

Lands Department issues 12 pre-sale consents in fourth quarter of 2020

The Lands Department (LandsD) issued 10 pre-sale consents for residential developments and two pre-sale consents for non-residential developments in the fourth quarter of 2020.

The 10 pre-sale consents for nine residential developments (of which five are phased developments) involve a total of 4 491 residential units. Five developments in Kowloon Tong, Kai Tak, Sha Tin and Tseung Kwan O, and two phases of a development in Tuen Mun, comprising a total of 3 203 residential units, are expected to be completed in 2022. Three developments in Yau Tong, Kwun Tong and Sha Tin, comprising a total of 1 288 residential units, are expected to be completed in 2023.

The department also issued one consent to assign in the fourth quarter of 2020, involving 2 392 residential units in a phased development in Tseung Kwan O.

Taking into account the pre-sale consents issued in the first three quarters in 2020, the LandsD issued a total of 33 pre-sale consents for residential developments involving 12 898 residential units in 2020.

As at the end of December 2020, 22 applications for pre-sale consent for residential developments and three applications for pre-sale consent for non-residential developments were being processed.

The 22 applications for residential developments involve a total of 11 446 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
1	2021	66
9	2022	5 207
12	2023	6 173

In addition, three applications for consent to assign involving 732 residential units and one application for consent to assign for non-residential development are 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 2020 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, as well as a summary of the provisions of the government land grant, which intending purchasers are recommended to read carefully.