

LAND SHARING PILOT SCHEME AND GUIDANCE NOTE ON APPLICATIONS

I. OBJECTIVES

1. The Land Sharing Pilot Scheme (LSPS) aims to unleash earlier the development potential of private lots outside specified environmentally sensitive areas and not covered by Government's planning efforts in order to boost both public and private housing supply. Essentially, the Government will facilitate necessary infrastructural upgrading that will enhance development intensity of the private lots constituting the site under application (the Application Site), subject to the condition that private lot owners joining the LSPS (the Applicant) will hand part of their land, in the form of formed land¹, to Government for public housing² or Starter Homes (SH) development.

2. The LSPS is underpinned by the following key principles:

- (a) It aims to **complement, but not replace, government-led planning of private land** for a specified public purpose;
- (b) It seeks to **make timely and meaningful impact**, by processing applications with a reasonably high yield of both public and private housing in short-to-medium term, subject to a time bar for receiving applications, a cap on the total area of private land to be approved, and a list of environmentally sensitive "no-go" areas;
- (c) It will **accelerate and facilitate** the development process for public and private housing within the Application Site, with Government providing advisory and facilitation services under a compressed programme, subject to the Applicant's agreement to be bound by a time limit on land exchange/lease modification (including premium negotiation) as well as to complete the necessary infrastructure and other community facilities in support of both public and private housing development under the LSPS;
- (d) It endeavours to **ensure efficiency in land development and control costs**, with the developer-lot owner delivering formed land for public housing or SH, as well as necessary infrastructure and community facilities, while the construction costs and related expenses of these facilities to be deducted from land premium will be subject to vetting by Government; and
- (e) It strives to **build confidence and safeguard public interest**, with **transparent mechanism** involving third-party opinion offered by the Panel of Advisors to be set up specifically for the LSPS. **All relevant statutory procedures** on

¹ In the form of formed land (i) constituting a self-sufficient developable site serviced by necessary infrastructure, (ii) with independent access, and (iii) formed at reasonable levels for erecting the intended public housing or SH blocks and associated buildings, all to the satisfaction of the Government. Paragraph 4 of Annex A is relevant.

² Public housing includes but not limited to public rental housing and subsidised sale flats (e.g. Home Ownership Scheme flats and Green Form Subsidised Home Ownership Scheme.)

town planning and road/sewerage works gazettal, as well as the existing public participation channels under these processes, **would continue to apply**.

II. ELIGIBILITY

Minimum Requirements on Housing Gain

3. The proposal in an application has to meet the following criteria:
- (a) Each application should be capable of delivering an **increased** domestic gross floor area (GFA) of no less than **50 000 square metres (sqm) and at least 1 000 additional housing units** (assuming an average flat size of 50sqm); and
 - (b) **No less than 70%** of the increased domestic GFA are set aside for **public housing or SH** development with the type(s) and mix as intended by the Government.

Annex A gives further details on the computation of increased domestic GFA and the requirements in respect of the provision of formed land for public housing or SH development.

Geographical Limit

4. Land falling within the following categories of areas³ are illegible for LSPS:
- (a) **Government's completed, ongoing or soon-to-commence development studies supporting the use of land intended for public purposes** through statutory resumption, particularly the New Development Area (NDA) or New Town Extension projects in Kwu Tung North/Fanling North, Tung Chung, Hung Shui Kiu/Ha Tsuen, Yuen Long South and New Territories North; and private lots covered by Government's studies supporting public housing or SH development, such as those brownfield sites identified for public housing development pending further detailed studies;
 - (b) **Country Parks and Special Areas** designated under the Country Parks Ordinance (Cap. 208) as well as those under consultation;
 - (c) **Six environmentally sensitive zonings**, namely Conservation Area, Coastal Protection Area, Other Specified Uses (OU)(Comprehensive Development to Include Wetland Restoration Area), OU(Comprehensive Development and Wetland Enhancement Area), OU(Comprehensive Development and Wetland Protection Area), and Site of Special Scientific Interest; and
 - (d) **12 priority sites for enhanced conservation under the New Nature Conservation Policy**, namely Ramsar Site, Sha Lo Tung, Tai Ho, Fung Yuen, Luk Keng Marsh, Mui Tsz Lam and Mau Ping, Wu Kau Tang, Long Valley and Ho

³ Plans showing the coverage of the "geographical limit" areas are available for viewing in the webpage of the LSPS (https://www.devb.gov.hk/en/issues_in_focus/land_sharing_pilot_scheme/Geographical_Limit/index.html). The plans will be updated from time to time to reflect Government's ongoing efforts on planning and conservation.

Sheung Heung, Deep Bay Wetland outside Ramsar Site, Cheung Sheung, Yung Shue O and Sham Chung.

5. Other than the areas listed above, private land within the territory of Hong Kong meeting specified criteria may be eligible for consideration under the LSPS. Prospective applicant may consult the Land Sharing Office (LSO) to confirm whether their land falls within or outside the geographical limit.

Eligibility of Applicants

6. The Applicant is required to be the proven owner of all the lots forming the Application Site, or having proof of reasonable prospect of owning such⁴.

Time Bar and Cap

7. LSPS will be open for applications from **6 May 2020 to 5 May 2023**. Applications received thereafter will not be processed.

8. Furthermore, a **cap of 150 hectares of the total area of private land⁵ to be approved under the LSPS** is set.

III. PROCESSING AND APPROVAL

Land Sharing Office

9. LSO of the Development Bureau shall oversee the entire development and implementation process of the LSPS projects, including the processing of applications, coordinating Government's comments or advices on applications, as well as facilitating the approval under LSPS and subsequent statutory and land administration procedures.

Panel of Advisors

10. As mentioned in paragraph 2(e) above, a Panel of Advisors (the Panel) comprising only non-official members has been set up to offer impartial advice to the Government on applications and operation of LSPS.

Workflow and Time Frame

11. Making reference to the "Indicative Timeframe of LSPS Applications" in **Annex B Fig 1**, the application process could be broadly divided into three main stages, namely:

(a) **Stage 1: Vetting (3 months);**

⁴ More than 80% ownership might be acceptable at the time of application with solid proofs that the outstanding would also come under the Applicant in three months. Application will not be further processed if ownership is not unified by then.

⁵ Only private land to be approved under LSPS for the public and private housing development will be counted towards the cap on total area. Any private land (irrespective of whether it is owned by the developer or not) required for implementation of the associated infrastructural and community facilities is excluded.

- (b) **Stage 2:** Recommendation/Granting Support and Endorsement in Principle (3 months); and
- (c) **Stage 3:** Statutory/Land Administration Procedures (30-42 months).

12. The tasks under Stages 1 and 2 mainly rest with or are handled by the Government, primarily LSO, with joint efforts of various bureaux/departments (B/Ds). In this regard, subject to complexity of the proposed development scheme, readiness of information and maturity of technical assessments of individual application, it is a working target to complete Stages 1 and 2 within six months after submission of a complete application by the Applicant.

13. Stage 3 involves two parts in sequence:

- (a) statutory processes (mainly on town planning and road/sewerage works gazettal, including land resumption and clearance (if required)), to be initiated by relevant government departments (paragraphs 20 to 21 below refer); and
- (b) land administration procedures (paragraphs 22 to 23 below refer).

Processing of Applications

14. Applications with complete information submitted will be processed by LSO according to the flowchart in **Annex B Fig. 2**. Applications should be submitted via a specified form containing all the essential materials as set out in **Annex C**.

15. LSO adopts a proactive approach in processing applications. When vetting applications or processing pre-application enquiries, LSO may invite the Applicant for discussion to better understand the proposal, and may invite relevant government B/Ds to join such meetings for the Applicant to better understand the relevant authorities' requirements.

