

LEGCO QUESTION NO. 18 (Written Reply)

Asked by: Hon Albert CHAN

Date of meeting: 3 July 2002

Replied by: Secretary for Housing,
Planning and Lands

Question:

Regarding real estate developers' applications for assessment of premium and their being granted exemptions from paying land premium in respect of development projects, will the Government inform this Council:

- (a) of the number of applications, made between September 2001, when suspension of sale of Home Ownership Scheme flats was announced, and June this year, by real estate developers for assessment of regrant premium in respect of development projects, and the details of each application, including the area and location of the site, as well as the assessed land premium;
- (b) how the number and details of these applications compare to those of the applications made in the same period in each of the five preceding fiscal years;
- (c) of the total area of green features which have been allowed, since the issuance of the Joint Practice Notes on Green and Innovative Buildings in February 2001, to be excluded from the calculation of Gross Floor Area under the Buildings Ordinance (Cap. 123), hence exempted from paying the land premium; and, in respect of each application allowed, the name of the development project, developer, type(s) of green features, area exempted, as well as the estimated land premium of the exempted area; and
- (d) as it is learnt that, in calculating flat prices, some developers boost their profits from the sale of domestic flats by inflating the flats' Gross Floor Area which includes the area of some green features which have been

exempted from land premium, whether the authorities have assessed the appropriateness of such practice; if the assessment finds the practice to be appropriate, of the reasons; if no assessments have been made, the reasons for that?

Reply :

Madam President,

- (a) During the period from September 2001 to June 2002, there were 109 applications for premium assessment processed in respect of lease modification, land exchange or lot extension for residential developments. Details of these applications are at Annex A.
- (b) A comparison of the number of applications between the said period and that of the same period in the preceding five years is at Annex B.
- (c) The aim of exempting green features from Gross Floor Area (GFA) calculations is to provide incentive to developers to construct buildings with better living environment for occupants. Since the issue of the Joint Practice Note on Green and Innovative Buildings in February 2001, the Buildings Department has approved 97 development projects with green features. The total GFA thus exempted under the Buildings Ordinance (Cap. 123) amounts to 114,261 square metres. Details of these projects are at Annex C. Other than their locations, the Administration does not require the names of the development projects to be submitted under the Buildings Ordinance.

Under the current land administration policy, where lease modification confers an increase in land value, premium is payable regardless of the GFA exemption under the Buildings Ordinance. There is no land premium exemption for green features, and the provisions of the Joint Practice Notes relating to green and innovative buildings have not departed from this aspect of our land administration policy. However, if there is no increase in land value arising from the green features, premium is not payable. In respect of certain green and innovative building features, such as common corridors or mail delivery rooms, no increase in land

value can be identified and hence premium is not required for these features.

- (d) We are aware that some developers have included certain green features in the areas of flats offered for sale. Joint Practice Note No. 2 relating to green and innovative buildings provides that such inclusion must clearly set out in the sales brochure, the use of the features and the GFA exempted. A copy of the sales brochure is required to be deposited with the Buildings Department. Property purchasers should be aware of the green features included in the property concerned, and they can make an informed choice when deciding on their purchase.

Annex A**List of Applications for Premium Assessment in respect of Modification/Exchange/Extension
for Residential Use processed between September 2001 and June 2002****(Position as at 27.6.2002)**

