

Lands Department issues five pre-sale consents in second quarter of 2019

The Lands Department (LandsD) issued five pre-sale consents for residential developments in the second quarter of 2019.

The five pre-sale consents for four residential developments (of which one is phased development) involve a total of 2 622 residential units. One development in Tai Po, comprising 723 residential units, is expected to be completed in 2020. Two developments in Yuen Long and Tuen Mun and two phases of one phased development in Tseung Kwan O, comprising a total of 1 899 residential units, are expected to be completed in 2021.

The department also issued three consents to assign for residential developments in the second quarter of 2019. The three consents to assign involve a total of 3 162 residential units in Yuen Long, Sham Shui Po and Tsuen Wan.

As at the end of June 2019, 25 applications for pre-sale consent for residential developments and three applications for pre-sale consent for non-residential developments are being processed.

The 25 applications in respect of residential developments being processed involve a total of 10 767 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
2	2019	110
6	2020	1 456
12	2021	6 717
5	2022	2 484

In addition, seven applications for consent to assign are being processed. The applications involve a total of 3 138 residential units and two commercial units.

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 June 2019 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.