16. LSO may seek clarifications or additional information from the Applicant and the Applicant may be permitted to make revisions to the submitted materials in response to the comments and requests by concerned B/Ds. Applications which are not meeting the established criteria of LSPS, grossly incomplete, bearing fundamentally inaccurate or conflicting information, or failing to furnish essential clarifications by the Applicant despite repeated requests made by LSO, may not be processed further.

17. To facilitate the preparation of applications and to avoid abortive efforts, prospective Applicant may make enquiry with or seek preliminary advice from LSO. LSO's advice will be given on a non-committal basis.

18. Applications vetted by LSO as meeting the promulgated criteria will be submitted to the Panel for consideration on whether the application is worthy of support. Proposals supported by the Panel would be submitted for endorsement in principle by the Chief Executive in Council (CE-in-C). Generally, the Applicant would be notified of the Panel's advice in about three months after the Application is formally received, and in about six months concerning decision of CE-in-C.

Assessment Principles

19. In general, applications will be considered with reference to the specified eligibility criteria and based on four guiding principles, viz. (A) Public Interest, (B) Planning and Technical Considerations, (C) Cost Effectiveness and (D) Time Factor. Further details of these principles are at **Annex D**. The Applicant should justify in their application how the proposed scheme would align with or satisfy the said parameters.

Streamlined Statutory Procedures

20. For the avoidance of doubt, decisions of LSO, the Panel and CE-in-C will not substitute the applicable statutory or established procedures. All relevant statutory procedures such as town planning and road/sewerage works gazettal, as well as the existing public participation channels under these processes, would continue to apply. These procedures may include but are not limited to (i) plan-making procedures under the Town Planning Ordinance (Cap. 131), (ii) land resumption/clearance and related road and sewerage works under the Roads (Works, Use and Compensation) Ordinance (Cap.370), Lands Resumption Ordinance (Cap. 124) and/or Water Pollution Control (Sewerage) Regulation (Cap. 358AL), and (iii) Environmental Impact Assessment Ordinance (Cap. 499) (EIAO).

21. A streamlined approach will be adopted in taking forward the above statutory procedures. Applications endorsed by the CE-in-C will enter into the stage of statutory procedures to be initiated by relevant government departments. While normally, these statutory procedures will take about 12 to 18 months to complete, to compress the development programme for the LSPS projects, certain statutory procedures would be carried out concurrently as far as practicable. As such, the Applicant is strongly advised to proceed with detailed design of relevant works items related to the statutory procedures once the schematic design is finalised.

Land Administration

22. Upon completion of the statutory plan-making process, the established land administration procedures, specifically discussions on land exchange/lease modification (including assessment of land premium), shall commence. Such procedures are subject to a time limit of 18 months for execution of the land exchange/lease modification based on an agreed land premium. Notwithstanding this, for cases with good progress, the Director of Lands may at his discretion extend the 18-month time limit by a reasonable time (e.g. six months).

23. During the premium negotiation process, the Applicant could, after the first appeal, opt for joining the Pilot Scheme for Arbitration on Land Premium administered by the Lands Department (LandsD), with a view to coming into a binding agreement on land exchange/lease modification (including an agreed premium); for these cases, the 18-month time limit (or the extended period) would halt until completion of the arbitration process.

Costs Deductible from Land Premium

24. The construction and related costs⁶ of the relevant infrastructure⁷ and Government, Institution or Community (GIC) facilities⁸ and formation of the site for public housing or SH development under LSPS, after vetting and acceptance by the Government to ensure that they are cost-effective as well as essential and proportionate to the whole public and private housing development, would be deducted from the land premium for the proposed land exchange/lease modification(i.e. the premium payable would be the premium assessed at full market value net: (a) the vetted costs of those infrastructure and GIC facilities; (b) the vetted and agreed land resumption and clearance costs estimates for lots to be resumed by the Government under the relevant statutes and/or cleared by the Government for infrastructure/GIC facilities; and (c) the land value for the land held under existing lease for public housing/SH portion).

25. In the event that the application has entered into land administration procedures under Stage 3 and the land exchange/lease modification and premium negotiation falls through in the end, any further land exchange/lease modification application in respect of the same private lots constituting the Application Site would not be processed for three years.

Agreement

26. In addition to execution of the land lease for the portion of private housing development, successful applicant will be required to enter into an agreement (the Agreement) with the Government on the obligations under the LSPS regarding the provision of infrastructure, GIC facilities, site formation of the public housing or SH portion and related land resumption and/or clearance, etc. The Agreement shall be executed ahead of the assessment of premium for the proposed land exchange/lease modification.

27. Under the Agreement, two sums of money in two separate accounts will be set aside. One account will keep the vetted and agreed construction costs of the infrastructure (including site formation for public housing or SH development) and GIC facilities, while the other will keep the vetted and agreed land resumption and clearance cost estimates for lots to be resumed and/or cleared by the Government under the relevant statutes as appropriate for the above-mentioned works.

28. The Applicant is required to meet the construction costs for the site formation for public housing or SH portion, infrastructure and GIC facilities upfront. When construction is completed to the Government's satisfaction, money kept as the agreed construction cost

⁶ Apart from construction costs of the infrastructure (including site formation for the public housing or SH development) and GIC facilities as well as the associated land resumption and clearance costs for lots to be resumed by the Government under the relevant statutes and/or cleared by the Government, the deductible cost items shall also include the investigation, design, supervision and other associated costs of the works. For the avoidance of doubt, land acquisition and clearance costs paid by applicants in securing vacant possession of private lots within the Application Site cannot be deducted from the land premium for the proposed land exchange/lease modification.

⁷ Infrastructure shall include but is not limited to road works improvement (e.g. road widening and/or junction improvement), and upgrading or provision of water supply, sewerage (including interim sewage treatment facilities) and drainage facilities.

⁸ GIC facilities shall include public open space, public transport interchange, welfare/community facilities and/or other facilities with reference to the Hong Kong Planning Standards and Guidelines and/or advice by relevant B/Ds which will provide specifications/design/scale for all the proposed public facilities and will take up the management and maintenance after completion.

mentioned above will be returned to the Applicant. Similar arrangement also applies to the land resumption and clearance costs, only that such costs would be released direct to the parties affected by the land resumption/clearance and eligible for such compensation.

29. The amounts paid to the parties affected by the land resumption / clearance will not be refunded to the Applicant in the event that the land exchange/lease modification (including premium negotiation) falls through in the end.

IV. MISCELLANEOUS

Withdrawal and Validity

30. The Applicant may write to LSO to withdraw their applications at any time during the assessment and approval processes, before the signing of the Agreement mentioned in paragraphs 26 to 29 above. The application shall then be invalid.

31. LSO would also consider an application no longer valid under certain circumstances including but not limiting to:

- (a) the Applicant fails to complete the discussion on the Agreement. This includes but is not limited to circumstances where the Applicant fails to provide the requisite information within the timeframe specified by and to the satisfaction of concerned B/Ds;
- (b) the Applicant fails to complete the required land administration procedures within the given or extended timeframe;
- (c) the amendment to the Outline Zoning Plan (OZP) to reflect the development proposal endorsed in principle at Stage 2 is not approved (or not fully approved⁹) by the Town Planning Board (TPB); or
- (d) there are changes to the ownership of the Application Site which contribute to the Applicant being no longer the owner of the Application Site to spearhead the subject application.

32. In circumstances mentioned in paragraphs 30 to 31 above and in the absence of a deal with the Government, the Applicant would not be able to achieve on its own the proposed or approved increase in development intensity of the private lots concerned.

Decisions

33. Decisions by LSO or the Panel in respect to paragraphs 16, 18 and 31 above are final and there is no right to appeal.

⁹ For example, if the TPB eventually approves an increase of plot ratio lower than that specified in the development proposal so endorsed in principle at Stage 2, such development proposal with material change may have to go through the vetting process from Stage 1 again.

