



OUR HONG KONG
FOUNDATION
團結香港基金

Land and Housing Policy Advocacy Series 4:

Hanging on the Housing Supply Cliff -
Are There Any More Bandages Around?







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Executive Summary


During the period of the Task Force on Land Supply's (TFLS) public consultation, public attention to the land and housing crisis was at its peak. Since the turn of the year, however, despite the perennial severity of the crisis, attention towards the issue has petered out. The city, it seems, has let its guard down. Once again, people seem oblivious to the fact that we are all collectively still in the midst of a crisis. Unfortunately, Our Hong Kong Foundation's updated forecasts show that the worst is yet to come.

A continual depletion of the city's land bank means that sharp drops will be seen in both private and public housing supply in a few years' time. Meanwhile, large-scale solutions such as reclamation are far in the horizon while expedient solutions have reached the end of their tether.

The pressing issues highlighted in this report make it imperative that we keep our guards up. The severity of the crisis demands constant vigilance out of all of us. We appeal to the community to play their part in the combined efforts to alleviate the situation. There is already a shortage of bandages to dress the wounds – we need everyone to work together to be able to solve the problem.

Hanging on the Housing Supply Cliff - Housing Crisis Likely to Worsen

1. Hong Kong's low living space per capita and high density of land use greatly affect the average citizen's quality of living. While efforts by different parties have boosted the supply of land and housing in recent years, the city is still in the depths of a severe housing supply crisis, and it is only expected to worsen. Housing supply is failing to catch up with its past shortfall, as manifested by the ever lengthening waiting time for public housing.
2. **Private Housing Supply:**
 - i. The Government recently changed the public-private ratio of the housing supply target from 60:40 to 70:30 in the Long Term Housing Strategy (LTHS). The revision of the target, however, is a zero-sum game, as it only recasts the public-private housing mix without raising the overall target. This does not properly address the cumulative shortfall incurred from the past. In 2013 - 2017 alone, the cumulative shortfall for both private and public units is 99,000.

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- ii. The annual private residential supply target has consequently been reduced from 18,000 to 13,500 units and this lowered target has started to feed through into future supply. We expect that the average annual private residential completions in the next five years for 2019 - 2023 would be around 18,500 units, which is 11% lower than our previous rolling five-year forecast for 2018 - 2022 of 20,800 units. This decline is evidenced by the obvious drop in the number of commencements of superstructure works, which is a leading indicator of future completions.
 - iii. Although we forecast an increasing trend for completions for 2019 - 2022, in 2023 the trend will see a sharp turn, as only 13,300 units are expected for that year. This is due to the dramatic reduction in the amount of spade-ready land for private housing development last year, which in turn would precipitate a sharp reduction in the private housing supply five years from now.
 - iv. Private housing units completed recently and in the near future would barely reach the Government's previous annual supply targets (i.e. 18,000 units), but such supply still does not catch up with the previous shortfall. Perhaps the new target of 13,500 units is more attainable because it is much lower, but so are the living conditions of people in Hong Kong.

3. **Public Housing Supply:**

- i. Despite a higher LTHS supply target, increasing from 28,000 units to 31,500 units annually, the actual supply forecast shows that there would be even fewer completions in the immediate future.
- ii. For the next four years (2019/20 - 2022/23), public housing supply is forecasted to be 18,300 units per annum, which is 10% lower compared to the previous rolling four years (2018/19 - 2021/22). In particular, completions are expected to drop significantly to only about 14,500 units in 2022/23. The updated forecast will miss the LTHS target of 31,500 units per year by a large shortfall of 42%. Over a 10-year horizon (2019/20 - 2028/29), we expect a cumulative shortfall of at least 85,000 public housing units.
- iii. We also estimate that the average waiting time for Public Rental Housing will increase from the current 5.5 years to over 6 years in the next three years, deepening the housing crisis.
- iv. In the past five years, delays in public housing completions have intensified. Upon examination, we found that around 75% of such delays were rezoned sites. However, in the immediate future, about 73% of public housing units are scheduled to come from rezoning. Therefore, we expect to see more unexpected delays in public housing completions.

More and Faster Quick Fixes - Are There More Bandages Around?

