

For information
on 9 March 2000

LEGISLATIVE COUNCIL

PANEL ON PLANNING, LANDS AND WORKS

Land Sale and Development Programmes for 2000/01 to 2004/05

This paper provides information on the Land Sale and Development Programmes for 2000/01 to 2004/05 announced on 29 February 2000.

Background

2. The one-year Land Sale Programme and the four-year Land Development Programme are annually rolled-forward programmes. They help the Government achieve its policy objective of maintaining stability in the property market and a stable supply of land to meet the long-term needs of the community.

3. There is also an Application List system, first introduced in 1999, to supplement the regular land auctions and tenders under the one-year Land Sale Programme. This system allows the market more flexibility in deciding the optimum amount and timing for putting out additional land to meet the demand. Under this system, a developer interested in any site on the Application List may apply to the Government for the sale of the site and has to offer a minimum price. If the Government considers the minimum price reasonable, it will put up the site for sale by auction or tender. This system will be retained in the next financial year's Land Sale Programme.

Land Sale Programme for 2000/01

4. Under the Land Sale Programme for April 2000 to March 2001, 90 hectares of land will be offered for private housing, compared with 52 hectares in 1999/2000. The increase is mainly due to the land grant of 32 hectares for a large-scale Mass Transit Railway-related project at Tsueng Kwan O which would be developed by phases. Overall, market demand and developers' commercial considerations will determine the actual amount of land in the programme that will be taken up and the number and timing of flats to be put on the market. An overview of the programme is at Annex A.

5. For the 12 months from April 2000 to March 2001, public auctions and tenders will be conducted according to a land sale timetable. These will involve the sale of 16 hectares of land for private housing, 6 hectares for the Private Sector Participation Scheme and 0.5 hectare for non-housing uses. Moreover, 16 hectares of land for private housing and 9 hectares for non-housing uses will be available under the Application List. Another 69 hectares of land will be available for disposal by way of private treaty, comprising 58 hectares for private housing and 11 hectares for non-housing uses. Details of the sites available for auction, tender or application are at Annex B.

Land Development Programme for 2001/2002 to 2004/2005

6. Under the Land Development Programme for the four years from April 2001 to March 2005, we aim to make available 333 hectares of land for private housing, an increase of 3 hectares compared with the programme for 2000/01 to 2003/04. An overview of the programme for 2001/02 to 2004/05 is at Annex C.

Planning and Lands Bureau
March 2000

Land Sale Programme for 2000/01: Overview

	Auction/Tender		Application		Private Treaty Grant		Total	
	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)	Area (hectare)	Estimated Flat Production (residential gross floor area in square metre)
Private Housing	16	7,300 (540,000)	16	5,900 (500,000)	58	29,800 (2,330,000)	90	43,000 (3,370,000)
Private Sector Participation Scheme	6	7,300 (410,000)	0	0	N/A	N/A	6	7,300 (410,000)
Non-housing	0.5	N/A	9	N/A	11	N/A	20.5	N/A
Total	22.5	14,600 (950,000)	25	5,900 (500,000)	69	29,800 (2,330,000)	116.5	50,300 (3,780,000)

N/A – not applicable

Land Development Programme for 2001/02 to 2004/05: Overview

	Auction/Tender/Application (hectare)	Private Treaty Grant (hectare)	Total (hectare)
Private Housing	277	56	333
Private Sector Participation Scheme	12	N/A	12
Non-housing	32	85	117
Total	321	141	462

N/A – not applicable