Progress of Implementation

34. LSO will maintain an oversight of approved projects under LSPS until its full implementation. Review meetings may be organised to monitor progress. Applicants will be required to attend such meetings.

Topical Guidelines

35. The LSPS framework, essential guidelines for submitting applications and the processing mechanism are outlined in this Guidance Note and its attachments. To further facilitate applications, relevant requirements relating to certain aspects of LSPS proposals are summarised in the Topical Guidelines issued separately for Applicant's ease of reference. For the latest requirements in the guidelines, Applicants are advised to refer to websites of relevant authorities. A list of Topical Guidelines is at **Annex E**.

Engagement of Registered Professionals and Coordinator

36. In making an application, myriad aspects of land and housing development will be involved and have to be adequately addressed, viz. planning, engineering, costing, valuation, building design, project management, etc. Applicants are strongly advised to enlist services of relevant competent and experienced registered professionals and appoint one of such as coordinator to supervise the preparation of the application and liaison with LSO. A contact person who may be the coordinator or his representative should also be identified.

Gist and Progress of Applications to be Published

37. To uphold transparency, gist of applications received under the LSPS such as the name of the Applicant; location and size of the Application Site; proposed development parameters including plot ratio and GFA, number and split of public and private housing units, number of building blocks and building heights; provision of infrastructure and/or GIC facilities supporting the housing development; tentative implementation programme; as well as progress of each case at different stages, etc., will be published on the webpage of LSPS (https://www.devb.gov.hk/en/issues_in_focus/land_sharing_pilot_scheme/index.html).

Disclaimer

38. This Guidance Note including the annexes is issued for general reference only and shall not constitute any representation on the part of the Government or give rise to expectation on the part of the lot owners that any application submitted to LSO will be processed or approved. All rights to modify the whole or any part of this Guidance Note are hereby reserved.

39. For avoidance of doubt, the Government will not be responsible to reimburse costs incurred arising from pursuing applications.

Enquiry / Contact

40. Applicants may contact LSO for enquiries or submission of application:

Address: Land Sharing Office
c/o Development Bureau (Planning and Lands Branch)
Units 2701-03, 27/F, Tower 1, Millennium City 1,
388 Kwun Tong Road, Kwun Tong, Kowloon

Email: lso@devb.gov.hk

Phone: (852) 3841 7286

Facsimile: (852) 2116 0346

**LAND SHARING OFFICE
DEVELOPMENT BUREAU
APRIL 2022**

Land Sharing Pilot Scheme (LSPS)

Requirements on Provision of Public Housing/Starter Homes (SH)

Under LSPS, no less than 70% of the increase in domestic Gross Floor Area (GFA)¹ will be handed over by the Applicant to the Government, in the form of formed land, for public housing or Starter Homes (SH) development. This annex provides guidance on the computation of the increased GFA and the essential information required to be submitted in support of the computation.

Calculation of Increased Domestic GFA

2. “Increased Domestic GFA” generally refers to the difference between the domestic GFA proposed under the LSPS application and eventually approved by the Town Planning Board (TPB) (i.e. **New Figure “Y”**) and the domestic GFA currently permissible under the Outline Zoning Plan (OZP) and/or the planning approval given by TPB (i.e. **Base Figure “X”**)². The following illustrates how the increased domestic GFA would be calculated in different scenarios:

	Scenario 1	Scenario 2	Scenario 3
Application Site³	Sites falling within development zones on OZP (e.g. “Residential” (“R”) or “Comprehensive Development Area” (“CDA”)), and without any valid planning permission to increase the development intensity	Sites falling within development zones on OZP (e.g. “R” or “CDA”) and with valid planning permission to exceed the development intensity prescribed for the zone	Sites currently zoned for non-residential uses such as “Agriculture” (“AGR”), “Government, Institution or Community” (“G/IC”), “Green Belt” (“GB”), “Road”, etc.
Base Figure “X”	Permissible domestic GFA calculated by the Plot Ratio (PR) or the maximum domestic GFA as stipulated under the prevailing OZP	Permissible domestic GFA calculated by the PR or the maximum domestic GFA as covered by the planning permission previously approved by TPB	0 (i.e. no permissible domestic GFA for residential purpose)

¹ In principle, increase in GFA should be limited to domestic. If there are circumstances of increase in non-domestic GFA under the planning context, such must be commensurate with the scale of the development. The disposition of the non-domestic GFA between the public and private housing portion will also be subject to acceptance by the Government.

² Base figure “X” should be calculated based on the permissible domestic GFA or plot ratio as stipulated in OZPs or a valid planning permission for the site under application.

³ Assuming that the site comprises wholly private lots held by the Applicant without involving any government land.

	Scenario 1	Scenario 2	Scenario 3
New Figure “Y”	Higher domestic GFA proposed in the development scheme vide LSPS and eventually approved by TPB	Higher domestic GFA proposed in the development scheme vide LSPS and eventually approved by TPB	Domestic GFA proposed in the development scheme vide LSPS and eventually approved by TPB
Increased Domestic GFA	Y-X	Y-X	Y
Hypothetical Example for illustration purpose only	<p>A residential site of 2 hectare (ha) has a domestic PR 0.5 as stipulated under the extant OZP, and has been approved by TPB for increasing the development intensity vide LSPS at a domestic PR 3.</p> <p>The increased domestic GFA would be based on a domestic PR 2.5 (3-0.5) and multiplied by site area, i.e. domestic GFA 60 000 sqm (Y) – 10 000 sqm (X) = domestic GFA 50 000 sqm.</p> <p>Public housing/SH = GFA 35 000 sqm (approximately 700 units of public housing/SH of 50 sqm each)</p> <p>Private housing gain = GFA 15 000 sqm (approximately 300 units of private housing of 50 sqm each), on top of the original GFA 10 000 sqm giving 200 units</p>	<p>A residential site of 2 ha has a domestic PR 1 as previously approved by TPB, and has been approved by TPB for further increasing the development intensity vide LSPS at a domestic PR 3.5.</p> <p>The increased domestic GFA would be based on a domestic PR 2.5 (3.5-1) and multiplied by site area, i.e. domestic GFA 70 000 sqm (Y) – 20 000 sqm (X) = domestic GFA 50 000 sqm.</p> <p>Public housing/SH = GFA 35 000 sqm (approximately 700 units of public housing/SH of 50 sqm each)</p> <p>Private housing gain = GFA 15 000 sqm (approximately 300 units of private housing of 50 sqm each), on top of the original GFA 20 000 sqm giving 400 units</p>	<p>An agricultural site of 2 ha has been approved by TPB for changing the zoning from “AGR” to “R” vide LSPS at a domestic PR 3.</p> <p>The increased domestic GFA would be based on a domestic PR 3 (3-0) and multiplied by site area, i.e. domestic GFA 60 000 sqm (Y).</p> <p>Public housing/SH = GFA 42 000 sqm (approximately 840 units of public housing/SH of 50 sqm each)</p> <p>Private housing gain = GFA 18 000 sqm (approximately 360 units of private housing of 50 sqm each)</p>

Essential Information

3. The following should be indicated in the proposal with plans for achieving the target of the public housing or SH provisions:

- (a) location and area of the Application Site that is capable of providing no less than 70% of increased domestic GFA for public housing or SH purpose;
- (b) master plan showing the viable disposition of the proposed housing blocks and the layout of essential vehicular and pedestrian access and provision of infrastructures supporting a self-contained public housing/SH development for carving out;
- (c) the future formed levels of platforms, supported by geotechnical assessment, ground investigation works, site formation designs where necessary;
- (d) breakdown on costs of items and a summary of the items which are proposed to be deducted from the future land premium; and
- (e) a programme including timeline for making the land ready for site formation works for public housing or SH development and its construction. In general, formed land should be made available within 4 to 6.5 years (from the date of application) for housing construction. The indicative timeframe, subject to vetting and agreement by the Government, shall form part of the Agreement⁴ to be signed between the Government and the Applicant.

