

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	(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	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)
2015	(a) In-situ land exchange	7	8	1 052
	(b) Non-in-situ land exchange	0	0	0
	(c) Lease modification	17	4	382
	Total:	24	12	1 434
2016	(a) In-situ land exchange	7	1	504
	(b) Non-in-situ land exchange	0	0	0
	(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	0
	(c) Lease modification	16	4	493
	Total:	20	20	17 325
2018	(a) In-situ land exchange	1	9	2 296
	(b) Non-in-situ land exchange	0	0	0
	(c) Lease modification	10	4	1 974
	Total:	11	13	4 270
2019	(a) In-situ land exchange	7	4	1 087
	(b) Non-in-situ land exchange	0	0	0
	(c) Lease modification	5	6	1 205
	Total:	12	10	2 292
2020	(a) In-situ land exchange	5	3	1 103
	(b) Non-in-situ land exchange	0	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 Name	Location (Site No.)	Project Type	Project Size (Gross Floor Area)	Project Status	Date of valid application for land exchange/lease modification	Number of residential units
Project A	Lot No. 100, New Territories	Residential	10,000 sqm	Completed	2016	100
Project B	Lot No. 200, New Territories	Residential	20,000 sqm	Completed	2017	200
Project C	Lot No. 300, New Territories	Residential	30,000 sqm	Completed	2018	300
Project D	Lot No. 400, New Territories	Residential	40,000 sqm	Completed	2019	400
Project E	Lot No. 500, New Territories	Residential	50,000 sqm	Completed	2020	500
Project F	Lot No. 600, New Territories	Residential	60,000 sqm	Completed	2016	600
Project G	Lot No. 700, New Territories	Residential	70,000 sqm	Completed	2017	700
Project H	Lot No. 800, New Territories	Residential	80,000 sqm	Completed	2018	800
Project I	Lot No. 900, New Territories	Residential	90,000 sqm	Completed	2019	900
Project J	Lot No. 1000, New Territories	Residential	100,000 sqm	Completed	2020	1000

37	December 4, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building and agricultural	0.011	October 2008	1
38	December 14, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential	0.009	July 2008	209
39	December 14, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Agricultural	0.006	July 2008	18
40	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building and agricultural	0.009	July 2008	180
41	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002				17,100
42	January 10, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building related	0.001	2007	100
43	January 4, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential and office	0.016	2007	171
44	January 24, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential	0.003	July 2008	1
45	January 5, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building	0.007	March 2008	1
46	January 16, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Agricultural	0.006	July 2008	1
47	January 8, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building related	0.009	October 2008	100
48	January 28, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential and garden	0.002	July 2008	1
49	January 31, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	House	0.009	July 2008	1
50	January 30, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building related	0.001	February 2018	1,100
51	January 31, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	House	0.009	August 2011	1
52	January 31, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building and agricultural	0.007	January 2008	1
53	January 1, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Agricultural	0.009	July 2008	151
54	January 21, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building related	0.009	July 2008	100
55	January 21, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002				17,100
56	January 21, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential (including hotel)	0.006	October 2011	10
57	January 26, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	House	0.001	October 2011	1
58	January 24, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	House	0.005	October 2011	1
59	May 21, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Agricultural	1.200	February 2008	100
60	May 21, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Non-industrial	0.009	October 2011	1
61	June 19, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Industrial / urban	0.010	October 2011	100
62	June 19, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Industrial / urban	0.011	July 2008	101
63	June 19, 2018 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Agricultural	0.006	January 2007	10
64	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Building related	0.001	February 2018	100
65	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002				17,100
66	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential	0.001	October 2011	1
67	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Non-industrial	0.009	January 2008	1
68	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	House	0.009	October 2011	1
69	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential	0.016	June 2008	1
70	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002	Residential	0.001	October 2011	1
71	December 21, 2017 (land exchange)	224-124-204 & 224-124-205 Municipal District No. 2002				17,100

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).