Lot No	Location	Type	Site Area (Sq m)	Premium (\$)
DD 1 LOT 3088	Shek Lau Po, Tung Chung	EXC	105	396,700
DD 120 LOT 3689 A&C	65 and 67 Castle Peak Road, Yuen Long	MOD	165	3,930,000
RBL 810	No. 1 Barker Road	MOD	1,352	37,330,000
DD 390 LOT 269	Castle Peak Road, Sham Tseng	EXC	52,591	110,000,000
IL 8972	Haw Par Mansion & Tiger Balm Gdn, Tai Hang Rd	EXC	7,230	943,000,000
NKIL 4146	39 La Salle Road	MOD	941	3,620,000
IL 8897	LDC(H1) Queen Street	EXC	7,964	82,690,000
RBL 506 and EXT.	No. 71 Mount Kellett Road	MOD	2,848	3,050,000
IL 29 KK	111 Leighton Rd, Causeway Bay	MOD	530	0
IL 29 GG RP	1 Hysan Avenue, Causeway Bay	MOD	887	0
TWTL 382	Castle Peak Road, Tsuen Wan, New Territories	MOD	13,200	0
IL 2605 A RP	11 Ngan Mok Street, North Point	MOD	663	0
TYTL 160	Cheung On Estate, Tam Kon Shan Road, Tsing Yi	MOD	98,427	0
RBL 742	82 Peak Road	MOD	4,143	2,100,000
IL 7100	53 Blue Pool Road	MOD	794	0
NKIL 6277	Beacon Hill Road	MOD	41,578	1,100,000
YLTL 500	Tai Tong Rd., Yuen Long	MOD	35,334	0
IL 4369	14-20 Leighton Road	MOD	438	0
IL 126 G RP	51 Elgin Street, Hong Kong	MOD	240	0
KIL 11076	Hung Hom Bay Reclamation Area, Kln.	MOD	27,818	300,000
IL 71 C& BRP	286 Queen's Road Central	MOD	200	0
TMTL 384	Area 4C Tuen Mun	MOD	90,200	0
NKIL 6361	9 College Road	EXC	2,314	144,150,000
DD 238 LOT 653	Wing Lung Road	EXC	2,570	14,570,000
APIL 128	Ap Lei Chau Drive	MOD	9,301	0
TWTL 357	Yau Kom Tau Tsuen Wan	MOD	5,530	300,000
FSSTL 195	Area 19, Fanling	MOD	12,212	545,000
1847 in D.D. Cheung Chau	Sai Wan, Cheung Chau	MOD	2,130	0
KIL 9518	No 4 King Tak Street	MOD	993	1,000
STTL 161	Hilton Centre, Sha Tin	MOD	50	300,000
IL 2441	192 Victoria Road, Pokfulam	MOD	3,165	600,000
1859 in D.D. Cheung Chau	Chung Hing Back Street, Cheung Chau	EXC	65	1,700,000
IL 7894	6-12 Mount Butler Road	MOD	3,530	1,000
IL 7863 RP	1 Moorsom Drive	MOD	338	300,000
IL 3546	Healthy Garden, 512 - 612 King's Road, North Point	MOD	5,914	0
IL 970	31E, 31F, 33-39 Wyndham Street	MOD	688	6,990,000
DD 51 LOT 4960	Pak Fuk Tsuen, Fanling	MOD	145	760,000
RBL 571	72 Deep Water Bay Road, HK	MOD	1,115	45,000,000

