LCQ14: Statistics on private development projects

Following is a question by the Hon Wilson Or and a written reply by the Secretary for Development, Mr Michael Wong, in the Legislative Council today (September 29):

Ouestion:

Regarding the statistics on private development projects, will the Government inform this Council:

(1) of the respective numbers of applications for (a) in-situ land exchange, (b) non-in-situ land exchange and (c) lease modification for private residential development projects (i) received and (ii) processed by the Lands Department (LandsD) in each year from 2015 to 2020, as well as (iii) the estimated total number of units to be provided by the projects involved in the processed cases (set out in Table 1);

Table 1

Year	Type of applications	(i) Number of applications received	(ii) Number of applications processed	(iii) Estimated total number of units to be provided by the projects involved in the processed cases
2015	(a) In-situ land exchange			
	(b) Non-in-situ land exchange			
	(c) Lease modification			
	Total:			
2020				

- (2) of the respective numbers of applications for (a) in-situ land exchange, (b) non-in-situ land exchange and (c) lease modification for private non-residential development projects (i) received and (ii) processed by the LandsD in each year from 2015 to 2020, as well as (iii) the estimated total number of units to be provided by the projects involved in the processed cases (set out in a table of the same format as Table 1); and
- (3) of the number of premium assessment cases for private residential development projects completed by the LandsD in each of the past five financial years, and set out in Table 2 the details of each project?

Table 2

Project	Execution date of land document [Type of transaction]	Location [Lot number]	Original use	Site area (hectares)	Date of valid application for land exchange / lease modification	number of units

Reply:

President,

My reply to various parts of the question is as follows:

(1) and (2) I suppose part (1) of the question concerns those development projects intending solely for private residential use, while part (2) concerns other projects with partial private residential development (for example, a residential and commercial complex). Between 2015 and 2020, the respective numbers of cases for (a) in-situ land exchange, (b) non-in-situ land exchange and (c) lease modification, relating to these projects involving private residential development (other than those for small house developments in the New Territories), received and processed by the Lands Department (LandsD), as well as the total number of units to be provided, are consolidated in the following table:

Year	Type of applications	(i) Number of applications received	(ii) Number of cases processed and executed (Note 1)	(iii) Estimated total number of units to be provided by executed cases (Note 2)
	(a) In-situ land exchange	7	8	1 052
2015	(b) Non-in-situ land exchange	Θ	Θ	Θ
	(c) Lease modification	17	4	382
	Total:	24	12	1 434
	(a) In-situ land exchange	7	1	504
2016	(b) Non-in-situ land exchange	Θ	0	Θ
	(c) Lease modification	12	3	415
	Total:	19	4	919

2017	(a) In-situ land exchange	3	16	16 832
	(b) Non-in-situ land exchange	1	0	Θ
	(c) Lease modification	16	4	493
	Total:	20	20	17 325
	(a) In-situ land exchange	1	9	2 296
2018	(b) Non-in-situ land exchange	Θ	Θ	Θ
	(c) Lease modification	10	4	1 974
	Total:	11	13	4 270
	(a) In-situ land exchange	7	4	1 087
2019	(b) Non-in-situ land exchange	Θ	Θ	Θ
	(c) Lease modification	5	6	1 205
	Total:	12	10	2 292
	(a) In-situ land exchange	5	3	1 103
2020	(b) Non-in-situ land exchange	Θ	1	1
	(c) Lease modification	9	3	54
	Total:	14	7	1 158
Grand Total		100	66	27 398

(3) To facilitate the viewing of the above, information provided in this part is also based on calendar year. In the past five years (i.e. from 2016 to 2020), details of cases involving development projects that were "solely" for private residential use and not "solely" for private residential use (other than those for small house developments in the New Territories) processed by the LandsD (including premium assessment) are tabulated as follows:

