

Lands Department issues nine pre-sale consents in first quarter of 2019

The Lands Department (LandsD) issued nine pre-sale consents for residential developments in the first quarter of 2019.

The nine pre-sale consents for eight residential developments (of which one is a phased development) involve a total of 3 880 residential units. One development in Sai Kung, comprising five residential units, is expected to be completed in 2019. Three developments in Yau Tong, in Sha Tin and on Lantau Island, comprising a total of 670 residential units, are expected to be completed in 2020. Three developments in Ho Man Tin, Ma Tau Kok and Tai Po and two phases of one phased development in Tuen Mun, comprising a total of 3 205 residential units, are expected to be completed in 2021.

As at the end of March 2019, 24 applications for pre-sale consent for residential developments and one application for pre-sale consent for non-residential development were being processed.

The 24 applications in respect of residential developments being processed involve a total of 10 232 residential units. Details are set out as follows:

No. of applications	Year in which developments are expected to be completed	No. of residential units involved
3	2019	163
7	2020	2 180
14	2021	7 889

In addition, six applications for consent to assign involving a total of 5 339 residential units and one application for consent to assign for non-residential development are being processed.

Members of the public can obtain up-to-date information on consents issued for the past quarter and cases pending approval as at the end of March 2019 by visiting the LandsD's website (www.landsd.gov.hk).

Intending purchasers are advised to study carefully the details of the development and the sale procedures, through information available from public advertisements, and sales brochures and price lists released by the developer, before making a deposit for purchase. The sales brochure for a development also contain a summary of the provisions of the Deed of Mutual Covenant, including information on the common parts, the number of undivided shares assigned to each unit, the term of years for which the manager is appointed, the basis on which the management expenses are shared among the owners of the units, the basis on which the management fee deposit is fixed

and the retained areas (if any), as well as a summary of the provisions of the government land grant, which intending purchasers are recommended to read carefully.