FSSTL 204	TPS Phase 2 - Wah Ming Estate	MOD	78,123	0
TMTL 415	Fu Tei	MOD	3,904	1,430,000
RBL 1132	129 Repulse Bay Road	MOD	10,570	300,000
HHIL 432	55-59 Station Lane	MOD	335	1,000
IL 1460 G 2	5 Blue Pool Road, Happy Valley	MOD	746	0
STTL 418	Ma On Shan Town Centre	MOD	6,050	2,960,000
IL 8393	3 Tregunter Path	MOD	7,320	2,000,600
YLTL 367	44-46 Castle Peak Road, Yuen Long	EXT	2	220,000
NKIL 6320	Lai Chi Kok Road, Cheung Sha Wan, Kowloon	MOD	19,473	0
YLTL 85	48 Castle Peak Road, Yuen Long	MOD	130	0
YLTL 367	44 - 46 Castle Peak Road, Yuen Long	MOD	156	0
IL 187	26 Peel Street, Hong Kong, IL 187 sBss1, sB RP, sEss1, sERP, sH & RP and IL 7397	MOD	330	0
RBL 1142	Adjoining 14 South Bay Road	MOD	2,267	231,600
TWTL 369	Tai Uk Wai, Tsuen Wan (2nd MOD)	MOD	4,273	900,000
IL 62 SG RP SD SS1	69 Hollywood Road	MOD	145	0
IL 2363	1 Chatham Path, Hong Kong	MOD	816	0
RBL 1148	8, 12 & 16 Severn Road	MOD	13,570	812,000
IL 1149 A 1RP ARP	Moreton Terrace, Causeway Bay	MOD	2,227	0
IL 8354	12 Cloud View Road, Hong Kong	MOD	666	1,000
TMTL 276	32 Tsing Sin St, Tuen Mun	MOD	900	0
NKIL 6328	Cheung Sha Wan Shipyards	MOD	18,912	182,750,000
TPTL 160	Tai Po Kau, Tai Po	EXC	4,070	8,000,000
IL 8971	Kennedy Town New Praya, Kennedy Town, Hong Kong	EXC	6,075	1,000
KTIL 600 RP	Wo Lok Estate, Kwun Tong	EXT	1,743	1,000
DD 3 LOT 2208	Yung Shue Long Old Village, Lamma Island	EXC	59	170,000
NKIL 27 D	248 Lai Chi Kok Road, Shum Shui Po	MOD	0	0
DD 316 LOT 3070	3070 in DD 316 Pui O	MOD	48	453
YLTL 503 RP & EXT	Kai Tei (Phase 2)	MOD	21,933	246,500,000
ILS 3342 3346 2829	121-131 Thomson Rd and 2-10 Fleming Rd	EXC	1,033	14,000,000
IL 2823 RP	Lockhart Road, Wanchai	MOD	446	0
DD 175 LOT 67	Kau To	EXC	390	9,320,000
KIL 11118	J/O Princess Margaret Road & Wylie Road	MOD	36,006	0
STTL 521	Hung Kiu Lane, Kau To, Sha Tin	EXC	3,172	4,670,000
STTL 448	Area 77 Ma On Shan	MOD	14,505	350,000,000
DD 130 LOT 2860	Lam Tei	EXC	36,830	165,000,000
TWTL 373	90-114 Yeung Uk Road & 1-9 Fui Yiu Kok Street	MOD	10,416	488,320,000
NKIL 5195 RP	15-37 Broadcast Drive	MOD	29,703	1,000
IL 126 RP	55 Elgin Street	MOD	114	0
IL 8962	12 & 12A North Street	EXC	427	26,500,000
IL 118 D RP	26-30 Elgin Street, Hong Kong, IL 118sDRP, 118sARP and sBRP, Commercial Unit 1 a	MOD	300	0
RBL 371 RP	34 Lugard Road	MOD	2,022	0

