

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	Location (Site of Land Element) (Site Number)	Category (Site Number)	Project Use (Site No.)	Site Area (hectares) (Site No.)	Date of valid application for land exchange/lease modification	Number of residential units
1	Section 1, 2005 (Land Exchange)	Lot 2005/100 (Section 1)	Non-residential	0.000	July 2016	0
2	Section 24, 2006 (Land Exchange)	Lot No. 2006/200 (Section 24)	Multiple uses (including recreational facilities and residential etc.)	0.040	January 2008	200
3	Section 27, 2008 (Land Exchange)	Lot No. 2008/200 (Section 27)	Residential	0.074	October 2008	111
4	Section 1, 2009 (Land Exchange)	Lot No. 2009/100 (Section 1)	Building and agricultural	0.000	July 2010	0
5	Section 1, 2011 (Land Exchange)	Lot No. 2011/100 (Section 1)	Industrial	0.000	January 2015	171
6	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Industry related	0.000	October 2010	0
7	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Industrially related	0.000	April 2011	110
8	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Agricultural	0.000	August 2011	110
9	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Agricultural	0.000	June 2011	110
10	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	House	0.000	October 2011	0
11	Section 1, 2011 (Land Exchange)	Lot No. 2011/100 (Section 1)	House	0.000	May 2011	0
12	Section 2, 2011 (Land Exchange)	Lot No. 2011/200 (Section 2)	Industrially related	0.000	October 2011	110
13	Section 1, 2011 (Land Exchange)	Lot No. 2011/100 (Section 1)	Industry related	0.000	August 2011	0
14	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Residential	0.000	March 2011	0
15	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Industrial	0.000	June 2011	0
16	Section 1, 2011 (Land Exchange)	Lot No. 2011/100 (Section 1)	Industrial	0.000	April 2011	0
17	Section 4, 2011 (Land Exchange)	Lot No. 2011/400 (Section 4)	Industrial and workers' quarters	0.000	September 2011	0
18	Section 1, 2011 (Land Exchange)	Lot No. 2011/100 (Section 1)	Building and agricultural	0.000	June 2008	0
19	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Agricultural	0.000	May 2008	0
20	Section 21, 2007 (Land Exchange)	Lot No. 2007/200 (Section 21)	Agricultural	0.000	October 2011	0

37	October 4, 2017 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building and agricultural	0.011	October 2018	3
38	December 14, 2017 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.009	July 2018	20
39	March 16, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Agricultural	0.006	July 2018	18
40	December 21, 2017 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building and agricultural	0.009	July 2018	14
41	March 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.001	2017	10
42	April 4, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential and office	0.016	2017	17
43	April 24, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.003	July 2018	1
44	April 5, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building	0.007	March 2018	11
45	March 16, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Agricultural	0.006	July 2018	1
46	August 8, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.009	October 2018	10
47	August 28, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential and garden	0.010	July 2018	1
48	September 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	House	0.009	July 2018	1
49	September 10, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.001	February 2018	1, 200
50	October 17, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	House	0.009	August 2018	1
51	October 11, 2017 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building and agricultural	0.007	January 2018	1
52	October 1, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Agricultural	0.009	July 2018	13
53	October 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.009	July 2018	10
54	January 17, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential (including hotel)	0.008	October 2018	10
55	January 16, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	House	0.003	October 2018	1
56	January 14, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	House	0.005	October 2018	1
57	May 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Agricultural	1.200	February 2018	10
58	May 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Non-industrial	0.009	October 2018	1
59	June 18, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Industrial / urban	0.010	October 2018	10
60	June 18, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Industrial / urban	0.011	July 2018	10
61	September 10, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Agricultural	0.006	January 2017	10
62	September 10, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.001	February 2018	10
63	October 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Building related	0.001	February 2018	10
64	October 21, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.009	January 2018	1
65	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Non-industrial	0.009	January 2018	1
66	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	House	0.009	October 2018	1
67	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.016	June 2018	1
68	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.003	October 2018	1
69	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.003	October 2018	1
70	October 11, 2018 (land exchange)	224-124-200 & 224-124-201 Municipal District No. 2002	Residential	0.003	October 2018	1

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).