Project	Execution date of land document flows of transaction	Location (Lat Number)	briginal use	Site area (bectares)	date of valid application for land exchange/ leace modification	Estimated number of residential units
Project	[Type of transaction]	[Let Number]	(60če 2)	(about)	parts of vacid application for land exchange/ teacs modification	Nute 2)
The Review Court law						
1	February 5, 2016 [Lease modification]	Tien Min Heing Sie Wil Mind, Tien Min [Yuen Min Town Lot No. 99 and Cartle Peak Town Lot No. 18]	Non-industrial	e.exa	2x1y 2014	100
•		Discovery May development [Lat No. 285 Remaining Portion is Demarcation District No. 352 and the materions thereto]	Multiple uses (including recreational facilities and recidential etc.)	6.0s	January 2004	200
a constant	June 27, 2016 [Leace modification]	76-be Madditone Road, Fo Kus Min [mawloon Island Lot No. 9692]	Reclidential	0.0270	November 2014	115
	December 7, 2016 [Lind exchange]	Tai Tong, Yuen Long Yuen Long Youn Lot No. 524	Building and agricultural	8.4566	2x1y 2005	504
fetal						929
2012						
1		D60-362 Fuk Ming Street, 27-29 Yankin Street and 369-263 in Chau Street, Cheung Sha Man [New Kowloon Inland Lut No. 6178]	industrial	0.2003	January 2005	an
2		No Max Yin Station Mackage I [Kowloon Island Lot No. 11264]	Railway related	2.0М	October 2006	663
3		Area ES, Toeung Kuan G, Sai Kung Toeung Kuan G Toun Lat No. 121	industrial/ Godown	6.9625	April 2012	1 S18
4		Area S4, SSU Hong, Tuen Mun [Tuen Mun Town Lat No. 483]	ngricultural	4.2856	August 2013	6 Sc0
5	Nuy 20, 2017 [Land exchange]	Ang Shid XIU, Yann Long [Lat No. 423% In beamarcation Bistrict No. 124]	Agricultural	1.0240	Dune 2005	176
	my 31, 2017 [Leace modification]	NG, NEIR-C Prince Edward Road West, Kowloon City [Kowloon Island Lot No. 2020]	Nouse	0.0749	December 2854	10
2	June 1, 2017 [Lease modification]	165 Prince Edward Ruad West, Nauloon City Exaulson Island Lot No. 2361 Section E]	Nouse .	0.00€3	Nay 3013	24
•	June 6, 2027 [Lind euthange] (Nute 4)	Dunction of Peel Street and Gage Street, Central [Island Let No. 9864]	mirtually unrestricted	0.4093	December 2013	236
•	June 12, 2017 [Lind eschange]	Houng Yip Road, Mong Chuk Hang Station [Aberdees Inland Lot No. 467]	Mailway related	6.4581	August 2016	000
10		00m San Shek Wan, Lantau Itland [Lat No. 607 in bemarcation District No. 320]	Recidential	0.1860	March 2012	a
11	[Land euchange]	Lk and 15, Sze Shan Street, Yau Tong (Yau Tong Island Lot No. 41)	Industrial/ Modeum	0.3816	June 2008	202
12	Magnet 31, 2017 [Land exchange]	Map Pat Heung Road, Yuee Long [Lat Bo. 4856 In Demarcation Bustrict No. 120]	Agricultural	0.2251	April 2015	266
n	September 4, 2017 [Lind euchange]	Fo Yas, Shu Tin (Shu Tin Yawn Lot No. 576)	industrial/ Godbun and Workmen's Quarters	2.0020	September 2013	934
14	September 8, 2017 [Land euchange]	NAS SEA, SEAP SZW PHUND, TAI PU [Tai Po Toun Lot No. 157]	Building and Agricultural	62.3292	June 2008	1776
15	October 16, 3017 [Land euchange]	de Yeuing Clear Mater Buy, Ball Reing Ball R	Agricultural	6.2756	May 2008	5
16	October 21, 2017 [Land exchange]	Tong Tan San Tsumn, Yuen Long [Lat No. 2008 In banancation District No. 121]	Ngricultural	0.1826	October 2003	15