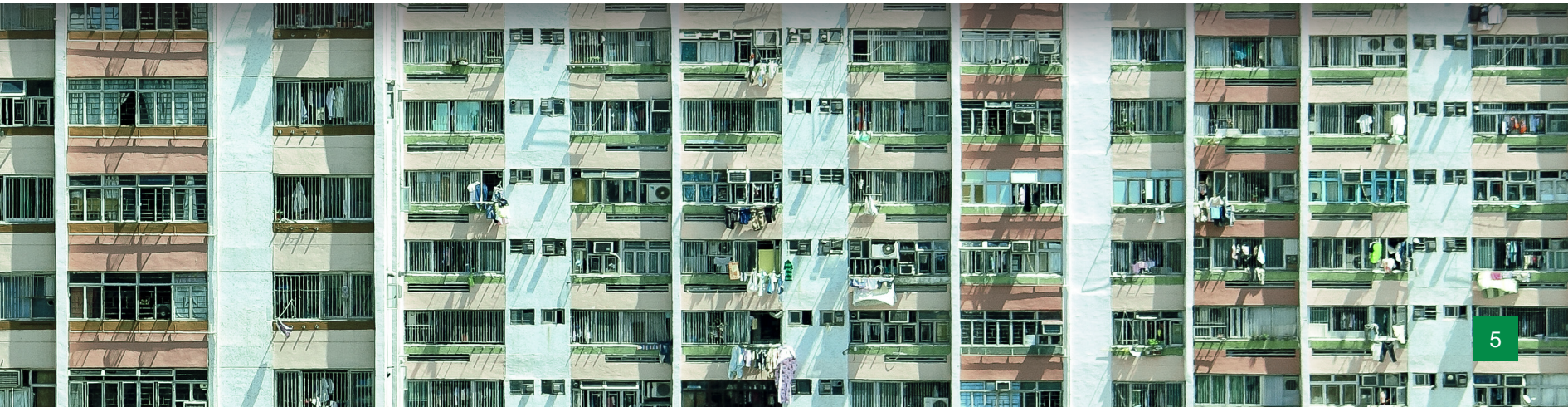
4. While large new towns can provide the bulk of housing, constructing the relevant social, economic and transportation infrastructure takes at least a decade. Unfortunately, Hong Kong has fallen behind in new town creation in the past two decades and lacks a land bank. As the current housing crisis continues to deepen, more and faster quick fixes are desperately needed to help relieve the situation in the immediate future.
5. Land rezoning, which reapportions existing sites of other uses into residential sites, has been an important source of land for recent housing supply. Land rezoning does not create new land - it simply “robs one’s belly to cover one’s back” and cannot be the sole strategy for long-term land supply. However, in view of the significant shortfall of public housing, we urge the Government and society-at-large to speed up all land rezoning efforts.
6. Since 2013, three rounds of land uses reviews have demarcated a total of 215 sites for land rezoning. But as of January 2019, 69 of them, or almost a third, are still awaiting the initiation of the statutory rezoning process. We are concerned about these 69 sites because they can potentially provide about 116,000 units in total.
7. After examining these 69 sites in detail, we believe that the Government should prioritise and expedite the process for at least 25 of them. On the other hand, we assess that there are another 25 sites that are challenging, among which 15 of them are so-called “brownfield” sites occupied by business operators. Developing these sites will inevitably involve the complicated issues of land resumption, relocation and compensation.



8. In addition, last year the TFLS recommended three short-to-medium term options, namely developing “brownfield” sites, tapping in private agricultural land reserve in the New Territories, and alternative uses of sites under private recreational leases. We urge the Government to make more concrete progress in rezoning additional “brownfield” sites and farmland closer to the cited targets of 110 and 150 hectares in the short-to-medium term. Specifically, a roadmap and a timetable of the additional massive rezoning efforts, as well as a list of identified potential rezoning sites should be drafted and disclosed to the public.

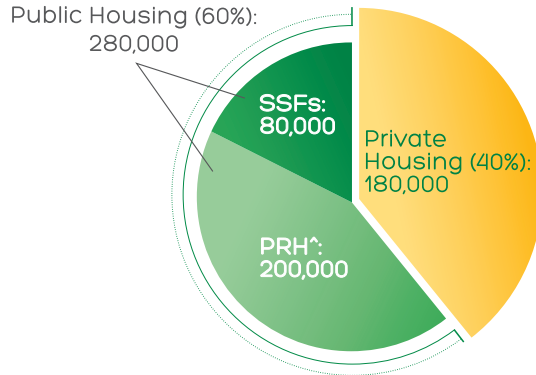
Does Hong Kong Have Enough Suitable Land to Support Its Trading and Logistics Sector?

