

# 修改土地契約及租用政府土地概覽

## Summary of Lease Modification and Short-term Tenancy Application of Government Land

	Lease Modification	Temporary Waiver	No Objection Letter	Short Term Waiver	Short Term Tenancy		
	土地契約修改	臨時租契豁免	不反對信	短期契約豁免	<Private Treaty>	<Public Tender>	
Must Comply with Outline Zoning Plan 須符合分區計劃大綱圖	MUST 必須					MAY NOT 未必	
Expected Term to be Grant 預計可獲批期限	Throughout the lease term 按整個土地契約之租期	1-3 years fixed term in general and thereafter quarterly 通常首一至三年固定年期，及後每季度	Life time of the building 按樓宇壽命期	1-3 years fixed term in general and thereafter quarterly 通常首一至三年固定年期，及後每季度	Not more than 5 years 不超過五年		
Ownership Status upon Application 申請時的業權情況	Single owned / All owners of the lots 地段單一業權 / 全部業主	Single owned / Individual owner of the lot 地段的單一業主或個別單位業主	Single owned / Individual owner of the lot 地段的單一業主或個別單位業主	Single owned / All owners of the lots 地段單一業權 / 全部業主	Government land adjacent to private land 私人土地旁邊之政府官地	Government land 政府官地	
Applicable of Property Type 適用物業類別	Private land 私人土地	Building 樓宇		Private land 私人土地	Government land 政府官地		
Payment Term of Premium/Fee 補地價/款項的付款期	A lump sum of premium 一筆過補地價	Waiver fee to be paid in advance yearly or quarterly 豁免租契費每年或每季度繳交	A lump sum of premium 一筆過補地價	Waiver fee to be paid in advance yearly or quarterly 豁免租契費每年或每季度繳交	Rent to be paid in advance yearly or quarterly 租約金每年或每季度繳交		
Premium / Fee Calculation 補地價/款項計算	Difference in land value before and after the modification 契約修改前後之土地價值差別	Difference in market rentals of the property before and after the changes of user 地契用途改動前後之物業租值差別	Difference in market value of the property before and after the changes of user 地契用途改動前後之物業價值差別	Difference in market rentals of the property before and after the changes of user 地契用途改動前後之物業租值差別	Market rent 市場租金	Tendered rent 招標租金	
Example of Applications 應用例子	Land redevelopment 土地重建	Retail uses on ground floor workshops of the old factory building 舊式工廠大廈地下廠房作商業用途	Factory canteens within old factory buildings; re-vitalizaion of industrial buildings scheme 舊式工廠大廈飯堂；活化工廠計劃	Conversion of agricultural land into storage or industrial use in the New Territories 新界農地作儲存或工業用途	Private garden 私人花園	Fee-paying public carpark/ Open stock depot/ Commercial gardening 公眾收費停車場 / 露天存放貨物 / 商業園藝	
Approving Authority 審批機構	Lands Department 地政總署						

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