

Public Private Partnership Scheme

Information Note on Detailed Arrangements

Public Private Partnership (PPP) Scheme

Under the prevailing PPP Scheme, private developments of an agreed scale and plan will be allowed at the ecologically less sensitive portion (Developable Portion) of a site within the 12 priority sites, provided that land owners of the private land will provide a lump sum contribution to the Environment and Conservation Fund (ECF) sufficient to generate recurrent income to support the long-term conservation work for the ecologically more sensitive portion (Conservation Portion) of the site. The land owner shall retain private land ownership of the Conservation Portion and appoint a conservation agent to apply for time-limited funding from the ECF regularly to carry out conservation work.

Additional Option on Conservation Portion

2. With effect from 6 October 2021, an additional option will be provided to land owners where they may now either opt to follow the existing mechanism to retain land ownership of the Conservation Portion, or surrender the Conservation Portion to the Government for proactive conservation and management by the Government.

3. Under this option, land owners are still required to provide to the Government (instead of ECF) a lump sum contribution that is sufficient to generate recurrent income to support the long-term conservation work for the Conservation Portion. Full market value premium will continue to be charged in accordance with the established mechanism for the Developable Portion.

Other Land Administrative Arrangements related to the Additional Option

(a) Premium Assessment

4. In line with the established land administration practice, the full market value premium for allowing development at the Developable Portion is generally equivalent to the difference between the land value of the Developable Portion under the modified land lease and land value of the lots under the original land leases accepted for surrender to the Government in the entire site (including lots in both the Developable Portion and the Conservation Portion to be surrendered to the Government except for those with non-rectifiable title defects as stated in paragraph 5 below).

(b) Arrangements for Land Lots with Non-Rectifiable Title Defects

5. As an exceptional arrangement for projects under the PPP Scheme of the NNCP in support of the objectives to promote proactive conservation management, the Government would exercise discretion on a case by case basis to accept the surrender of land lots with non-rectifiable title defects in the Conservation Portion, provided that such lots are surrendered for free.

6. The Government reserves its right to consider whether and to what extent land lots in the Conservation Portion with non-rectifiable title defects can be accepted for surrender. To qualify for opting to surrender the Conservation Portion to the Government, the total area of all land lots with non-rectifiable title defects in the Conservation Portion should be less than 50%.