## 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):

Question:

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	(11) Number	(iii) Estimated total number of units to be provided by the projects involved in the processed cases
	(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 nonresidential 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?

 Execution date of land document [Type of transaction]	number]	Original use	Site area (hectares)	Date of valid application for land exchange / lease modification	Estimated 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	0	Θ	0
	(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	0	0	Θ
	(c) Lease modification	12	3	415
	Total:	19	4	919

Table 2

	(a) In-situ land exchange	3	16	16 832
2017	(b) Non-in-situ land exchange	1	Θ	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	0	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	0	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	0	1	1
	(c) Lease modification	9	3	54
	Total:	14	7	1 158
Grand T	otal	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 [Type of transaction]	Location [Lat Number]	triginal use (Note 2)	lite area (hectares) (about)	bute of valid application for land exchange/ lease modification	Sctinsted Number of recidential units Numbe 21
1	February 5, 2016 [Lease modification]	Even Mun Heung Sze Wul Road, Even Mun [Twen Mun Town Lat No. 90 and Cattle Peak Town Lat No. 10]	Non-inductrial	0.4742	3x1y 2004	200
2		Discovery May development [Lat No. 205 Remaining Portion is Demarcation district No. 352 and the material thereto]	Multiple uses (including recreational facilities and residential etc.)	1.00	January 2004	200
1	[LARCH HODITICATION]	91-00 Naidttone Haad, To Kun Han (Hawlaan Inland Lot No. 9692)	Recidential	0.0079	November 2014	115
6	December 7, 2016 [Land exchange]	Tai Tang, Yuan Long (Yuan Long Toun Lot No. 524)	Building and agricultural	0.556	3uly 2005	564
fant						818
1412						
1	lanuary 4, 2017 [Lease modification]	040-342 Fuk Ming Street, 27-20 Tankin Street and 200-263 Un Chau Street, Chaung Sha Man (New Howloon Inland Let No. 4178)	Inductrial	0.2003	January 2015	277
2	February 27, 2017 [Land exchange]	40 Max Tin Station Package 1 (Nuwloon Island Lot No. 11264)	Railway related	1.604	October 2006	902 1
3		Arma BS, Toeung Kwan G, Sai Kung [Teeung Kwan G Tawn Lat Ro. 121]	İndustrial/ Godown	0.9635	April 2012	1 S18
6		Arwa 54, Siu Hong, Tuen Mun (Tuen Mun Taun Lat No. 482)	Agricultural	4.2856	August 2012	6 560
5	May 20, 2027 [Land exchange]	Neng Shuk Kin, Yuan Long [Lat No. 4220 in Demarcation District No. 134]	Ngrisskiwsk	1.0360	June 2025	276
6	Nay 31, 2007 [Leace modification]	bil, 3018-C Prince Edward Road Wet, Kowloon City (Kawloon Island Lot No. 2220)	Nouse	0.0249	December 2014	N
7	June 1, 2017 [Lease modification]	185 Prince Edward Ruad Mest, Knoloon City (Knolaon Island Lot No. 2341 Section E)	Nouse	0.0812	Pay 2012	M
	Juse 6, 2017 [Land exchange] (Nute 4)	Succiss of Peal Street and Gage Street, Central [Teland Lot No. 9864]	firtually unrestricted	0.0092	December 2013	116
•	June 12, 2027 [Land eucliange]	Heung Yip Road, Mong Chuk Hang Station (Aberdees Inland Lot No. 667)	Railway related	6.8581	August 2016	
10	July 21, 2017 [Lease modification]	di Sas bak wan, Lantau Feland [Lat No. 687 in demarcation District No. 220]	Recidential	0.1860	March 2012	2
11	August 16, 2017 [Land exchange]	là and 15, Sime Shan Street, Yau Tong (Yau Tong Ioland Let Mo. 41)	industrial/ Eddawn	0.3816	June 2000	202
12	Land eschange]	Nap Fit Hwang Radi, Tuen Long [Lit No. 486 in besarcation District No. 120]	Apricultural	0.2251	April 2015	246
n	September 4, 2017 [Land exthange]	Fo Tas, Sha Tin [Sha Tin Taun Lot No. 576]	Industrial/ fodown and Workmen's Quarters	2.0028	September 2013	934
14	September 8, 2017 [Land euchange]	ai Sha, Shap Sae Heung, Tai Po [Tai Po Toun Lot No. 157]	Building and Agricultural	63.3232	June 2008	6 776
15	Irana anriada.)	Na Yang, Char Mane Ny, Na Kang See In Pennerating Betrict Na 2001	ngrisultural	0.3356	10 <sub>17</sub> 2009	6
36	Drtober 31, 3017 [Land exchange]	Cog Tao San Teum, Yuen Long [Lat No. 2008 Ln Demarcation District No. 121]	Agricultural	0.1820	October 2012	15

