

Lands Department issues 11 pre-sale consents in third quarter of 2020

The Lands Department (LandsD) issued 10 pre-sale consents for residential developments and one pre-sale consent for non-residential development in the third quarter of 2020.

The 10 pre-sale consents for nine residential developments (of which four are phased developments) involve a total of 3 753 residential units. Five developments in Beacon Hill, Tai Kok Tsui, Tuen Mun, Yuen Long and Lantau Island, comprising a total of 573 residential units, are expected to be completed in 2021. Three developments in Ho Man Tin, Sha Tin and Tuen Mun and two phases of a development in Sha Tin, comprising a total of 3 180 residential units, are expected to be completed in 2022.

The department also issued one consent to assign in the third quarter of 2020, involving 1 600 residential units in a phased development in Tseung Kwan O.

As at the end of September 2020, 24 applications for pre-sale consent for residential developments and six applications for pre-sale consent for non-residential developments were being processed.

The 24 applications in respect of residential developments being processed involve a total of 12 469 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
11	2022	5 405
13	2023	7 064

In addition, two applications for consent to assign involving 2 393 residential units 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 September 2020 by visiting the LandsD's website (www.landso.gov.hk).

Intending purchasers are advised to study carefully the details of the development and the sale procedures, through information available from public advertisements, and 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, the basis on which the management fee deposit is fixed and the retained areas (if any), as well as a summary of the provisions of the government land grant, which intending purchasers are recommended to read carefully.