

Lands Department issues eight pre-sale consents in first quarter of 2021

The Lands Department (LandsD) issued six pre-sale consents for residential developments and two pre-sale consents for non-residential developments in the first quarter of 2021.

The six pre-sale consents for four residential developments (of which three are phased developments) involve a total of 1 832 residential units. One development in Sha Tin, comprising 66 residential units, is expected to be completed in 2021. Two developments in Kai Tak and Kwun Tong, comprising a total of 329 residential units, are expected to be completed in 2022. Three phases of a development in Sham Shui Po, comprising a total of 1 437 residential units, are expected to be completed in 2023.

The department also issued two pre-sale consents for non-residential developments in the first quarter. In addition, two consents to assign were issued, involving 710 residential units and one commercial unit in a phased development in Yuen Long.

As at the end of March 2021, 22 applications for pre-sale consent for residential developments were being processed. They involve a total of 12 533 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
10	2022	6 228
12	2023	6 305

In addition, four applications for consent to assign involving a total of 1 475 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 March 2021 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, 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.