υ	November 9, 2017 [Land euchange]	Chau Yeas, Pak & Village, Sai Kung [Let No. 200 in beharcation District No. 362]	Building and agricultural	0.0013	December 2006	
18	December 19, 2017 [Land exchange]	Areat 24 and 25, New Yorg, Sheung Shui [Fanling Sheung Shui Town Lat No. 262]	Recidential	0.5250	July 2025	818 818
28	December 22, 2017 [Lind exchange]	Ping Sham, Yuen Long (Lut No. 312% in Demarcation District No. 121)	mgricultural	e. 2506	July 2005	tie .
20	December 27, 2017 [Land exchange]	Ma-Sik Ruad, Area 18, Familing [Familing Sheung Shui Your Lat No. 262]	Building and agricultural	1.6087	July 2005	1 582
feral	•			•	•	17 225
2018						
1	January 22, 3018 [Lease modification]	Heung Yip Road, Mong Chuk Mang Station Sizin By (Aberdeen Inland Lot No. 467)	Railway related	6.8601	August 2017	660
9		18) MEL, DEL, DE and LEP Argule Street, Kauloon City, Taudono bitant CT No. 6855, maleon foliand LE No. 6855 Remaising Parties, Kauloon Indiana Lot No. 6856 Remaining Porties, Kauloon Indiana Lot No. 6837 Remaining Porties and Kauloon Inland Lot No. 6828 Remaining Porties)	Mecidential and office	0.5955	September DB12	172
a .	March 29, 2008 [Leade modification]	cix and 50 ta Salle Fund, Kowloon Tong [New Kowloon Inland Lat No. 2051 Section 0 and Section 6]	Recidential	0.0083	3xly 2013	•
4	April 2, 2018 [Land euthange]	NAI YI STREAT, TAI PO [TAI PO Town LOT No. 222] Plan Say Sun Town.	Building	0.0017	March 3855	11
s	April 16, 2008 [Land euchange]	Gai Kung [Lat No. 1170 in Demarcation District No. 215]	ngricultural	0.0006	Nay 2009	
4	August 8, 2008 [Land euchange]	Fau Tang, Kauloos New Kauloos Inland Let No. 6682)	Maximumy related	0.4620	November 2016	100
9	August 29, 2018 [Lind euchange]	No Tat, Lamma Island [Let No. 534 in Demarcation District No. 7, Lamma Island]	Recidential and garden	0.4552	July 2009	10
•	September 21, 2018 [Land euchange]	22) and 225 Prince Schanf Road Mest, Rawloon City (Kawloon Island Lot No. 11290)	Nouse	0.1360	July 2013	a
•	September 28, 2018 [Lease modification]	Neung Yip Road, Mong Chuk mang Station Siste () [Aberdeen Inland Lot No. 467]	Maximumy related	6.6691	Rebriary 2018	1 200
10	October 22, 2018 [Land euchange]	14-20 Invernecs Road, Kouloon City (New Kouloon Inland Lot No. 6573)	Nouse	0.1460	August 2015	60
11	October 24, 3018 [Land euchange]	New Yang South, Shewing Shud Lat No. 3509 in Demarcation District No. 42 Eastle Peak Madd -So House Wat,	Building and Agricultural	3.7560	January 2006	
12	December 5, 2018 [Land euchange]	Earth Peak Road -5k Kour Wat, Sia Sau, Teen Mon [Tuen Mon Town Lot No. 469]	ngricultural	2.4800	July 2002	573
13	December 17, 2008 [Land exchange]	NO ME TE STETIES (SITE N) (Kowless Island Lot No. 11264)	Mailway related	2.69M	June 2006	1 000
Total						s 270
2029	Sanuary 4, 2019 [Lind exchange]	k wang Tak Street, Mappy Valley [Inland Lot No. 9945]		1		
	[Land exchange]	[Inland Lot No. 9065] DB and 12A ta Salle Road, Kowloom Yong (Kowloom Inland Lot No. 2275)	Mecidential (including hotel)	0.0500	Secenter 2015	159
	January 30, 3010 [Leace modification]	EMarison Island Lot No. 1275) Edit and SidiC Boundary Street, Mouleon [Kowloon Island Lot No. 1276]	Nouse	0.0030	November 2016	n
4	February 4, 2019 [Lease modification]	56 Bowen Road, Was Chai [Island Lot No. 2200 and the extension thereto]	Nouce	0.1435	October 2006	
5	May 21, 2009 [Land exchange]	thek Wu Whi, San Yis, Yuen Long [Lut No. 3091 in Democration District No. 185]	agricultural	11.2993	Sebruary 2009	200
4	May 22, 2009 [Leace modification]	Mui Wo, Lantau Island [Let No. 667 in Demarcation District No. 4, Mui Wo]	Non-industrial	0.0239	November 2016	•
9	June 19, 3038 [Land exchange]	Euog Tues Street and Shung Yiu Street, Yau Tong (Yau Tong Inland Lot No. e5)	Endustrial / Godown	0.7772	November 2016	536
*	July 30, 2018 [Leace modification]	13-22 Mang No Yesi Street, Town Man [Youen Man Your Lot No. 360]	Endustrial / Godown	0-3014	July 2017	227
	Sovember 25, 2009 [Land exchange]	Nam Pin Whi, Sai Kung [Lat No. 2200 in Demarcation District No. 246]	Agricultural	1.3866	January 2007	e e
10	December 17, 2009 [Lease modification]	Heung Yip Road, Wong Chuk Hang Station (Site B) [Aberdees Inland Lot No. 667]	Railway related	6.8601	February 2020	
feral	•			•	•	2 242
1920		No. of the second second second				
1	August 26, 2020 [Leace modification]	the and than Pok Fu Lam Road, Pok Fu Lam [Rural Building Lot No. 7537]	Medidential	0.1895	Scrober 2008	h .
2	Ortober 6, 2020 [Leace modification] Ectober 12, 2020	Area St, Siu Hong, Tuen Mun [Tuen Mun Town Let No. 482 and the extension thereto] Ecoste Hoad. The Peak	Non-Industrial	4.406	January 2008	o .
*	October 12, 3038 [Land exchange]	Combe Road, The Peak [Rural Building Lot No. 1207] Election of Muno Shui Kiu Tin Sam Road, Muno Yuen Road, Muno Tai Road	eouse	0.1200	October 2006	
	October 22, 3839 [Lind euchange]	Anction of Hong Shal Kin Tin Sam Rand, Hong Yeen Rand, Hong Tai Rand and Hong Or Lans, Hong Shil Kin, Ping Shan, Yeen Long [Lat No. 6312 in Demarcation District No. 128] B22-155 Carpenter Rand, Khulson Etry	Building and agricultural	0.600	Narch 2015	us
	[Land exchange]	Let No. 6561)	Nouse	6.00m2	Nivesber 2014	ıo
	December 4, 2828 [Leace modification]	DB Hang Was bing Lung Road, Sai Kung [Lat No. 540 in Demarkation District No. 220]	Recidential	0.2514	June 2008	
9	December 22, 2028 [Land euchange]	Pak Sta War, Sal Kung [Lut No. 1300 in Demarcation District No. 217]	Recidential	0.0015	April 3016	
						1 150

