

## Lands Department issues nine pre-sale consents in third quarter of 2019

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

The nine pre-sale consents for eight residential developments (of which one is a phased development) involve a total of 4,101 residential units. Three developments in Mid-Levels East, Sham Shui Po and Tsuen Wan, comprising a total of 935 residential units, are expected to be completed in 2020. Four developments in Tai Kok Tsui, Kai Tak, Sham Shui Po and Yuen Long and one phase of the phased development in Tseung Kwan O, comprising a total of 2,663 residential units, are expected to be completed in 2021. The remaining development, being one phase of the phased development in Tseung Kwan O, comprising 503 residential units, is expected to be completed in 2022.

The department also issued three consents to assign for residential developments and one consent to assign for non-residential development in the third quarter of 2019. The four consents to assign involve a total of 1,095 residential units and one commercial unit in North Point, Sham Shui Po, Yuen Long and on Lantau Island.

As at the end of September 2019, 23 applications for pre-sale consent for residential developments and five applications for pre-sale consent for non-residential developments are being processed.

The 23 applications in respect of residential developments being processed involve a total of 8,199 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	119
3	2020	560
10	2021	5,303
6	2022	2,203
2	pending update by the vendors	14

In addition, four applications for consent to assign are being processed. The applications involve a total of 2,421 residential units and one commercial unit.

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 2019 by visiting the LandsD's website ([www.landsd.gov.hk](http://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, 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.