9. In contrast to other countries, “brownfield” sites in Hong Kong are not idle or abandoned land. They are actually important economic ancillary land of the city and their social and economic importance has been largely overlooked by the public.
10. In fact, these lands are the backbone of our economy and our society, pivotal to the livelihood of many families. They are indispensable to the trading and logistics industry, which constitutes around 20% of both our GDP and total employment. Despite their significance, the growth of the relevant land supply has not been catching up with the growth of the sector, and the amount of economic ancillary land in Hong Kong falls considerably behind neighbouring cities such as Singapore and Shenzhen. In particular, existing storage and distribution spaces are insufficient, and many of the time, unsuitable.
11. Therefore, we call for a comprehensive review by the Government for the current and future demand of economic ancillary land to support and facilitate the trading and logistics sector. The steering committee of this review should be chaired by a senior Government official that can coordinate and receive inputs from all relevant Government bureaux, including the Development Bureau, Commerce and Economic Development Bureau, and Transport and Housing Bureau, etc.



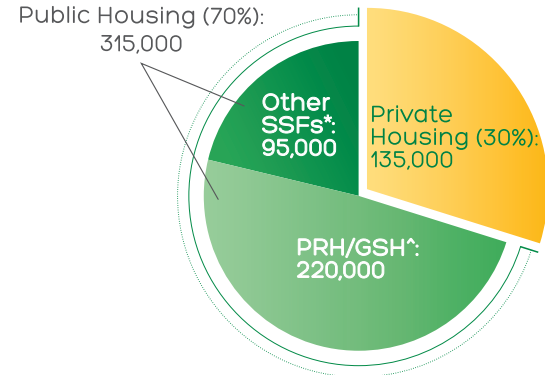
Revision of housing supply target is a zero-sum game

(Figure 1) 10-Year Housing Supply Target, 2018/19 to 2027/28



Total Housing Supply Target: 460,000 Units

(Figure 2) 10-Year Housing Supply Target, 2019/20 to 2028/29



Total Housing Supply Target: 450,000 Units

Notes: (^) PRH refers to Public Rental Housing and GSH refers to Green Form Subsidised Home Ownership Scheme.
 (*) Other Subsidised Sale Flats (SSFs) include Home Ownership Scheme (HOS) units under the Hong Kong Housing Authority and SSFs under the Hong Kong Housing Society.
 Source: Long Term Housing Strategy

The Government recently changed the public-private ratio of its housing supply target from 60:40 to 70:30 in the Long Term Housing Strategy (LTHS). However, it did not increase the supply target for the total number of units correspondingly. The 10-year total housing supply target was reduced from 460,000 units in 2017 to 450,000 units in 2018. With the ratio adjustment, the average annual private residential supply target has effectively been reduced from 18,000 to 13,500 units.

While we welcome the Government's policy of shifting the public-private mix from 60:40 to 70:30, we believe it would be more advantageous if the total housing supply target's absolute number is raised at the same time.

Otherwise, the revision of the LTHS housing supply target is a zero-sum game, as it only rotates the mix between public and private housing but does not raise the overall target.

Cumulative shortfall of 99,000 units

(Table 1) Cumulative Shortfall Between LTHS Supply Target and Actual Completions in 2013 - 2017

Number of Units	2013	2014	2015	2016	2017	Total
LTHS Completion Target (Annual Average)	47,000	48,000	46,000	46,000	46,000	233,000
Actual Completions*	22,300	25,700	25,600	28,900	31,500	134,000
Shortfall	24,700	22,300	20,400	17,100	14,500	99,000

Note: (*) Completions of public housing units are based on financial year, while completions of private housing units are based on calendar year.
Sources: Long Term Housing Strategy, Hong Kong Housing Authority and Rating and Valuation Department