Site for Public Housing or SH Development

4. For the portion of land within the Application Site to be carved out and surrendered to the Government for public housing or SH development, the Applicant should surrender the private lots concerned free from all encumbrances and without any consideration, payment or compensation whatsoever payable by the Government and hand in a formed land for self-contained public or SH development to the Government, which would then be responsible for allocating the formed land to the relevant organisations for the construction of public housing or SH units on that formed land.

5. The Applicant is expected to propose and hand in a portion of land that is self-contained and sufficiently accessible to infrastructural, transport and commuting facilities, as well as balancing the harmony and inclusiveness of the public/private housing portions in the overall design. The determination of the types and mix of public housing or SH to be provided on the formed land is solely at the discretion of the Government. In this connection, the application should allow flexibility in its planning and design for different types and mix of public housing or SH as alternative proposals.

6. For the purpose of ascertaining the developability and acceptability of the portion of land to be carved out for public housing or SH development, the Applicant should indicate in its proposal:

⁴ Paragraphs 26 to 29 of the Guidance Note are relevant.

- (a) the site area and the total GFA of the carved-out portion;
- (b) schematic design and layout of the supporting infrastructures including the proposed drainage and sewage disposal facilities, and the proposed vehicular and pedestrian accesses to the public housing or SH portion;
- (c) a preliminary design of the site formation works with sufficient details and associated estimated costs of each works item. Subject to site conditions, the Applicant may need to conduct geotechnical assessments/natural terrain hazard assessments for the slopes within or affecting the portion of the site to be carved out for public housing or SH development and propose necessary and appropriate strengthening mitigation measures; and
- (d) schematic and viable site plan of the public housing or SH and associated blocks such as those for GIC, with calculations on plot ratio, site coverage, etc. for different types and mix of public housing or SH development as alternative proposals mentioned in paragraph 5 above.

7. Access to the Application Site by the agent of Government should be allowed for conducting site investigation and surveying works before handing over to the Government.

Checklist of Required Works

8. Details of the site formation works for public housing or SH development and that of the related works for supporting infrastructure/GIC facilities will be laid down in the Agreement to be executed between the Government and the Applicant. The items of works expected to be completed by the Applicant in respect of the site formation works for the portion of the site to be carved out for public housing or SH development and the related works for supporting infrastructure/GIC facilities may include but not limited to the following:

- (a) Ground investigation works;
- (b) Demolition works;
- (c) Land de-contamination;
- (d) Site formation works for platform formation including but not limited to geotechnical features, i.e. soldier piles walls, retaining and debris barrier walls, soil nails and filling works, and drainage for interception of overland flow at/across the site as necessary;
- (e) Provision of water supply facilities;
- (f) Provision of drainage and sewage disposal facilities including but not limited to drain and sewer connections;
- (g) Provision of pedestrian/vehicular access between the application site and nearby public roads;
- (h) Related road improvement works (e.g. road widening works, junction improvement works, etc.);

- (i) Provision of public transport facilities (e.g. public transport interchange, taxi stand and bus lay-by);
- (j) Provision of GIC facilities as required by Government;
- (k) Relocation of existing utilities as necessary; and
- (l) Removal of existing underground structures/foundations and abandoned utilities as necessary.

**LAND SHARING OFFICE
DEVELOPMENT BUREAU
APRIL 2022**

Fig.1 Indicative Time Frame for Processing Applications under the Land Sharing Pilot Scheme (LSPS)

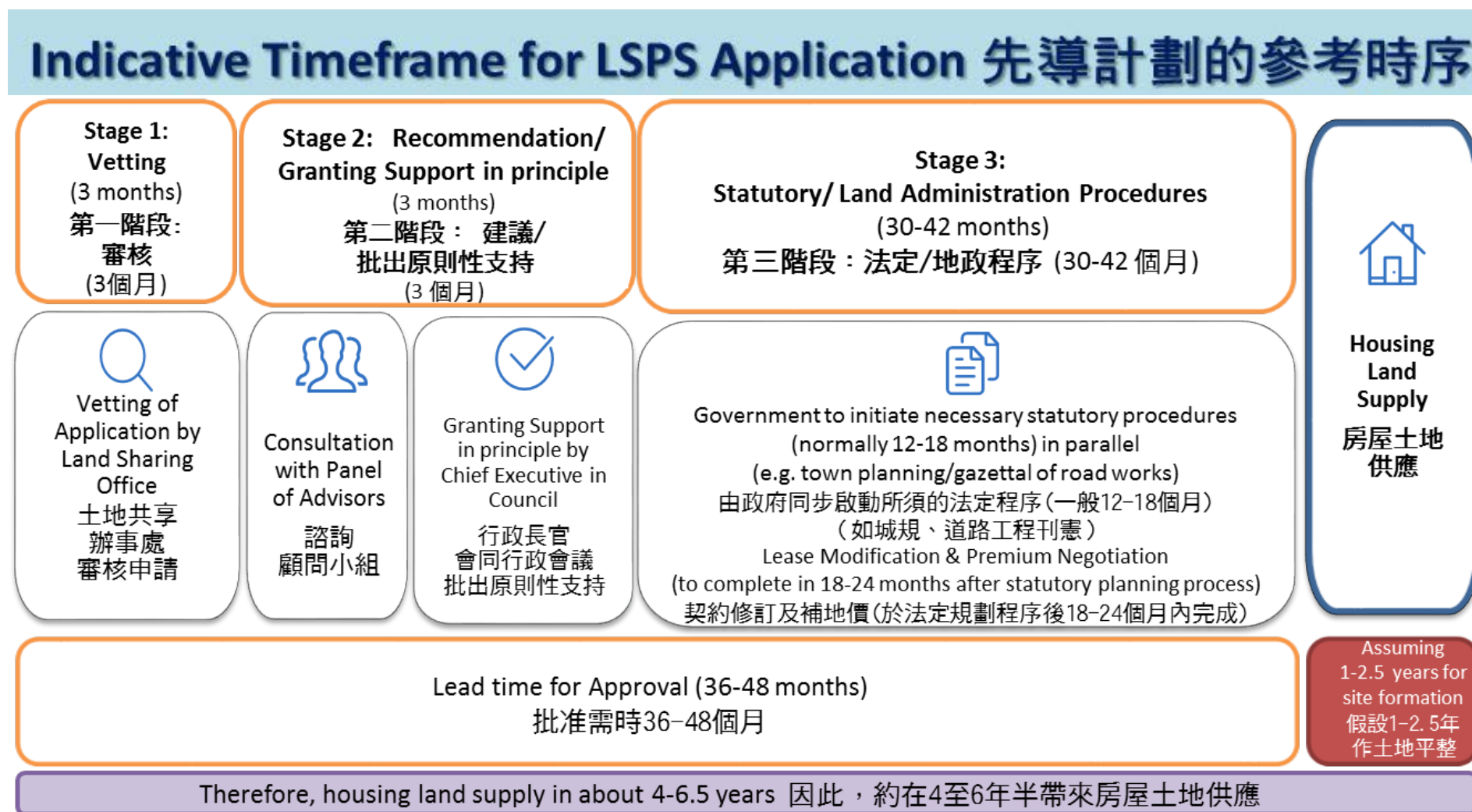
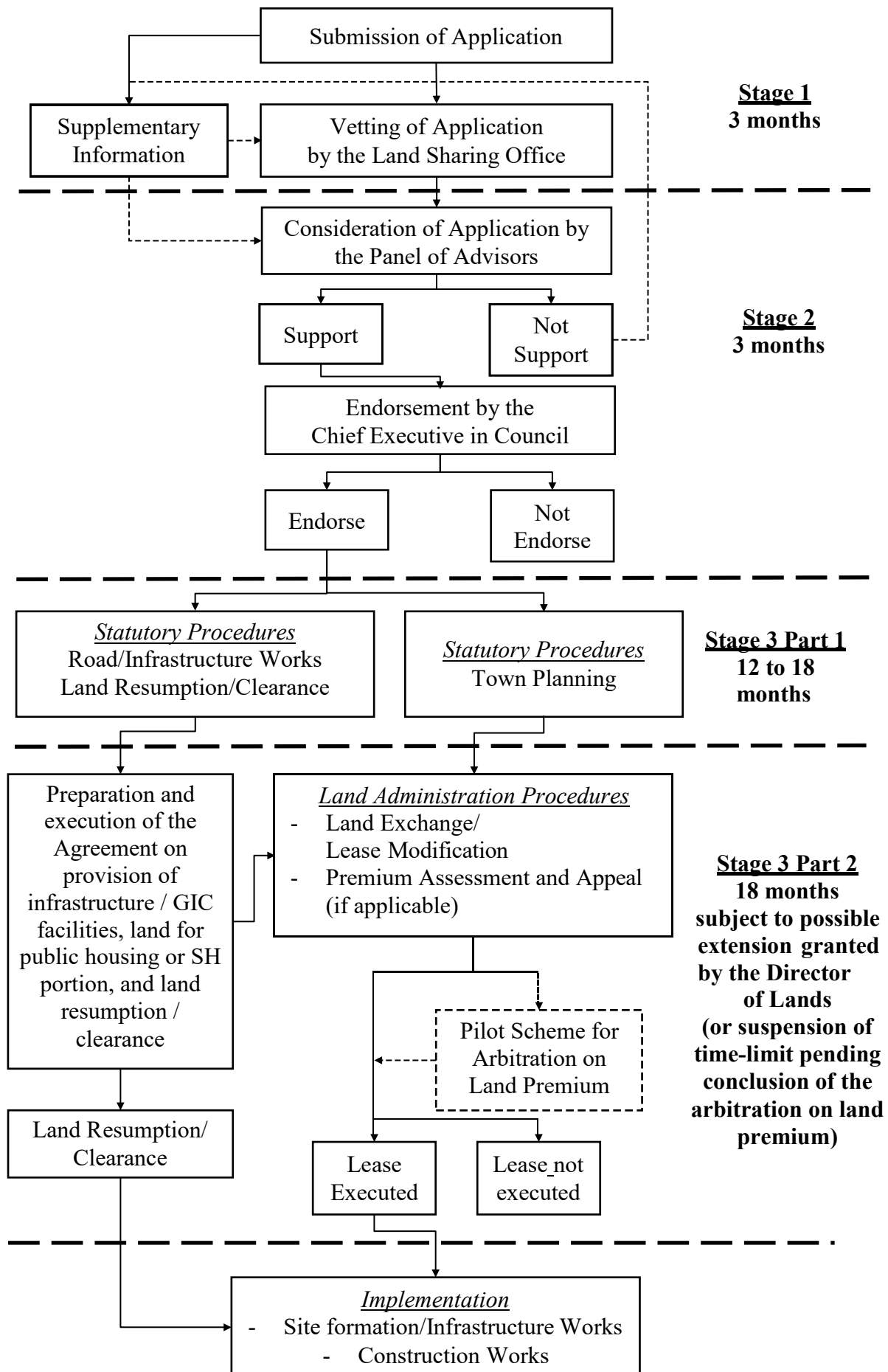