TMTL 399	Fu Tei	EXC	11,500	123,250,000
KIL 11100	Waterloo Rd/Yunnan Lane	EXC	3,869	184,630,000
KIL 11151	Tai Kok Tsui (MTRC Site D)	EXC	17,192	815,050,000
IL 7385	25 Cooper Road	MOD	1,695	300,000
RBL 652	No. 33 Tung Tau Wan Road	MOD	623	0
KCTL 484	Kwai Shing Circuit, Kwai Chung	MOD	9,100	0
RBL 1150	RBL 1150, Nos. 60-62 Chung Hom Kok Road, Stanley, Hong Kong	MOD	1,144	0
TWTL 352	Yau Kam Tau, Tsuen Wan	MOD	3,716	43,370,000
RBL 1169	3-5 Gough Hill Path	EXC	4,582	18,000,000
DD 122 LOT 1739	Castle Peak Rd - Ping Shan Yuen Long	EXC	13,396	19,263,500
DD 122 LOT 1740	Tong Yan San Tsuen, Yuen Long	MOD	7,319	500,000
KTIL 625 626	G/F & Cockloft, 22-24 Fu Yan Street, Kwun Tong	MOD	511	3,930,000
RBL 428	110 Repulse Bay Road	MOD	1,626	8,000,000
RBL 384 & EXT	26 Middle Gap Road	MOD	1,536	870,000
IL 4223 & EXT	70 Tai Hang Road, Trafalgar Court	MOD	3,176	0
KIL 3389 RP	15 Ho Man Tin Hill Road	MOD	2,422	66,110,000
DD 92 LOT 2574	Castle Peak Road-Kwu Tung Section, Sheung Shui, N.T.	MOD	6,216	600,000
DD 83 LOT 2427	Kwan Tei North, Fanling.	MOD	15,521	1,090,000
DD 120 LOT 3777	50-54 Castle Peak Road	MOD	260	0
IL 730 5457 5458 5459 546	Sharp Street/Yiu Wa Street, Causeway Bay	MOD	969	0
IL 4469	5 Tun Wo Lane, Hong Kong *including IL 4469 & IL 4470	MOD	70	0
DD 332 LOT 747	Cheung Sha, Lantau Island	EXC	4,900	2,550,000
IL 1366 F 2 C RP	No. 28 Mercury Street, Hong Kong	MOD	476	0
QBML 4 C 1 RP	913 - 919 & 929 - 935 King's Road, Hong Kong	MOD	1,556	0
FSSTL 144	Fanling Wai, Fanling,	MOD	3,383	2,200,000
KIL 7929	99-105 Maidstone Road	MOD	485	1,000
TPTL 161	Sam Mun Tsai Road, TP	MOD	91,265	10,000,000
FSSTL 195	Area 19, Fanling	MOD	12,212	0
IL 431 A 1 A	Stone Nullah Lane, Wanchai	MOD	140	0
STIL 49	No. 90 Stanley Main Street	MOD	251	5,000,000

Total No. of Cases :	109	Total:	999,024	4,211,537,853
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Legend

EXC : exchange

EXT : extension

MOD : modification

Annex B**Comparison of Modification, Exchange and Extension Processed in
Specified Period between 1996 and 2002**

Period	No. of Applications Processed	Total Site Area (Ha)	Total Premium (\$ M)
1.9.1996 - 30.6.1997	238	240.5	28,702.2
1.9.1997 - 30.6.1998	112	102.3	846.5
1.9.1998 - 30.6.1999	130	99.1	2,218.8
1.9.1999 - 30.6.2000	112	855.0	7,674.2
1.9.2000 - 30.6.2001	86	87.6	2,043.6
1.9.2001 - 30.6.2002	109	99.9	4,211.5

Details of Approved Development Projects with Green Features
獲批准加入環保設施項目的發展計劃詳情

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項目 Item	地點 Location	發展商 Developer	獲批准的環保設施項目 * Approved Green Features *												合計 (平方米) Total (m ²)
			1	2	3	4	5	6	7	8	9	10	11	12	
1	1 Ngan Mok Street 銀幕街1 號	Creative Mart Limited (創企有限公司) and Well Chart Investment Ltd.	*												108
2	933 King's Rd 英皇道933號	Easy Ring Ltd., Fordtrade Development Ltd. and Smart Fortune Development	*												266
3	18 Wharf Road 和富道18號	Chuang's Corporate Services Limited (莊士企業服務有限公司)	*												184
4	1 Greig Road - Community Centre, 3 Greig Road - Residential Block 基利路1號商業中心,基利路3號住宅大廈	Swire Properties Limited (太古地產有限公司) and Braemer West Ltd.		*	*		*								3035
5	11-19 Ship Street, Wanchai 灣仔船街11-19號	Hygetta Limited	*	*											143
6	128 Chun Yeung Street 春秧街128號	Pacific Joy Investment Ltd. & Sunbo Holding Ltd (展悅投資有限公司及順寶集團有限公司)	*												90
7	79 Sing Woo Rd 成和道79號	Genetop Development Limited(致順發展有限公司)	*	*											26
8	43-45 Tin Hau Temple Rd 天后廟道43-45號	Spring Victory Ltd. Kingcity investment Ltd (春勝有限公司及華億投資有限	*												135
9	244-254 Shau Kei Wan Rd 筲箕灣道244-254號	Gain First Enterprises Ltd. (潤輝企業有限公司) and Bothluck Development	*								*				349
10	Sai Wan Ho Ferry Concourse, Sai Wan Ho 西灣河船碼頭,西灣河	Yieldway International Ltd (溢匯國際有限公司)	*							*	*				10141
11	11 Macdonnell Road 麥當勞道11號	Minton Development Limited (滿東發展有限公司)	*												113
12	29,31,33 & 35 Centre Street 正街29,31,33&35號	Million Wealth Development Ltd. (百財發展有限公司), Rich Ocean Development Ltd. (裕海發展有限公司) and Glory Honour Development	*												90
13	198 Wing Lok Street & 38 Connaught Road West 永樂街198號及干諾道西38號	Master Super Development Ltd (泰瑞發展有限公司)	*												122
14	2 Bowen Road 寶雲道2號	Well Venture Development Ltd (威盟發展有限公司)		*											125
15	1 Plantation Road 種植道1號	HKRT Peak Properties Limited	*												118
16	117 Repulse Bay Road 淺水灣道117號	Weststar Enterprises Limited (洋星企業有限公司)	*					*							315
17	3-5 Gough Hill Path 歌賦山里3-5號	HKRT Peak Properties Limited	*												35
18	22-24 Gough Hill Path 歌賦山里22-24	Gate Land Limited (嘉快地產有限公	*												15