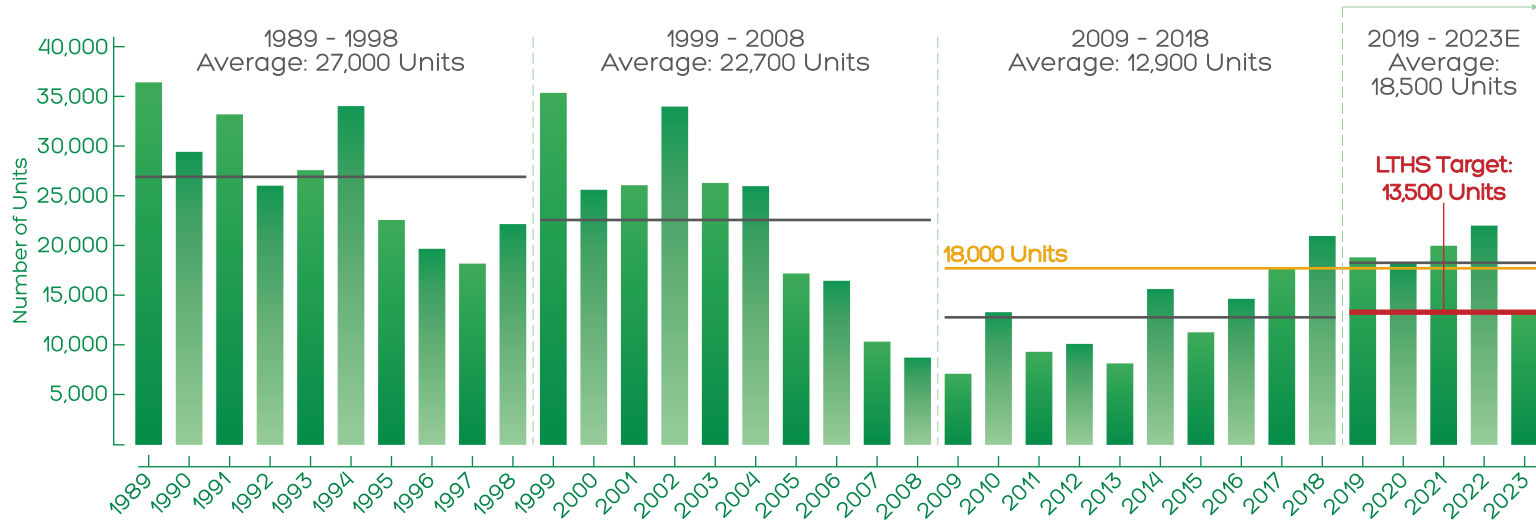
Keeping the total housing supply target largely the same does not properly address the cumulative shortfall that was incurred in the past.

The LTHS supply target has been habitually missed. For example, in 2013, the annual average LTHS supply target was 47,000 units, but in that year only 22,300 units were completed. The result was a shortfall of 24,700 units in that year.

For the five years between 2013 and 2017 alone, a cumulative shortfall of 99,000 units in total was incurred.

Reduction of private housing target feeding through into future supply

(Figure 3) Completion of Private Residential Units, 1989 - 2023



Sources: Rating and Valuation Department, Buildings Department, Lands Department, Town Planning Board, company data from various developers and Our Hong Kong Foundation

The change in LTHS target has already started to feed through into future supply for private housing.

We expect that the average annual private residential completions in the next five years (2019 - 2023) would be around 18,500 units, which is 11% lower than our previous rolling five-year forecast for 2018 - 2022 of 20,800 units. We forecast that completions will see an increasing trend from 2019 to 2022, rising from 18,900 units for 2019 to 22,100 units for 2022. However, completions should see a sharp drop in 2023, as only 13,300 units are expected for the year. **(See Appendix I for details of private housing projects)**