Fig. 2 Flowchart of Processing Applications under the Land Sharing Pilot Scheme (LSPS)

土地共享先導計劃
Land Sharing Pilot Scheme

申請表格
Application Form

重要告示 Important Notes

- 1 在填寫申請表前，請先仔細閱讀載於土地共享先導計劃（先導計劃）網頁 (https://www.devb.gov.hk/tc/issues_in_focus/land_sharing_pilot_scheme/index.html) 的《土地共享先導計劃及申請指引》（申請指引）及專題指引。
Please read carefully the “Land Sharing Pilot Scheme and Guidance Note on Applications” (Guidance Note) and Topical Guidelines available on the webpage of the Land Sharing Pilot Scheme (LSPS) (https://www.devb.gov.hk/en/issues_in_focus/land_sharing_pilot_scheme/index.html) before completing this application form.
- 2 申請需由符合申請指引列明資格的私人土地擁有人提交。
An application should be submitted by a lot owner of private land meeting the eligibility criteria as set out in the Guidance Note.
- 3 先導計劃於 2020 年 5 月 6 日至 2023 年 5 月 5 日期間接受申請，獲批申請涉及的私人總土地面積 150 公頃。
The LSPS is open for application between 6 May 2020 and 5 May 2023, subject to the cap of 150 hectares on the total area of private land to be approved.
- 4 申請可以郵寄或親身遞交（必須包括已填妥之申請表格之正本及其他所需文件）
Applications (including a duly completed application form (in original) and all the required documents) should be submitted either by post or in person to:

九龍觀塘觀塘道388號 創紀之城第一期第一座 二十七樓 2701-03室 發展局（規劃地政科） 土地共享辦事處	Land Sharing Office c/o Development Bureau (Planning and Lands Branch) Units 2701-03, 27/F, Tower 1, Millennium City 1, 388 Kwun Tong Road, Kwun Tong, Kowloon
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- 5 申請將由土地共享辦事處處理以供顧問小組作考慮。土地共享辦事處及顧問小組或會要求申請人提供其他相關資料作補充。
Applications will be processed by the Land Sharing Office (LSO) for consideration by the Panel of Advisors (the Panel). The Applicant may be required to provide further relevant information requested by LSO or the Panel.

6. 政府有權將申請內容公開（個人資料除外），而無須預先徵詢或通知申請人。申請人提交申請表，即代表同意在無條件下讓政府公開上述資料。

Government shall have the right to disclose, without prior consultation with or notification to the Applicant, details of the Application (except personal data). In submitting this Application Form, the Applicant unconditionally authorises and gives consent to Government to make the aforesaid disclosure.

7. 個人資料的聲明 Statement on Personal Data

- (a) 土地共享辦事處就這宗申請所收到的個人資料會交給顧問小組及政府部門作以下用途：

The personal data submitted to LSO in this application will be used by the Panel and Government departments for the following purposes:

- (i) the processing of this application, which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名；以及

- (ii) facilitating communication between the applicant and LSO/Government departments.

方便申請人與土地共享辦事處及政府部門之間進行聯絡。

- (b) 申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 7(a) 段提及的用途。

The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 7(a) above.

- (c) 根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向土地共享辦事處提出有關要求，其地址為上述第 4 段所載。

The Applicant has a right of access and correction to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for access and correction to personal data should be addressed to LSO at the address as stated in paragraph 4 above.

☐ 請在適當的方格內上加上「✓」號 Please insert a “✓” at the appropriate box.

1. 申請者資料 Particulars of the Applicant

1A. 申請人姓名/名稱 Name of Applicant

(☐ 身份證明文件 Identity Document / ☐ 商業登記證 Business Registration Certificate /
☐ 公司註冊證 Certificate of Incorporation)

號碼 Number _____

(☐ 先生 Mr. / ☐ 夫人 Mrs. / ☐ 小姐 Miss / ☐ 女士 Ms. / ☐ 公司 Company / ☐ 機構 Organisation)

名稱 Name

地址 Address

電話號碼
Telephone Number

傳真號碼
Fax Number

電郵地址 E-mail address

☐ 1B. 獲授權代理人姓名/名稱 (如適用) ^(註 1) Name of Authorised Agent (if applicable) ^(Note 1)

(☐ 身份證明文件 Identity Document / ☐ 商業登記證 Business Registration Certificate /
☐ 公司註冊證 Certificate of Incorporation)

號碼 Number _____

(☐ 先生 Mr. / ☐ 夫人 Mrs. / ☐ 小姐 Miss / ☐ 女士 Ms. / ☐ 公司 Company / ☐ 機構 Organisation)

名稱 Name

地址 Address

電話號碼
Telephone Number

傳真號碼
Fax Number

電郵地址 E-mail address

☐ 已夾附經申請人簽署並蓋上申請人公司印章(如適用)的授權書正本^(註 1)。
Original authorisation letter signed by the applicant with applicant's company chop
(where appropriate) attached^(Note 1).

