

Lands Department issues 10 pre-sale consents in fourth quarter of 2021

The Lands Department (LandsD) issued nine pre-sale consents for residential developments and one pre-sale consent for non-residential development in the fourth quarter of 2021.

The nine pre-sale consents for eight residential developments (of which three are phased developments) involve a total of 3 532 residential units. Three developments in Tai Po, Yuen Long and Lantau Island, comprising a total of 652 residential units, are expected to be completed in 2022. Three developments in Sham Shui Po and Yuen Long, comprising a total of 1 708 residential units, and two phases of a development in Kai Tak, comprising a total of 1 051 residential units, are expected to be completed in 2023. One development in Central, comprising 121 residential units, is expected to be completed in 2024.

The department also issued one pre-sale consent for non-residential development in the fourth quarter. In addition, four consents to assign were issued, involving a total of 3 036 residential units in a phased development in North Point and three phases of a development in Tseung Kwan O.

Taking into account the pre-sale consents issued in the first three quarters in 2021, the LandsD issued a total of 29 pre-sale consents for residential developments involving 14 659 residential units in 2021.

As at the end of December 2021, 33 applications for pre-sale consent for residential developments were being processed. They involve a total of 17 570 residential units. Details are set out as follows:

No. of applications	Year in which developments are expected to be completed	No. of residential units involved
4	2022	1 688
10	2023	4 949
19	2024	10 933

In addition, five applications for consent to assign involving a total of 2 005 residential units and four applications for pre-sale consent for non-residential developments were being processed.

Members of the public can obtain up-to-date information on consents issued for the past quarter and cases pending approval as at the end of December 2021 by visiting the LandsD's website (www.landsd.gov.hk).

Intending purchasers are advised to study carefully the details of the development and the sale procedures, through information available from public advertisements, sales brochures and price lists released by the developer, before making a deposit for purchase. The sales brochure for a development also contains a summary of the provisions of the Deed of Mutual Covenant, including information on the common parts, the number of undivided shares assigned to each unit, the term of years for which the manager is appointed, the basis on which the management expenses are shared among the owners of the units, and a summary of the provisions of the government land grant, which intending purchasers are recommended to read carefully.