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Part of the set of t	D .	November 9, 2027 [Land exchange]	Chai Yani, Pak A Village, Sai Kung Lat Bo, 200 in Demarcation District No. 362]	Building and agricultural	0.013	December 2006	
<table-container>Product Product SectorProduct Product<br< td=""><td>18</td><td>December 19, 2017 [Land exchange]</td><td></td><td>Recidential</td><td>0.5256</td><td>July 2005</td><td>818</td></br<></br></br></br></br></table-container>	18	December 19, 2017 [Land exchange]		Recidential	0.5256	July 2005	818
product         product         product         product         product           P         Status	28	December 22, 2017 [Land exchange]		Agricultural	0.3506	July 2005	14
Normal State         Normal State<	28	December 27, 2017 [Land exchange]	Ma Sik Road, Area 18, Famling [Famling Sheung Shui Dawn Lat No. 262]	Building and agricultural	1.6287	July 2005	1 582
<table-container>AndragAndrag and<br< td=""><td>fanl</td><td>•</td><td>•</td><td>•</td><td>•</td><td>•</td><td>17 225</td></br<></br></br></br></br></table-container>	fanl	•	•	•	•	•	17 225
<table-container>AndragAndrag and<br< td=""><td>210</td><td></td><td>Heuno Yie Road.</td><td></td><td></td><td></td><td></td></br<></table-container>	210		Heuno Yie Road.				
<table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container><table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container></table-container>	1	January 22, 2018 [Lease modification]		Raibuy related	6.8581	August 2017	600
Picked <th< td=""><td>2</td><td></td><td></td><td>Recidential and office</td><td>0.5355</td><td>September 2012</td><td>172</td></th<>	2			Recidential and office	0.5355	September 2012	172
AndmanReference Barden Barden Barden Barden Barden Barden Barden Barden Barden 	2			Recidential	0.0882	July 2012	2
<table-container>IndexNormal ParameterNormal P</table-container>	4			Building	0.4217	Parch 2015	11
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Image: state of the st	2	August 29, 2018 [Land euchange]		Recidential and garden	0.652	July 2009	10
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<table-container>      Image: stratument of the strat</table-container>	n	December 17, 2008 [Land euchange]	AD MAN TAN STATIAN (Site B) (Kawlaon Island Lot No. 11264)	Raibay related	х он	June 2006	
Image: state s	Total						8 279
Partial         Partial <t< td=""><td>1</td><td>Jatuary 4, 2019 [Land exchange]</td><td>t wang Tak Street, Happy Valley [Taland Lot No. 0045]</td><td>Recidential (including hotel)</td><td>0.4510</td><td>December 2015</td><td>158</td></t<>	1	Jatuary 4, 2019 [Land exchange]	t wang Tak Street, Happy Valley [Taland Lot No. 0045]	Recidential (including hotel)	0.4510	December 2015	158
Instant         Instant <thinstant< th=""> <th< td=""><td>2</td><td></td><td>të and 124 ta Salle Rund. Kuwlaon Yang (Kuwlaon Tuland Lot Nu. 3275)</td><td></td><td></td><td></td><td></td></th<></thinstant<>	2		të and 124 ta Salle Rund. Kuwlaon Yang (Kuwlaon Tuland Lot Nu. 3275)				
Participant	2	lanuary 20, 2019 [Leace modification]	568 and 568C Boundary Street, Kawloon (Kawloon Island Lot No. 3276)	louse	0.8829	November 2016	2
M         M	4	February 4, 2010 [Lease modification]	16 Rowen Rund, Was Chai [Island Lot No. 2004 and the extension thereto]	Rouce	0.1435	October 2016	
And         Answer         Answer         Answer         Answer         Answer           Image: Answer         Second         Second </td <td>5</td> <td>Ny 21, 2009 [Land exchange]</td> <td></td> <td>Agricultural</td> <td>11.2993</td> <td>February 2009</td> <td>200</td>	5	Ny 21, 2009 [Land exchange]		Agricultural	11.2993	February 2009	200
비용법         비용법 Name         Name <td>£</td> <td>Nay 22, 2009 [Lease modification]</td> <td>Nui Wu, Lastau Island [Lat No. 667 in Demarcation District No. 4, Mui Wo]</td> <td>ton-industrial</td> <td>0.4529</td> <td>November 2016</td> <td>a</td>	£	Nay 22, 2009 [Lease modification]	Nui Wu, Lastau Island [Lat No. 667 in Demarcation District No. 4, Mui Wo]	ton-industrial	0.4529	November 2016	a
Image: synthetic synthe	7	June 19, 2010 [Land exchange]		Industrial / Godaan	0.7773	November 2016	536
MM         Mathematical Stream         Mathm	a	July 20, 2010 [resce modification]		industrial / Godaan	0.3114	July 2017	122
Algebra     Algebra     Algebra     Algebra     Algebra     Algebra     Algebra     Algebra     Algebra       Same     Market     Market     Market     Market     Market     Market     Market       Same     Market     Market     Market     Market     <	*					January 2007	12
Antipart (1)         Antipart (2)         Antipart (2)<	20	becesber 13, 2019 [Lease modification]	Heang Yip Road, Wong Chuk Hang Station (Site D) [Aberdeen Inland Lot No. 667]	Railway related	6.8581	February 2019	809
And Ansatz Barden         Cale Mark Mark Mark Mark Mark Mark Mark Mark	2020						P 70
거이다         이다 제가	1	August 26, 2020 [Lease modification]		Relidential	0.1895	October 2018	
최근 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한 한	2			Non-Industrial	4.4826	January 2008	a
위 App         All Apple Apple         All Apple Apple         Apple Apple         Apple Apple         Apple App	2	Dctober 12, 3020 [Land exchange ]		Rosce	0.1200	October 2026	1
22 22 22 22 22 22 22 22 22 22 22 22 22	e	Sctober 22, 2020 [Land exchange]		Building and agricultural	0.9629	Warch 2015	135
And the second s	5	November 18, 2008 [Land exchange]	842-156 Carpenter Rund, Rowloos Elty Dew Kowloon Inland Let No. 4561]	Ruse	6.08es	November 2014	167
	-	December 4, 2020 [Lease modification]		Recidential	0.2514	June 2018	4
al and a second s	7	December 22, 2020 [Land exchange]	Pak Sha Wan, Sai Kung List No. 1202 in Demarcation District No. 217]	Recidential	0.0815	April 3854	1
	Total	•	•	•	•	•	1 158

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).