註 Note 1

授權書的標題應包括申請地點的位置及擬議用途／發展。在提交申請日期一年內簽署的授權書通常會獲接納。
The subject of the authorisation letter should include the location of the Application Site and the proposed use/development. Authorisation letter(s) signed within 1 year of submitting the application will normally be accepted.

<input type="checkbox"/> 1C. 聯絡人／統籌人（如適用） Contact Person / Coordinator (if applicable)	
姓名 Name	
公司及職位（只適用於公司） Company and position (only for company)	
電話號碼 Telephone Number	傳真號碼 Fax Number
電郵地址 E-mail address	
<input type="checkbox"/> 專業資格（如適用） Professional qualification(s) (if applicable)	

2. 申請地點 Application Site

詳細地址／地點／丈量約份及地段號碼（如適用） Full address/ location/ demarcation district and lot number (if applicable)	
申請地點面積 ^(註 2) Application Site area (Note 2) <input type="checkbox"/> 已夾附土地測量圖 Land survey plan attached	
將包括的政府土地面積（倘有） Area of Government land to be included (if any)	
申請地點現時用途 Current use(s) on site	
<p>註 Note 2</p> <p>請提供由註冊土地測量師準備的土地測量圖，以確定申請地點的測量面積、各相關私人地段的測量面積及公營房屋／「首置」部分及私人房屋發展部分的測量面積。</p> <p>Please provide a land survey plan prepared by an authorised land surveyor to confirm the surveyed area of, inter alia, the Application Site, the respective private lots under application and the public housing/Starter Homes (SH) and private housing portions of the Application Site.</p>	

3. 申請地點的「現行土地擁有人」^{註3} “Current Land Owner”^{Note 3} of Application Site

申請人 The Applicant

- ☐ 是唯一的「現行土地擁有人」
is the sole “current land owner”
- ☐ 是其中一名「現行土地擁有人」
is one of the “current land owners”

- ☐ 已夾附業權證明文件 Documentary proof of ownership attached

註 Note 3

- 就申請地點所須提供的業權證明而言，《申請指引》的第6段提供了相關指引。
On the required ownership proof for the Application Site, paragraph 6 of the Guidance Note is relevant.
- 「現行土地擁有人」指在提出申請時，其姓名或名稱已在土地註冊處註冊為該申請地點土地的擁有人的人、公司或機構。
“Current land owner” means the person, company or organisation whose name is registered in the Land Registry as that of the owner of the land of the Application Site when the application is made.
- 須提供業權證明文件的副本（例如土地註冊處發出的記錄副本）。
The Applicant should provide copy of the documentary proof of ownership (e.g. copy of record issued by the Land Registry).

申請人已為以下土地的「現行土地擁有人」

The applicant is the “current land owner” of the following land

根據土地註冊處記錄的地段號碼 Lot number as shown in the record of the Land Registry	土地面積佔申請地點的百份比 Area in terms of percentage of the total area of the Application Site

- ☐ 申請人將於未來三個月內成為以下土地的擁有人
Applicant will be the lot(s) owner of the following land within three months.

根據土地註冊處記錄的地段號碼 Lot number as shown in the record of the Land Registry	土地面積佔申請地點的百份比 Area in terms of percentage of the total area of the Application Site

- ☐ 已夾附已採取適當步驟將成為土地擁有人的證明。
Proof of demonstrating the reasonable steps taken to become the owner of land attached.

(如上列任何方格的空間不足，請另頁說明。)

Please use separate sheets if the space of any box above is insufficient.)

4. 擬議發展計劃 Development Proposal

4A. 基本資料 Basic Information

- ☐ 已夾附由合資格或註冊專業人士擬備，以顯示以下發展計劃詳情的圖則
(須提供印刷文件 20 份及軟複本 35 份)。

Plans including the following details of development proposal prepared by qualified or registered professionals attached (20 hard copies and 35 soft copies).

涉及的現有土地用途地帶：

Current land use zone(s) involved:

涉及的規劃許可 (如有)

Related Planning Permission (if any)

申請編號

Application Number

獲批給許可的日期

Date of approval

現有土地規劃用途下／規劃許可的可建總樓面面積

Permissible Gross Floor Area (GFA) in the current
planned land use/planning permission

平方米/square metres (sq.m.)

發展計劃擬增加的總樓面面積

Increased GFA from the development proposal

平方米 sq.m.

- ☐ 全部均用作住用樓面面積

All allocated for domestic use

- ☐ 住用樓面面積 Domestic GFA

平方米 sq.m.

- ☐ 非住用樓面面積 Non-domestic GFA

平方米 sq.m.

公營房屋／「首置」部分住用樓面面積佔增加的總樓面面積的百分比

Percentage of domestic GFA for the public housing/SH portion out of
the increased GFA

%

4B. 私人發展部分 Private Development Portion

所佔土地面積 Site area

平方米 sq.m.

- ☐ 已夾附土地測量圖 Land survey plan attached

擬議總樓面面積 Proposed total GFA

平方米 sq.m.

擬議地積比率 Proposed plot ratio

擬議上蓋面積 Proposed site coverage

%

擬議座數 Proposed number of blocks

建築物的擬議最高層數

層 storeys

Proposed maximum number of storeys
of blocks

- ☐ 包括 include

- ☐ 不包括 exclude

層地庫 storeys of basements

建築物的擬議最高高度

米 metres (m)

Proposed maximum building height of blocks

米(主水平基準上) mPD

住用部分 Domestic part	
總樓面面積 GFA	_____平方米 sq.m.
單位數目 Number of units	_____個 units
單位平均面積 Average unit size	_____平方米 sq.m.
估計住客數目 Estimated number of residents	_____人 persons
非住用部分 Non-domestic part	
<input type="checkbox"/> 商店及服務行業/食肆 (請註明地面面積/總樓面面積) Shop and services/eating place (please specify land area/GFA)	_____平方米 sq.m.
<input type="checkbox"/> 其他 Other(s)	(請註明用途及有關的地面面積/總樓面面積) (please specify the use(s) and concerned land area(s)/GFA(s)) _____ _____
4C. 公營房屋／「首置」部分 Public Housing/SH Portion	
所佔土地面積 Site area	_____平方米 sq.m.
<input type="checkbox"/> 已夾附土地測量圖 Land survey plan attached	
擬議總樓面面積 Proposed total GFA	_____平方米 sq.m.
擬議地積比率 Proposed plot ratio	_____
建築物的擬議最高層數 Proposed maximum number of storeys of blocks	_____層 storeys <input type="checkbox"/> 包括 include <input type="checkbox"/> 不包括 exclude _____層地庫 storeys of basements
建築物的擬議最高高度 Proposed maximum building height of blocks	_____米 m _____米(主水平基準上) mPD
住用部分 Domestic part	
總樓面面積 GFA	_____平方米 sq.m.
單位數目 Number of units	_____個 units
單位平均面積 Average unit size	_____平方米 sq.m.
估計住客數目 Estimated number of residents	_____人 persons