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19	63G Bonham Road 般含道63G號	Fairfax Limited (訊輝有限公司)	*												7
20	80-90 Des Voeux Road West 德輔道西80-90號	Million Rise Investments Limited (兆旺投資有限公司)	*												312
21	Nos. 2A & 12 North Street 北街2A及12號	Wealrise Investments Ltd. (福騰投資有限公司)		*											15
22	66-72 Mount Davis Road 摩星嶺道66-72號	Ramset Development Ltd	*	*											86
23	3-7 Mosque Junction 摩羅廟交界街3-7號	Rho Beta 6 Ltd	*	*											61
24	38 Conduit Road 干德道38號	Super Homes Ltd	*	*											173
25	Telegraph Bay, Pokfulam (Stage8)-Phase R1, I.L.8969 薄扶林鋼線灣(8階段)第R1期內地段8969號	Cyber-port Limited (資訊港有限公司)	*												3898
26	2-7 Kui In Fong 居賢坊2-7號	E-Full Limited (怡富興業有限公司)	*												128
27	Wah Fu Road, I.L.8840 華富道內地段8840號	Better Wealth Development Limited (貴康發展有限公司)	*	*											308
28	2 Ching Wah St 清華街2號	Right Chance Investments Limited (威昌投資有限公司)	*	*											126
29	3 South Bay Close 南灣坊3號	Bentley Investments Ltd	*	*											82
30	28 Borrett Road 波老道28號	Coral Mate Limited (珊瑚有限公司)	*	*	*			*							237
31	15 Magazine Gap Road 馬已仙峽道15號	Hugoton Limited	*	*											137
32	No.8, 12 & 16 Severn Road 施勳道8,12及16號	Time Plus Limited (方昇有限公司)	*	*	*			*							319
33	Ap Lei Chau Drive, Aberdeen, Hong Kong A.P.I.L.128 香港仔鴨脷洲徑鴨脷洲內地段128號	Annadale Development Ltd	*												704
34	71 Mount Kellett Road 加列山道71號	City Super Development Ltd. (誠瑞發展有限公司)	*												22
35	57 Shouson Hill Road 壽臣山村道57號	Everton Properties Ltd	*												32
36	No. 2 Park Road 柏道2號	Gradex Limited ,Trump Champion Ltd and Dragon Crest Limited (傑益有限公司、振祥有限公司及僑峻有限公司)	*							*	*				404
37	42A, Macdonnell Road 麥當勞道42A號	Prima Enterprises Corporation	*							*					32
38	80-84 Stanley Main Street 赤柱大街80-84號	Yiu Shun Investment Co., Ltd. (耀信投資有限公司)	*	*											19
39	1 Barker Rd 白加道1號	Etrema Company Limited		*											62
40	26 Belcher's Street, Kennedy Town 卑路乍街26號,堅利地城	Mauve Land Co. Ltd.	*	*	*				*	*					946
41	96-116 Hollywood Road, 1-27 Bridges Street & 15 Shing Wong Street 荷李活道96-116號,必里士街1-27號及城皇街15號	Topline Development Limited (統樂發展有限公司)	*		*				*	*					1608
42	4-6 St. Stephen's Lane 聖士提反里4-6號	Yuen Sang International Ltd. (遠生國際發展有限公司) and Bright Dragon Development Ltd.	*							*					250

