender are generally larger ones which cover mainly PSPS sites or non-housing uses. The detailed auction and tender programme is at **Annex B**.

5. For the same period, a reserve list of sites, including 22 hectares for private housing and 11 hectares for non-housing uses, has been drawn up which will be made available for sale by application. A developer who is interested in any site on the list may apply to the Government for the sale of the site, and offer a minimum price. If the Government considers that the minimum price is acceptable, it will put up the site for sale by public auction or tender as appropriate. Details of the reserve list together with the procedures for land sales under this arrangement which is called the Application System are at **Annex C**.

6. The combination of sites on the reserve list together with a modest regular land auction and tender programme enables the market to decide the optimum amount of land to be made available for disposal and the timing for releasing additional land. The flexibility offered by this new mechanism will enable the Government to respond to market demand while maintaining overall stability, thereby helping the Government achieve its objective of stable property prices.

Land Development Programme for 2000/2001 to 2003/2004

7. For 2000/2001 to 2003/2004, a Land Development Programme comprising 330 hectares of land for private housing, 27 hectares for PSPS and 192 hectares for non-housing uses has been drawn up. The timing and method of land sales for 2000/2001 will be decided in early 2000, having regard to the market conditions at the time.

Private Treaty Grants

8. As part of the Land Sale and Development Programmes for 1999/2000 to 2003/2004, it is expected that 88 hectares of land will be granted by private treaty mostly for railways associated private housing development, and 103 hectares will be granted for public utilities, educational, welfare and religious uses.

Land for Housing Development

9. For public housing, during 1999/2000 to 2003/2004 the Programmes will provide 42 hectares of land for PSPS. An additional 163 hectares of land will also be provided outside the Programmes for other forms of public housing under the purview of the Housing Authority (HA) and Housing Society (HS). These 205 hectares together with the redevelopment projects under the purview of HA and HS will be sufficient for producing on average 50,000 flats per year.

10. For private housing, during 1999/2000 to 2003/2004 the Programmes will provide land to the amount of 382 hectares. The actual number of flats to be built and put on the market by private developers will nevertheless be determined by market demand and developers' commercial considerations.

Planning, Environment and Lands Bureau
March 1999

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Land Sale and Development Programmes for 1999/2000 to 2003/2004

Year 1 - 1999/2000 Land Sale Programme

	Auction/Tender		Reserve Sites for Application		Private Treaty Grant		Total	
	Area (hectare)	Estimated Flat Production (residential GFA [Note 1] in square metre)	Area (hectare)	Estimated Flat Production (residential GFA in square metre)	Area (hectare)	Estimated Flat Production (residential GFA in square metre)	Area (hectare)	Estimated Flat Production (residential GFA in square metre)
Private Housing	14	5,500 (387,100)	22	4,300 (493,900)	16	7,700 (536,100)	52	17,500 (1,417,100)
PSPS [Note 2]	15	14,700 (826,500)	0	0	N/A	N/A	15	14,700 (826,500)
Non-housing	2	N/A	11	N/A	14	N/A	27	N/A
Total	31	20,200 (1,213,600)	33	4,300 (493,900)	30	7,700 (536,100)	94	32,200 (2,243,600)

Years 2 to 5 - 2000/2001 to 2003/2004 Land Development Programme

	Auction/Tender/ Application (hectare)	Private Treaty Grant (hectare)	Total (hectare)
Private Housing	258	72	330
PSPS [Note 2]	27	N/A	27
Non-housing	103	89	192
Total	388	161	549

Note 1 : GFA refers to gross floor area.

Note 2 : PSPS refers to Private Sector Participation Scheme. Apart from 42 hectares of land for PSPS, an additional 163 hectares of land will be provided during the five years from April 1999 outside the Land Sale and Development Programmes for other forms of public housing under the purview of the Housing Authority and the Housing Society. These 205 hectares of land together with the redevelopment projects under the purview of the Housing Authority and the Housing Society will be sufficient for producing on average 50,000 flats per year.