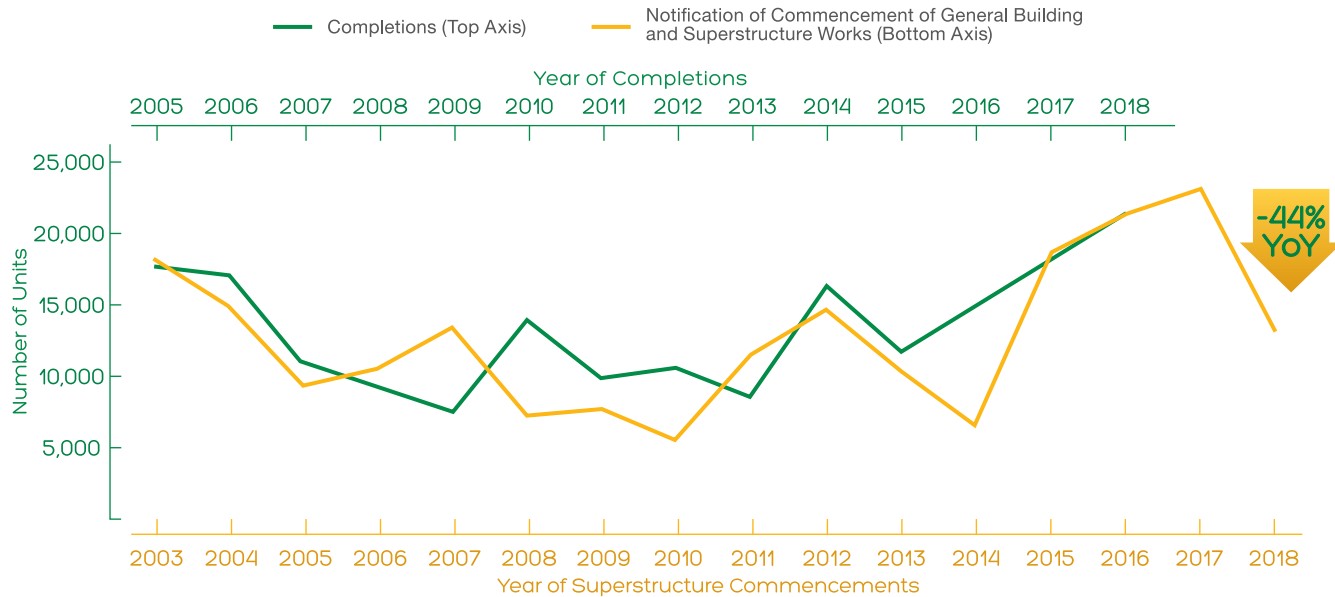
The annual average of 18,500 units for the next 5 years is still insufficient to compensate for the past shortfall. For the past few years, the LTHS targets were slightly different every year, but hovered around 18,000 units per year. Therefore, if a supply target of 18,000 units is assumed for the past decade (i.e. 2009 - 2018), a cumulative deficit of 51,000 units will be recorded compared to the average annual completion of 12,900 units.

The downward revision for completions for 2019 - 2022 was due to project delays observed throughout the development process (see P:10-11).

The low completion forecast for 2023 factors in the sharp reduction in land supply that has been taking place since 2018 (see P:12-13). With the new LTHS target of 13,500 units for private housing, the Government has accordingly reduced the supply of spade-ready land for private housing development in 2018.

Obvious drop in superstructure commencements evidences supply slowdown

(Figure 4) Number of Units of Superstructure Commencements Vs. Number of Units Completed Two Years Later