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43	33-35 Island Road 香島道33-35號	Koon Soon Limited (觀充有限公司) and Hin Kei Investment Limited	*						*	*				113
44	29 Severn Road 施動道29號	Statehart Company Limited amd Mr. Lo Pak Shiu	*	*						*				56
45	83 Waterloo Road, Kowloon 九龍窩打老道83號	Pretty Route Ltd (可康有限公司)	*	*										301
46	15-17 Fuk Lo Tsun Rd 福佬村道15-17號	South Resources Limited (源南有限公	*											24
47	11 Hoi Fan Road 海帆道11號	Global Coin Limited	*							*				1871
48	151 Reclamation Street 新填地街151號	Mr. Wong Yuk Lam and Mr. Hui Yui	*											42
49	1 Ho Man Tin Hill Rd 何文田山道1號	Polorace Investment Ltd	*	*										471
50	10-14 South Wall Road, Kowloon 九龍城南道10-14號	Sang Kee Properties Ltd (生記置業有限公司)	*											72
51	145-151A Kau Pui Lng Road 九龍靠背壘道141-151A號	Cardin Factory Limited (嘉丹廠有限公司)	*											132
52	18 Farm Road 農圃道18號	Treasure On Development Ltd (登富發展有限公司)	*	*										237
53	20 & 22 Fuk Lo Tsun Road, Kowloon 九龍福佬村道20及22號	Expressluck Development Limited (迅利發展有限公司)	*	*										90
54	188 Canton Road 廣東道188號	Konorus Investment Limited (康利時投資有限公司)	*											1470
55	65-67 Tai Nan Street 大南街65-67號	Land Ease Development Ltd (立怡發展有限公司)	*	*										162
56	19 Sze Shan Street, Yau Tong, Kowloon 九龍油塘四山街19號	Barinet Company Ltd	*											432
57	377 Prince Edward Road West 太子道西377號	Hantec Investment Ltd	*	*										164
58	216-224 Tung Chau St 通州街216-224號	Billion Keen Development Ltd. (億健發展有限公司) and Crystal Grace Investment Ltd.	*											142
59	8 Fuk Lee Street 福利街8號	HKF Property Investment Ltd., Lenfield Ltd (香港小輪物業投資有限公司及凌	*											3516
60	477-499 Shun Ning Road, Kowloon 九龍川寧道477-499號	Podium Development Co.Ltd (普基發展有限公司)	*											336
61	38 Sung Wong Toi Road 宋皇臺道38號	Silverland Limited (銀泉有限公司); Bonder Way Investment Limited (保特威投資有限公司); Zhong Xing No. 1 Investment Fund Limited (中興第一投資基金有限公司) and Nanyang Brothers Properties Limited (南洋兄弟	*	*					*	*	*			9077
62	863 Lai Chi Kok Road 荔枝角道863號	Gingerbread Investments Ltd	*	*					*	*				6482
63	170-178 Pau Chung St., Kowloon 九龍炮仗街170-	Maxi Alliance Co.Ltd (加大有限公	*							*				154
64	1 Po Lun Street 寶輪街1號	Lai Chi Kok Properties Investment Ltd	*	*										2996