Land Sale Programme**Auctions****April 1999 to March 2000**

Sale Date	Lot No.	Location	Use	Area (Ha) (about)	Plot Ratio
20 April, 1999 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	IL 8921	35 & 37 Cloud View Road, North Point	Residential R2	0.2494	5
	NKIL 6276	Tudor Court site, 83 Broadcast Drive, Kowloon	Residential R2	0.4272	3
29 June, 1999 (Concert Hall, City Hall, Central)	RBL 1146	1 & 3 Homestead Road, The Peak	Residential R3	0.2369	1.27
	KCTL 480	Kwai Luen Road, Kwai Chung	Residential R1	0.3730	5
4 August, 1999 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	RBL 1147	99 Peak Road/4 Gough Hill Road	Residential R3	0.2463	0.5 or existing bulk
	TMTL 408	Area 16, Tuen Mun	Residential R1	0.4765	5
14 October, 1999 (Concert Hall, City Hall, Central)	RBL 1142	Adjacent to No. 14 South Bay Road	Residential R3	0.2269	0.9
	TSWTL 27	Area 108b, Tin Shui Wai	Residential R1	1.4900	5
13 December, 1999 (Concert Hall, H.K. Cultural Centre, Tsim Sha Tsui)	KIL 11107	West Kowloon Reclamation, Tai Kok Tsui	Residential R1	0.6820	8
	Lot 2086 in DD 105	Ngau Tam Mei, Yuen Long	Residential R4	4.0671	0.4
15 February, 2000 (Concert Hall, City Hall, Central)	SIL 845	Yiu Hing Road, Shau Kei Wan	Residential R1	0.0840	8.47
	RBL 1148	8, 12 & 16 Severn Road, The Peak	Residential R3	1.2500	0.5 or existing bulk

Land Sale Programme
Tenders
April 1999 to March 2000

Invitation Date	Lot No.	Location	Use	Area(Ha) (about)	Plot Ratio
April, 1999	FSSTL 195	Sha Tau Kok Road, Fanling	Commercial/ Residential and GIC	1.2400	2.89
	KIL 11076	Hung Hom Bay Reclamation	Private Sector Participation Scheme	2.7818	5.19/0.11
June, 1999	Lot 119 in DD 88	Man Kam To Road, Fu Tei Au, Sheung Shui	Lorry and Container Vehicle Parking and Repairing Private	1.4900	1.94
	TCTL 9	Area 58, Tung Chung New Town	Petrol Filling Station	0.1900	N/A
	TKOTL 61	Area 65B, Tseung Kwan O	Sector Participation Scheme	4.0300	6.71/0.11
July, 1999	NKIL 6267	King Tung Street, Ngau Chi Wan	Private Sector Participation Scheme	2.1560	5.4/0.08
August, 1999	TMTL 420	Area 33, Tuen Mun	Petrol Filling Station	0.0883	N/A
October, 1999	ApIL 128	Ap Lei Chau Drive, Ap Lei Chau	Mixed Development	0.9301	6.47/0.16
	TSWTL 28	Area 111, Tin Shui Wai	Private Sector Participation Scheme	4.3705	5.05/0.1
November, 1999	KCTL 484	Kwai Lok THA, Kwai Shing Circuit, Kwai Chung	Private Sector Participation Scheme	0.9000	4.953/0.09
December, 1999	TYTL 163	Tsing On THA	Private Sector Participation Scheme	0.6030	4.983/0.03
February, 2000	Pending	Site 5, West Kowloon Reclamation	Mixed Development	1.6800	6.5/1.5

Explanatory Pamphlet
Procedures for Land Sale under the Application System

In parallel with the published Land Sale Programme of auctions and tenders for 1999/2000, additional government land will be made available for sale on application in accordance with the attached schedule (“the Reserve List”). The list contains information on location, site area, user, plot ratio, earliest available sale dates and deposit required for each site.

Interested parties must complete and forward a standard application form (a sample of which is attached) to the Director of Lands for the sale of sites in the Reserve List not more than three months before the earliest sale date and must indicate the minimum price they are prepared to offer, irrespective of whether the Lot is to be sold by auction or tender. Early applications will be noted and the applicant approached three months before the earliest sale date.

Upon receipt of the completed application form, within two weeks the Lands Department will advise the applicant, in writing, whether the minimum price proposed is acceptable. If acceptable, the applicant will be required to sign an undertaking within 14 days (a sample copy of which is attached) to bid/tender for the subject Lot at the minimum amount offered, and he will be required to pay, at the same time, a deposit as specified on the Reserve List in the form of a cashier order or a cheque which is certified good for three months. If the minimum price proposed is not acceptable, the applicant will be advised accordingly, and no further action taken.

