

Annex D

Responses to Comments Table

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No.	Comments	Responses
1.	Lands Department, Lands Administration Office, District Lands Office, Kowloon West, dated 05 June 2026 <u>“MPC’s concern over potential “loophole” regarding commercial GFA to domestic use” of Applicant’s Justifications</u> 3. Nevertheless, it is noted from lines 1-2 of the 1st paragraph at page 5 of the Applicant’s Justifications that, “<i>any changes to the total GFA and/or the GFA for hotel purposes will also require an application to Lands Department</i>”. I wish to reiterate paras. 1(c) and 3(c) of our previous comments on 8.12.2025 that under the lease conditions governing the Lot, the Lot is subject to a maximum total GFA of 324,078m², under which not less than 145,000m² shall be used for hotel purposes. The calculation of GFA will be examined in details during the GBP submission stage. If the resultant GFA arising from the proposed conversion (i) exceeds the said maximum total GFA requirement and/or (ii) falls below the said minimum hotel GFA requirement, then lease modification would be required to modify the respective GFA restrictions. Not all changes of total GFA and/or the GFA for hotel purposes would necessitate a lease modification of GFA restriction.	Noted. The Applicant would proceed with relevant land administration formalities where necessary and appropriate. Nonetheless, the Applicant has refined the proposal to better align with the planning intention of “C(7)” and Hong Kong’s talent and capital attraction goals while fully preserving commercial primacy. The Proposal involves a carefully controlled, policy aligned and site-specific optimization of the existing K11 Artus. The proposed conversion does not result in an increase in total GFA and continues to exceed the minimum Hotel GFA requirement stipulated in the lease. Accordingly, the Proposal remains fully compatible with the lease requirements and does not prejudice the Government’s original intention of securing a substantial hotel component within the Development. The continued provision of hotel GFA exceeding the minimum requirement stipulated in the lease demonstrates that the hotel component remains of a magnitude considered sufficient to fulfil its intended function within the mixed-use development envisaged under the lease, whilst accommodating a measured and policy-aligned optimisation of the Site.

No.	Comments	Responses
	4. If modification of GFA restriction under lease is required, para. 3(b) of our previous comments on 8.12.2025 shall apply. <u>Para. 3(b) of DLO/KW, LandsD's previous comments on 8.12.2025</u> There is no guarantee that the application(s) for consent / approval / lease modification, if received, will be approved by LandsD. Such application(s) will be considered by LandsD acting in the capacity as the landlord at its sole discretion. If the application is approved, it would be subject to such terms and conditions as imposed by the Government, including payment of premium and administrative fee.	Noted. The Applicant would proceed with relevant land administration formalities where necessary and appropriate.

(Last updated 27 August 2026)