The time required to process lease modification/land exchange applications varies depending on the complexity of the case and other factors. Such factors include whether the applicant has changed its proposed plan during the application period; whether title checking of the lot is required; the process and time needed to handle and respond to local objections and comments from Government departments, if any; the time needed to complete relevant statutory procedures (such as the statutory procedures required for proposed road works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370)), if any; and the time needed to negotiate and agree on the premium amount with the applicant.

The LandsD releases on its website (www.landsd.gov.hk/en/resources/land-info-stat/non-NTEH-land-transaction.html #summary) on a monthly basis information on the respective numbers and nature of applications for lease modification, land exchange, lot extension or private treaty grant that are received, under processing or completed.

- Note 1: Given the lead time required for processing, applications received may not be processed and executed in the same year. Hence, the cases processed and executed each year may not correspond to the applications received in the same year.
- Note 2: The estimated total number of units to be provided is based on information provided by the applicants of lease modification and land exchange at the time of execution of the land documents. The actual flat number depends on the actual design of the proposed development.
- Note 3: The users quoted are general descriptions of the uses permissible under lease, which do not fully reflect the detailed user conditions of the lot in question as prescribed in the relevant leases.

Note 4: This case is a project by the Urban Renewal Authority granted at nominal premium (i.e. \$1,000).