Upon receipt of the applicant’s undertaking and deposit, the Lands Department will notify the applicant of the sale date which will normally be within two months from the date of notification, arrange advertisement/gazettal and distribution of the land sale documents. Normally, there will be three gazettals before the auction date or the tender closing date.

If the applicant is successful in acquiring the site, the deposit will be used to off-set the purchase price. If however, the applicant is unsuccessful in obtaining the site, yet honours his undertaking, then his deposit would be refunded in full without interest, within one week from the date of auction or tender award. In the event that the auction price does not reach the minimum figure or that the applicant fails to tender at or above this figure, then the deposit would be forfeited.

12 February 1999

**Reserve List of Sites
Available for Application
Sale by Way of Auction
April 1999 ~ March 2000)**

Lot No.	Location	Use	Area (Ha) (about)	Plot Ratio	Estimated Earliest Sale Date	Deposit (HK\$ M)
FSSTL 177	Area 19, Sha Tau Kok Road, Fanling	Commercial / Residential	0.8895	5/9.5	Apr-1999	50
RBL 1143	Adjacent to 16 & 18 South Bay Road.	Residential R3	0.1925	0.9	Oct-1999	10
Lot 673 in DD Peng Chau	Site No 2, Tung Wan, Peng Chau	Residential R3	0.1050	0.6	Apr-1999	0.5
Lot 1848 in DD Cheung Chau	Shui Hang, Cheung Chau	Residential R4	1.0700	0.4	Apr-1999	2
Lot 1847 in DD Cheung Chau	Site 1, Sai Wan, Cheung Chau	Residential R4	0.2130	0.4	Apr-1999	1
Lot 736 in DD 332	Cheung Sha, Lantau Island	Residential R4	0.3380	0.4	Apr-1999	1
Lot 735 in DD 332	Cheung Sha, Lantau Island	Residential R4	0.2270	0.4	Apr-1999	1
Lot 943 in DD 94	Beas Stable Married Quarters, Sheung Shui	Residential R4	2.2600	0.4	Dec-1999	20
Lot 1588 in DD 243	Pik Sha Road, Pik Sha Wan, Clear Water Bay	Residential R4	0.7740	0.4	Oct-1999	5
Lot 14 in DD 231	Chuk Kok, Sai Kung	Residential R4	0.2760	0.4	Aug-1999	5
TMTL 419	Area 58, Tuen Mun	Residential R3	1.9400	1.3	Apr-1999	30
TMTL 371	Area 58, Tuen Mun	Residential R3	1.6575	1.33	Apr-1999	20
TMTL 449	Area 58, Tuen Mun	Residential R3	1.6800	1.33	Apr-1999	20
TPTL 167	Cathay Bungalow, Tai Po Kau	Residential R3	0.2590	0.48	Apr-1999	2
TPTL 165	Area 38, Tai Po	Residential R3	1.4778	0.6	Jun-1999	20
TWTL 395	Area 40, Route Twisk (Site A)	Residential R3	2.5640	3	Mar-2000	50
Pending	Area 40, Route Twisk (Site B)	Residential R3	0.6960	3	Mar-2000	30