非住用部分 Non-domestic part		
<input type="checkbox"/> 商店及服務行業 / 食肆 (請註明地面面積 / 總樓面面積) Shop and services/eating place (please specify land area/GFA) _____ 平方米 sq.m.		
<input type="checkbox"/> 其他 Other(s) (請註明用途及有關的地面面積 / 總樓面面積) (Please specify the use(s) and concerned land area(s)/GFA(s)) _____ _____		
4D. 其他 Others		
	私人發展部分 Private development portion	公營房屋 / 「首置」部分 Public housing / SH portion
休憩用地 Open space	(平方米 sq.m.)	
私人休憩用地 Private open space		
公眾休憩用地 Public open space		
與運輸有關的設施 Transport-related facilities		
停車位 Parking spaces	(請註明種類及數目) (Please specify type(s) and number(s))	
私家車車位 Private car parking spaces		
電單車車位 Motorcycle parking spaces		
輕型貨車泊車位 Light goods vehicle parking spaces		
中型貨車泊車位 Medium goods vehicle parking spaces		
重型貨車泊車位 Heavy goods vehicle parking spaces		
其他 (請列明) Others (Please Specify)		
上落客貨車位 Loading/unloading spaces	(請註明種類及數目) (Please specify type(s) and number(s))	
的士車位 Taxi spaces		
旅遊巴車位 Coach spaces		
輕型貨車車位 Light goods vehicles spaces		
中型貨車車位 Medium goods vehicles spaces		
重型貨車車位 Heavy goods vehicles spaces		
其他 (請列明) Others (Please Specify)		
<input type="checkbox"/> 其他與運輸有關的設施 Other transport-related facilities	(請註明種類及數目) (Please specify type(s) and number(s))	

是否有車路通往私人發展及公營房屋／「首置」部分？

Any vehicular access to both private development and public housing/SH portions?

☐ 是 Yes 請註明現有或擬議車路名稱

Please indicate names of existing or planned vehicular access

☐ 已夾附圖則顯示該現有或擬議車路

Plan attached to indicate existing access or proposed access

☐ 現有或擬議車路的闊度超過 4.5 米

The width of existing or proposed vehicular access exceeds 4.5m

☐ 否 No

5. 擬議發展計劃的影響 Impacts of Development Proposal

擬議發展是否涉及下列的工程？

Does the development proposal involve operation on any of the following?

☐ 是 (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)
Yes (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)

☐ 河道改道 Diversion of stream

☐ 填塘 填塘面積 Area of filling _____ 平方米 sq.m.
Filling of pond 填塘深度 Depth of filling _____ 米 m

☐ 填土 填土面積 Area of filling _____ 平方米 sq.m.
Filling of land 填土深度 Depth of filling _____ 米 m

☐ 挖土 挖土面積 Area of excavation _____ 平方米 sq.m.
Excavation of land 挖土深度 Depth of excavation _____ 米 m

☐ 否 No

擬議發展計劃會否造成不良影響？

Would the development proposal cause any adverse impacts?

	會 Yes	不會 No	會但有補救方案 Yes with mitigation measures	已夾附技術評估 Technical assessments attached
對環境 on environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
對交通 on traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
對供水 on water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
對排水 on drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
對排污 on sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
對視覺及景觀 on landscape and visual	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
其他（請列明） others (Please Specify)				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ 技術評估報告須由合資格或註冊專業人士擬備，並提供 20 份印刷文件及 35 份軟複本。
Reports on technical assessment should be compiled by qualified or registered professionals with 20 hard copies and 35 soft copies enclosed.

6. 基建及政府、機構或社區設施 Infrastructure and GIC Facilities

- ☐ 發展項目已按照《香港規劃標準與準則》中所指明的標準提供所需的基建及政府、機構或社區設施，並在圖則顯示其正確位置。

The necessary infrastructures and GIC facilities would be provided to support the development proposal according to the standards specified under the Hong Kong Planning Standards and Guidelines. Their locations are illustrated on plan(s).

項目 Item	位於申請地點內的土地 Land within Application Site		位於申請地點外的土地 Other land outside Application Site	
	私人發展部分 Private development portion	公營房屋／ 「首置」部分 Public housing/ SH portion	政府土地 Government land	私人土地 Private land
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

受上述設施影響位於申請地點外的私人土地面積（平方米）
Area of private land outside the Application Site affected by the above proposed facilities (sq.m.)

受影響地段 Affected lots

造價 Cost ^(註 Note 4)

（以推行時間表付款當日的價格計算）

Based on money-of-the-day prices with reference to the implementation programme)

上述設施預計造價 Estimated cost of the above-proposed facilities HK\$ _____

公營房屋／「首置」部分土地平整工程預計造價

Estimated cost of the site formation works for the public housing/SH portion HK\$ _____

註 Note 4：

請參考申請指引第 24 段。Please refer to paragraph 24 of the Guidance Note.

詳細工程預計開支 Detailed cost estimate of works

項目 Item	預計費用 Estimated cost (千元 HK\$ thousand)		
	總計 Total	私人發展部分 Private development portion	公營房屋／ 「首置」部分 Public housing/ SH portion

(如上列任何方格的空間不足，請另頁說明。)

Please use separate sheets if the space of any box above is insufficient.)

已夾附以下文件 The following documents attached:

- ☐ 包含以下資料的大綱設計圖以作成本估算：
Schematic drawings showing the following for costing:
- 主要建築設計 architectural key plans;
 - 結構設計 structural design;
 - 土力工程及地盤平整設計 geotechnical and site formation design;
 - 基建及政府、機構或社區設施的屋宇設備及機電設計
building services and electrical / mechanical designs for infrastructure and GIC facilities;
 - 園境設計 landscape design;
 - 有關保留樹木的設計及其保護措施
design on tree preservation and protection measures as required;
 - 須由專家作出的評估，如風險評估；及
assessment on the need for specialist, such as hazard input; and
 - 建築效益評估以達致成本效益（請參閱發展局工務技術通告第6/2018號）
assessment on the buildability to achieve cost productivity gain and effectiveness (please refer to DEVB TC(Works) No. 6/2018).
- ☐ 土地需求報告 Land Requirement Report
- ☐ 由申請人在先導計劃下推行的工程成本估算報告，即公營房屋／首置部分的土地平整工程、位於申請地點內／外的基建及／或政府、機構或社區設施
Cost estimation report for the works to be carried out by the Applicant under the LSPS, i.e. site formation works for the public housing/SH portion, infrastructure and/or GIC facilities on-site and/or off-site
- ☐ 土地收回及清理成本估算報告
Land resumption and clearance cost estimation report

7. 推行時間表 Implementation Programme

☐ 已夾附整體推行時間表 Master Implementation Programme attached.

7A. 私人發展部分推行時間表 Implementation Timetable for the Private Development Portion

私人發展部分預計入伙日期：

Anticipated date of population intake for the private development portion _____

預計項目完成日期 Anticipated date of completion of project: _____

預計設施完工日期 Anticipated completion date of facilities

項目 Item	預計完工日期 Estimated completion date of facilities

(如上列任何方格的空間不足，請另頁說明)

Please use separate sheets if the space of any box above is insufficient.)

☐ 已提供主要工作的推行時間表 Implementation programme of key tasks provided.

7B. 私人發展部分以外相關工程推行時間表 Implementation Timetable for the Works Outside the Private Development Portion

預計公營房屋／「首置」部分土地平整工程完成日期：

Anticipated date of completion of site formation works
for public housing/SH portion _____

預計用作興建整體房屋發展所需的基建／設施的工程完成日期：

Anticipated completion date of works for infrastructure/facilities necessary for
the whole housing development: _____

項目 Item	預計完成日期 Estimated completion date

(如上列任何方格的空間不足，請另頁說明。)

Please use separate sheets if the space of any box above is insufficient.)