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65	16 Wylie Road, King's Park 京士柏,衛里道16號	Grace Sign Ltd (佳誌有限公司)	*	*							*					3347
66	Hoi Fai Road, West Kowloon Reclamation K.I.L.11152 西九龍填海區海輝道九龍內地段11152	AP Joy Limited	*	*												463
67	58A-58D Yen Chow St 沅洲街58A-58D號	Chueyine Company Limited (載賢有限公司)	*													90
68	418 Ma Tau Wai Road 馬頭圍道418号	Wellbeauty Investment Ltd (海富麗投資有限公司)	*													76
69	5-7 Austin Road 柯士甸道5-7号	Chung How Liang	*								*					49
70	Ma On Shan Area 77 S.T.T.L.481 馬鞍山地區77, 沙田市地段1481號	Kingdom Investment Ltd (君煌投資有限公司)	*	*												2027
71	Cheung Chau C.C.I.L.6 長洲內地段1481號	The Bishop of the Roman Catholic Church in Hong Kong, Caritas - Hong Kong (天主教香港教區主教, 香港明)						*								15
72	8 Waterloo Road 窩打老道8號	Land Development Corporation, Urban Renewal Authority (土地發展公司, 市區重建局)	*													144
73	Tai Po Road, Sha Tin Heights, Sha Tin D.D.187 Lot 561 沙田沙田嶺大埔道第187約地段第561號	Frantastic Success Ltd	*													4
74	Tseung Kwan O T.K.O.T.L.55 將軍澳市地段55號	Arrowtown Assets Ltd	*													761
75	Discovery Bay, Lantau Island, New Territories D.D.352 Lot 385 新界大嶼山愉景灣第352約地段第	Hong Kong Resort Co. Ltd. (香港興業有限公司)	*	*												317
76	J/O Cadogan Street, Catchick Street and Davis Street, Kennedy Town I.L.8971 堅利地城加多近街,吉席街及爹核士街交界內地段8971號	New Word Investment Ltd, Land Development Corporation (土地發展公司)	*	*							*	*				1525
77	J/O Kennedy Town New Praya, Cadogan Street, Catchick Street & Davis Street, Hong Kong (URA-H12)(Site A) I.L.8971 香港堅利地城加多近街,吉席街及爹核士街交界(URA-H12)(A地區)內地段8971	New Word Investment Ltd, Land Development Corporation (土地發展公司) and Urban Renewal Authority (市區重建局)	*													1478
78	Area 43. J/O Lok Ha Square & Lok Lin Path, Sha Tin S.T.T.L.209 沙田樂霞坊交界及樂連徑43地區地段第209號	La Canada Limited (利達山有限公司)	*				*	*				*				128
79	Ma On Shan Area 77 S.T.T.L.483 馬鞍山第77號地區沙田市地段483號	Perfect Development Ltd (佳越發展有限公司)	*	*							*					2970
80	Discovery Bay North, Area N1C, Lantau Island D.D.352 Lot 385 大嶼山愉景灣北NIC地區第382約	Hong Kong Resort Co. Ltd. (香港興業有限公司)	*							*						2591
81	On Chun Street, Ma On Shan S.T.T.L.461 馬鞍山鞍俊街沙田市地段第461號	Towerich Ltd								*						547
82	Tsuen Wan, CDA, Area3, N.T. T.W.T.L.382 新界荃灣地區三市地段第382號	Gavast Estates Ltd.		*												95