**Reserve List of Sites
Available for Application
Sale by Way of Tender
(April 1999 ~ March 2000)**

Lot No.	Location	Use	Area (Ha) (about)	Plot Ratio	Estimated Earliest Sale Date	Deposit (HK\$ M)
IL 8920	Government Supplies Depot, Oil Street	Commercial / Residential	1.1700	10.55	Feb-2000	50
Lot 1002 in DD 40	Site 14, Sha Tau Kok	Residential R1	0.3235	3.6	Apr-1999	5
NKIL 6277	Kowloon Tsai Military Quarters Site, Kowloon Tong	Residential R3	4.1000	1.8	Apr-1999	50
TCTL 11	Area 3, Tung Chung New Town	Commercial	1.4900	3	Jun-1999	10
NKIL 6269	J/O Wai Yip Street/Shun Yip Street/Hoi Bun Road, Kwun Tong	Commercial and Multi-storey Carpark	0.7166	12	Apr-1999	20
NKIL 6195	Cha Kwo Ling Road, Kwun Tong	Commercial and Multi-storey Carpark	0.4870	12	Apr-1999	20
KIL 11103	Hung Hom Bay Reclamation	Commercial and Multi-storey Carpark	0.9940	12	Sep-1999	50
KIL 11110	Hung Hom Bay Reclamation	Hotel	2.0200	5.28	Apr-1999	50
TWTL 393	Site C, Area 35, Tsuen Wan	Hotel	1.1500	9.5	Oct-1999	30
TSWTL 26	Area 108a, Tin Shui Wai	Commercial	0.6500	4	May-1999	5
NKIL 6280	J/O Wang Mau Street/Wang Tai Road/Sheung Yee Road, Kowloon Bay	Industrial/ Office	0.5493	12	Apr-1999	10
TYTL 158	Tsing Keung Street, South Tsing Yi	Industrial/ Godown	1.9300	2.5	Aug-1999	10
KCTL 478	Wing Kin Road, Kwai Chung	Industrial/ Godown and Multi-storey Carpark	0.3707	9.5	Apr-1999	5
Lot 1142 in DD 215	Hong Tsuen Road, Sai Kung Tuk, Area 3, Sai Kung	Industrial/ Godown and Vehicle Repair Workshop	0.2400	5	Apr-1999	1
YLTL 458	Tung Tau Industrial Area	Industrial/ Godown	0.4550	9.5	Dec-1999	5

Letterhead of Application Form

Director of Lands,
20/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong.

1999

Dear Sirs,

Lot No. _____

I hereby apply for the above Lot shown on your published Reserve List to be offered for sale by auction/tender. I am prepared to bid a minimum price of \$_____ and am prepared to sign an undertaking to that effect as well as lodge the specified deposit, should my offer be acceptable.

I understand that you will advise me within two weeks whether my application is successful.

Yours faithfully,

On behalf of *

** Please insert the name of the company,
contact address and telephone number(s)*

(SAMPLE ONLY)

AGREEMENT made the ___ day of _____ 199__ BETWEEN the Director of Lands (“the Director”) for and on behalf of the Government of the Hong Kong Special Administrative Region (“the Government”) of the one part and ___(hereinafter referred to as “the Offeror”) of the other part.

WHEREBY it is agreed as follows: -

1. In consideration of \$_____ (hereinafter referred to as “the deposit”) now paid by the Offeror to the Government (the receipt whereof is hereby acknowledged) as evidence of the Offeror’s genuine intention to bid for the lot of Government land (hereinafter referred to as “the lot”) to be known as _____, the Director shall cause Conditions of Sale/Tender be prepared and issued, and an auction/tender date to be notified, in due course.
2. The Director shall be at liberty to withdraw the lot from sale at any time prior to the proposed auction/tender and in that event the deposit paid shall be returned to the Offeror in full but without interest. Upon return of the deposit, this Agreement shall terminate and the Offeror shall have no further claim of any kind against the Director.
3. (a) In the event of the lot being put up for sale by public auction and the auction price does not reach the figure previously offered by the Offeror, his deposit shall be forfeited.

- (b) If the lot is sold at public auction to a purchaser other than the Offeror, at or above the price previously offered by the Offeror, the deposit shall be refunded in full to the Offeror, but without interest.
 - (c) In the event that the lot is offered for sale by tender, and the Offeror fails to tender at or above the figure previously offered by the Offeror, his deposit shall be forfeited.
 - (d) if the Offeror bids successfully for the lot, whether at public auction or by tender, the deposit shall be applied in part-payment of the premium for the lot payable by the Offeror, who shall pay the balance of the premium in accordance with the Conditions of Sale/Tender.
 - (e) Cheques and cashiers orders tendered in payment of the deposit will be held uncashed by the Government pending the result of the auction or the award of the tender, as the case may be.
4. In the event that the deposit is forfeited pursuant to the terms of this Agreement, neither party hereto shall have any further claim against the other arising out of the terms hereof.

IN WITNESS whereof the Assistant Director/Lands Department, being duly authorized by the Chief Executive so to do, has signed this Agreement on behalf of the Government and the Offeror has/have set his/their hand(s)/and seals hereto the day and year first above written.

(SAMPLE ONLY)