Source: Buildings Department

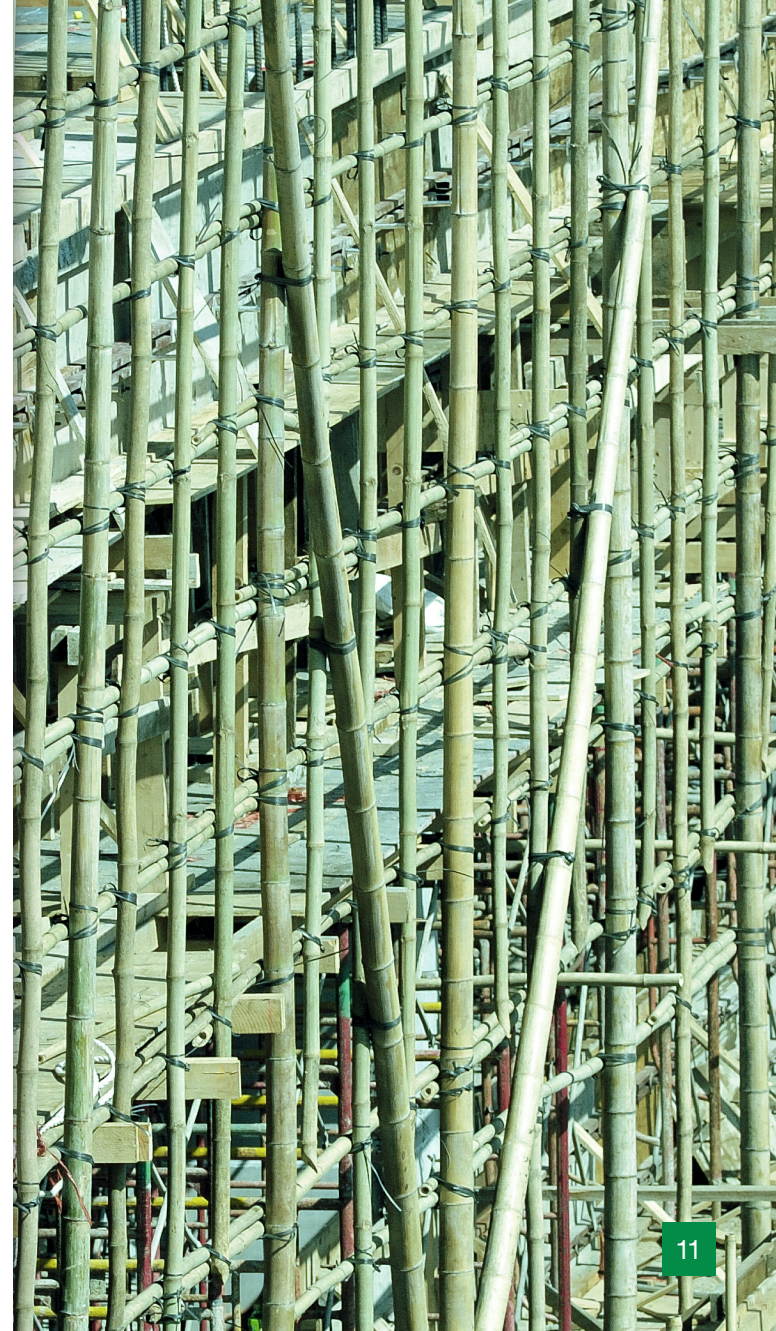
In 2018, several leading indicators signalled that the supply of private housing has slowed down.

The first indicator is the slowdown in the construction of private housing. According to the Buildings Department, units that have commenced general building and superstructure works dropped 44% year-on-year in 2018 to only 12,600 units.

In fact, the slowdown was particularly severe in the third and fourth quarters of 2018, where the year-on-year decrease recorded were 50% and 63% respectively.

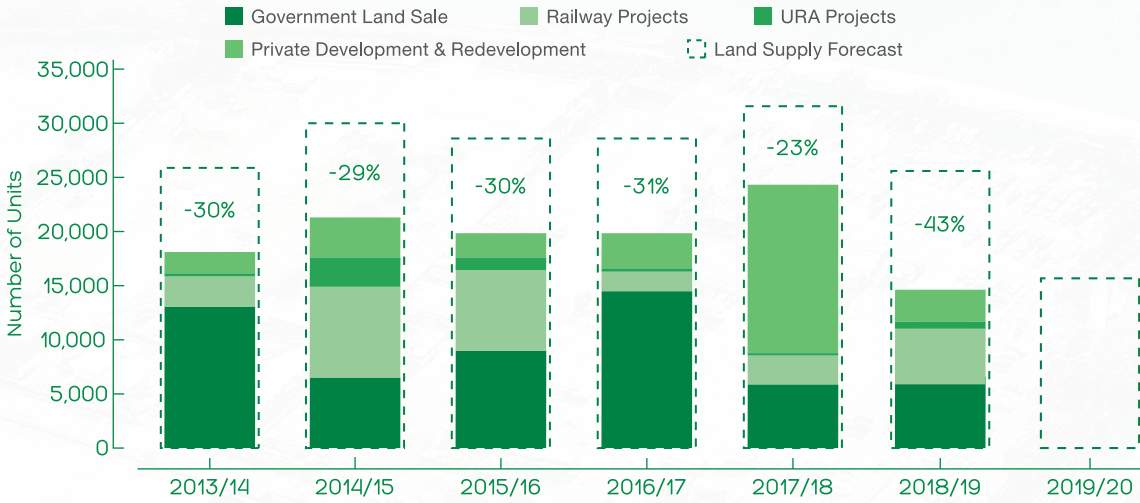
The drastic drop in the number of commencements of superstructure works in the past year suggests that actual construction work has been slowed down. According to a typical development cycle, superstructure works should last for 2 to 3 years before units are completed. This explains the downward revision of our completion forecast for 2020 and 2021.