作公營房屋／「首置」發展的平整土地及上述基建和設施移交政府的預計日期：

Anticipated handover date of the formed land for public housing/SH
development and infrastructure and facilities listed above to Government: _____

☐ 已提供主要工作的推行時間表 Implementation programme of key tasks provided.

☐ 與申請有關的其他資料，如申請人在申請地點毗鄰或鄰近範圍所擁有的土地及其發展計劃：

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please use separate sheets if the space above is insufficient.)

9. 聲明 Declaration

本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.

本人現准許土地共享辦事處將本人就此申請所提交的所有資料複製及/或以申請指引所述的方式上載至土地共享先導計劃網頁，供公眾免費瀏覽或下載。

I hereby grant permission to LSO to copy all the materials submitted in an application and/or to upload the materials, in a format set out in the Guidance Note, to LSPS's webpage for browsing or downloading by the public free-of-charge.

簽署

Signature

☐ 申請人 Applicant /

☐ 獲授權代理人 Authorised Agent

姓名（請以正楷填寫）
Name in Block Letters

職位（如適用）
Position (if applicable)

代表

on behalf of

名稱及蓋章（如適用） Name and Chop (if applicable)

☐ 公司 Company / ☐ 機構 Organisation

日期 Date

(日/月/年 DD/MM/YYYY)

警告 Warning

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

**Land Sharing Pilot Scheme (LSPS)
Assessment Criteria for Applications**

The following lists the broad principles and basic criteria for vetting and considering an LSPS application. It serves as general reference only and is not meant to be exhaustive. The Government would consider each application based on merits of individual cases and subject to advice by the Panel of Advisors.

Dimension	Factors	Description / Explanation
A. Public Interest		
I. Quantity	Domestic Gross Floor Area (GFA) and Flat Yield	A proposal that yields at least 50 000 square meter (sqm) of increased domestic GFA and an additional 1 000 housing units. In general, a greater amount of increased domestic GFA and public housing or Starter Homes (SH) units is preferred.
	Share of public housing / SH	While it is the requirement that no less than 70% of the increased domestic GFA have to be used for public housing or SH development, proposal that yields more than the minimum threshold of public housing or SH is welcome.
	Non-domestic GFA and/or GIC facilities	A proposal providing suitable non-domestic GFA for facilities and services serving the future residents and/or GIC facilities meeting the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and/or the community needs is preferred.
II. Quality	Infrastructure/GIC facilities & Accessibility	Whether it can be demonstrated that the proposal has included adequate infrastructure/GIC facilities that serve the additional population and wider community in a timely manner, and their accesses are secured.

Dimension	Factors	Description / Explanation
	Design	Whether it can be demonstrated that the proposed design of the whole development, including flat design and building disposition has taken into account the vibrancy of the neighbourhood, urban design, and practicality of implementation, etc. Proposals adopting good practices (e.g. Sustainable Building Design Guidelines, BEAM+ neighbourhood, etc.) and smart building is also welcome.
	Inclusiveness	Whether it can be demonstrated that design/planning of buildings/neighbourhood has taken into account harmony of the local community including the public housing or SH portion and support to people of different needs.
III. Land Resumption and Clearance	Need for Land Resumption and Clearance	Whether the extent of land resumption/clearance to be initiated by the Government for the provision of infrastructure and/or GIC facilities is essential and proportional to the proposed scale of housing development, and whether the extent has been kept to the minimum.
	Treatment to Affected Parties	In respect of the clearance of private lots by the Applicant, whether reference has been made to ex-gratia compensation and rehousing arrangements adopted for government's development clearance exercises in ensuring reasonable and fair treatment of existing domestic households and agricultural/business undertakings on the private lots owned by the Applicant affected by the proposed development.
IV. Local Perspective	Local Support/ Views	Applicant may set out in the proposal whether local views have been tapped in, and/or whether there is local support, which may be manifested by engagement with relevant District Council/District Councillors, Rural Committee or local communities/organisations.
B. Planning and Technical Considerations		
I. Planning	Planning and Urban Design Considerations	Whether the use and scale of the proposal are compatible with the character of the surroundings and whether its layout is self-contained with enough provision of/access to open space and appropriate GIC, transport and other infrastructure facilities. Whether the provision of open space and transport facilities between private and public housing or SH portions are in accordance with the number of units or planned population as stipulated in HKPSG and/or the requirements specified by the concerned government departments.

Dimension	Factors	Description / Explanation
	Impact on Existing Use	Whether the proposal would require filling of land/pond; result in a significant loss of active agricultural land/fishing pond in the area covering the application site; bring adverse impact on the quality of the agricultural land/fishing pond surrounding the application site; and jeopardise the pursuit of Agriculture Priority Area. The proposal should also demonstrate how the adverse impact on the existing use and/or surroundings would be addressed or mitigated.
II. Technical	Standard and Design of Infrastructure/ GIC Facilities	Whether the standards and design of residential blocks/infrastructure/GIC facilities under proposal comply with the prevailing guidelines and regulations to the satisfaction of relevant government departments.
	Technical Considerations and Others	<p>The proposal should demonstrate that the proposed development would not cause significant adverse impacts on environment (including air, noise, water quality, ecology, etc.), traffic, drainage, sewerage, water supply, landscape and visual, air ventilation, heritage, etc.</p> <p>The topographical and ground conditions would have bearings on the site formation and piling cost. Poor conditions (e.g. very steep terrains, cavities in marble area, deep weathering zone, etc.) within the public housing or SH portion would generally not be considered.</p>
C. Cost Effectiveness		
I. Infrastructure	Costs for Provision of Transport, Sewerage, Drainage, Water Supply Facilities, etc.	The proposal should demonstrate that the proposed infrastructures are essential and proportionate to the scale of the whole housing development including both the public and private housing portions. The infrastructure costs have to take into account any compensation costs involved for government's land resumption/clearance of land to facilitate the provision of infrastructure facilities and the "reference" cost/percentage for projects of similar scale or locality as advised by Government.

Dimension	Factors	Description / Explanation
II. Flat production	Costs for Site formation and Infrastructure Works for the Public Housing or SH portion	Whilst the site formation and infrastructure costs would depend on the scale of development, site conditions, project-specific details and other relevant factors, the proposal should demonstrate cost-effectiveness of the associated site formation works and provision of supporting infrastructure for the public housing or SH portion.
III. Other facilities	Costs for Provision of GIC/Non-Domestic Facilities	Whilst the site formation and construction costs would depend on the scale of development scale, types of facilities, site conditions, project-specific details and other relevant factors, the proposal should demonstrate cost-effectiveness of the associated site formation works and provision of GIC/non-domestic facilities to be handed back to the Government.
D. Time Factor		
I. Land & Housing Development	Expected Lead Time in Completing the Necessary Infrastructure	Applicant should set out the time required for providing the necessary infrastructures, including the time needed for land resumption/clearance (if any) and actual construction of each of the items. In general, the shorter the lead time, the better.
	Overall Development Lead Time	In general, the shorter the proposed development lead time for developing the public and private housing portions, the better. The proposal should also demonstrate how the completion time of infrastructure and GIC facilities aligns to the population intake of relevant housing development. In preparing the application and implementation programme, the Applicant should make reasonable guestimates as to the time required to complete all necessary approval procedures and works, having regard to the scale, complexity and other uncertainties pertinent to the project. Suggestions on feasible ways to compress or expedite the programme are also welcome.

Land Sharing Pilot Scheme (LSPS)
List of Topical Guidelines

Topical Guidelines

Number	Title
Topical Guidelines – 1 (LSPS-TG1)	Guidelines for Planning of Site Formation of the Public Housing / Starter Homes Portion and Provision of Infrastructure and Government, Institution or Community Facilities
Topical Guidelines – 2 (LSPS-TG2)	Guidelines for Applicable Land Administration Procedures