

## Alternative land sale sites found

By Joshua Fellman

THE government has found two new development sites to be sold this year to replace the two lots that have been withdrawn because of planning concerns.

But the sites offer only a partial replacement. The Lands Department is continuing to look for a Private Sector Participation Scheme (PSPS) site in place of the withdrawn Aldrich Bay reclamation site.

The first of the two replacement sites is Fan Ling Sheung Shui Town Lot 183 in Shek Wu Hui, Sheung Shui, to be auctioned on 25 March next year.

This is a high density commercial/residential plot in the town centre with a site area of 37,764 square feet, on which the winning bidder can build a primarily residential building of about 359,000 sq ft.

The other site, in Ma On Shan area 100, is a former police pier that will be sold for hotel development on the same day.

Sha Tin Town Lot 101 has a site area of 86,112 sq ft, on which the winning bidder can build a hotel of approximately 603,000 sq ft.

The sites will replace the 215,280 sq ft at the Sham Tseng Reclamation site, which has been delayed until later this year because of outstanding planning issues.

A government official said the issues were unlikely to be resolved soon, and the site was unlikely to be included in the government land sales program until the 1998/1999 fiscal year.

The government has yet to find a replacement for the 250,801 sq ft Aldrich Bay site, near Shau Kei Wan, which was set to be developed as PSPS flats that are sold below the going market rate.

"We are still looking for a suitable replacement," a Lands Department spokesman said. The government puts a lot of faith in the PSPS program because it is a major source of flats, even though it is not terribly profitable for private sector participants.

The government also shuffled two sites that were already included in the land sales program.

Kowloon Inland Lot 11055 in Hung Hom, originally set to be sold at the 13 November land auction, has been moved back to the 15 January 1997 land auction.

This will allow more time for the resolution of a lawsuit filed by the Real Estate Developers Association challenging zoning rules for Kowloon.

While the challenge to the Town Planning Board imposition of the Kowloon Development Scheme was defeated on its initial judicial review, the developers have taken it on appeal.

In the place of the Hung Hom site, the Lands Department has moved forward the sale of the commercial/residential Yuen Long Town Lot 451, which was originally set to be sold on 15 January, but will now be sold on 13 November.