Details of Approved Development Projects with Green Features
獲批准加入環保設施項目的發展計劃詳情

Annex C
附件 C

83	Sham Tseng, Tsuen Wan D.D.387 Lot 214 荃灣深井第387約地段第214號	Prime Force Ltd (弘雄有限公司)	*	*											875
84	J/O Ma Tong Road & Tai Shu Ha Rd, Ma Tin, Yuen Long D.D.120 Lot 1920 元朗馬田馬棠道交界及大樹下路第120約地段第1920號	Manx Properties Ltd.	*	*											163
85	Tin Shui Wai Area108b, Yuen Long T.S.W.T.L.27 元朗天水圍108b地區天水圍市地段第27號	Wisdom Choice Investment Ltd. (智彩有限公司)	*												1923
86	Lantau Airport Railway, Kowloon Station (Site B) LNT455/YAT/74 (Various Lots in D.D.109 & 110) 大嶼山機場鐵路九龍站(B階段)第109及110約	Winpower Holdings Ltd. (雄渾集團有限公司)	*												521
87	99 Tai Tong Road, Yuen Long 元朗大棠路99號	Waygent Investment Ltd. & Onfine Development Ltd. (威津投資有限公司及安豐發展有限公司)	*												924
88	33 Castle Peak Road, Sham Tseng, N.T. 新界深井青山公路33號	Salisbury Co. Ltd.	*	*											4078
89	Area 40, Route Twisk, Tsuen Wan T.W.T.L.395 荃灣荃錦公路地區四十號荃灣市地段第395號	Golden Famous International Ltd. (金輝美國國際有限公司)	*	*											2766
90	Tsing Fat Street, Tuen Mun, N.T. T.M.T.L.424 新界屯門青發街屯門市地段第424號	Profit Nation Development Ltd (盈朗發展有限公司)	*	*				*							535
91	Kowloon Station Development, Package Three K.I.L.11080 九龍站發展計劃項目三九龍內地段第	Mass Transit Railway Corporation Limited (地鐵有限公司)	*	*	*										4201
92	MTRC Kowloon Station Development, Site D - Package 4 K.I.L.11080 地鐵九龍站發展計劃D地區項目四第11080號九龍內地段	Mass Transit Railway Corporation Limited (地鐵有限公司)	*	*											3295
93	Tung Chung Station Development - Package III Phase 1 T.C.T.L.5 東涌站發展項目三第一期第5號東涌市	Mass Transit Railway Corporation Limited (地鐵有限公司)	*												1724
94	Tung Chung Station Development - Package III T.C.T.L.5 東涌站發展項目三第二期第5號東涌市地	Mass Transit Railway Corporation Limited (地鐵有限公司)	*							*	*	*			18527
95	Tung Chung Station Development T.C.T.L.4 東涌站發展東涌市地段第45號	Mass Transit Railway Corporation Limited (地鐵有限公司)	*	*											1052
96	Lantau Airport Railway, Kowloon Station (Site B) K.I.L.11080 大嶼山機場鐵路九龍站(B地區)九龍內地段第11080號	Mass Transit Railway Corporation Limited (地鐵有限公司)	*	*											2678
97	Park and Ride Development adjacent to Choi Hung Station, Clear Water Bay Road, Ngau Chi Wan N.K.I.L.6179 牛池灣清水灣道,鄰近彩虹站新九龍內地段第6179號	Mass Transit Railway Corporation Limited (地鐵有限公司)	*	*											654
		合共數目 Total No.	90	44	6	0	2	6	0	9	18	5	0	0	總數(平方米)
															Total (m²)

Details of Approved Development Projects with Green Features
獲批准加入環保設施項目的發展計劃詳情

Annex C
附件 C

		說明														114261
		1. 露台 2. 加闊的公用走廊及升降機大堂 3. 公用空中花園 4. 非住宅樓宇公用平台花園 5. 隔聲簷 6. 遮陽篷及反光罩 7. 翼牆捕風器及風斗														
		8. 非結構預製外牆 9. 工作平台 10. 設有郵箱的郵件派遞室 11. 隔音屏障 12. 非住宅樓宇的公用空中花園														
		Notes														
		1. Balconies 2. Wider common corridors/lift lobbies 3. Communal sky gardens 4. Communal podium gardens for non-residential buildings 5. Acoustic fins														
		6. Sunshades/reflector 7. Wing walls/wind catchers/funnels 8. Non-structural pre-fabricated external walls 9. Utility platforms														
		10. Mail delivery rooms with mail boxes 11. Noise barriers 12. Communal sky gardens for non-residential building														