The correlation between the commencement of superstructure works and the delivery of private housing units two years later is illustrated in **Figure 4**. It can be seen that the two lines have a close positive correlation.



Spade-ready sites for private housing development to see dramatic reduction

(Figure 5) Government's Land Supply Forecast vs. Actual Land Supply



Sources: Lands Department and Our Hong Kong Foundation



The second indicator that private housing supply is on the decline is seen in the reduction of spade-ready land for private housing development.

For the year of 2019/20, the Government's spade-ready land forecast for private housing is 15,540 units. From 2013/14 - 2018/19, however, the spade-ready land supply has on average been 30% lower than the forecast. If history repeats itself, it is likely that only around 10,900 units can be delivered.

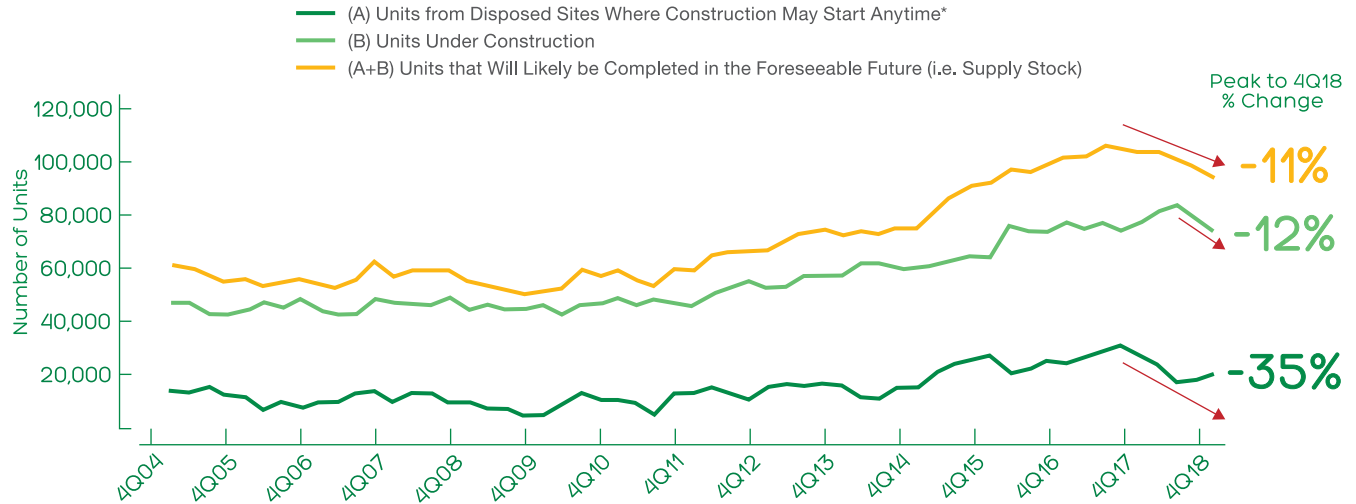
It is a possible scenario that the eventual spade-ready land supply will be much lower than the spade-ready land forecast, as at least four of the sites on this year's Land Sale Programme have not yet completed their rezoning process.

If any one or two abovementioned sites do not come through on time due to delays, the actual spade-ready land supply may fall short of the forecast for 2019/20.



Consequently, supply stock has dropped 11% from the peak...

(Figure 6) Supply Stock



Note: (*) Units from disposed sites where construction may start anytime refers to Government sites sold by land sale, projects awarded by the MTR Corporation Ltd., redevelopment projects awarded by the Urban Renewal Authority and new cases of executed land exchanges / lease modifications for residential development.
Sources: Transport and Housing Bureau and Our Hong Kong Foundation

The slowdown in superstructure commencement and the decrease in spade-ready land supply have already started to feed through into the private housing supply stock.

