

Lands Department issues seven pre-sale consents in fourth quarter of 2019

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

The seven pre-sale consents for seven residential developments (of which three are phased developments) involve a total of 3,534 residential units. One development in Sha Tin, comprising 104 residential units, is expected to be completed in 2020. Two developments in Sham Shui Po and Kai Tak, and one phase of a phased development in Yuen Long, comprising a total of 2,130 residential units, are expected to be completed in 2021. One development in Tsing Yi and one phase each of two phased developments in Lantau Island and Tseung Kwan O, comprising a total of 1,300 residential units, are expected to be completed in 2022.

The department also issued three consents to assign in the fourth quarter of 2019. The three consents to assign involve a total of 2,225 residential units and one commercial unit in two phased developments in Mid-Levels East and Tseung Kwan O.

Taking into account the pre-sale consents issued in the first three quarters in 2019, the LandsD issued a total of 30 pre-sale consents for residential developments involving 14,137 residential units in 2019.

As at the end of December 2019, 22 applications for pre-sale consent for residential developments and six applications for pre-sale consent for non-residential developments were being processed.

The 22 applications in respect of residential developments being processed involve a total of 6,262 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
3	2020	560
8	2021	1,933
9	2022	3,746
2	Pending updates by the vendors	23

In addition, four applications for consent to assign involving a total of 2,715 residential units 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 2019 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, 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.