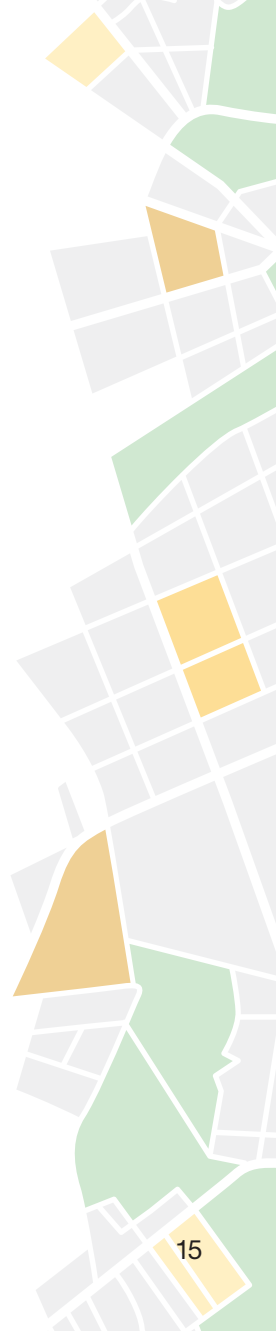
As **Figure 6** shows, the bottom line is (A) units from disposed sites where construction may start anytime. These include:

- i. sites that were sold by the Government,
- ii. projects awarded by the MTR Corporation and the Urban Renewal Authority, and
- iii. private development or redevelopment projects that have already executed their land exchanges / lease modifications.

These sites are spade-ready residential sites that are already on developers' hands and are immediately developable. The number of units from these sites has dropped 35% from its 3Q17 peak of 31,000 units to its 4Q18 level of 20,000 units.

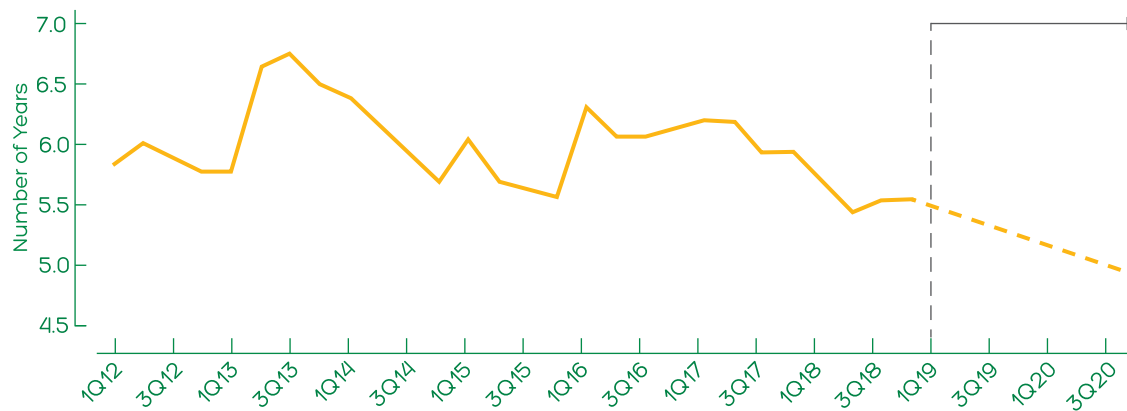
The middle line is (B) units under construction. These are sites that are in the stages of foundation works or superstructure works and are not yet completed. The number of units under construction has also decreased 12% from its peak of 84,000 units in 2Q18 to 4Q18 level of 74,000 units.

The summation of (A) units from disposed sites where construction may start anytime and (B) units under construction produces the top line, which shows the units that are likely to be completed in the foreseeable future (i.e. supply stock). As both (A) and (B) have decreased, supply stock has also dropped by 11% from its peak of 106,000 units recorded in 2Q17 to the 4Q18 level of 94,000 units.



...and will likely be depleted

(Figure 7) Supply Stock by Current Sales of Equivalent Year



Notes: Current sales as rolling two-year primary sales. Key assumption on 2019 - 2020 forecast are:
1. completions of 19,000 units per year;
2. land acquisition of 13,500 units per year and;
3. sales of 17,000 units per year (average of 2017 and 2018).

Sources: Transport and Housing Bureau, Land Registry and Our Hong Kong Foundation



Supply stock is showing a decreasing trend according to the speed of current sales. At the peak of 3Q13, supply stock was equal to about 6.8 years of the sales at the time. It has since dropped to the present level of 5.5 years.

As aforementioned, supply stock refers to the number of units that are likely to be completed in the foreseeable future, calculated as the sum of units from disposed sites where construction may start anytime and units under construction.

Assuming that completions in 2019 and 2020 will be 19,000 units per year, the supply stock is depleted by 19,000 units per year. However, only 13,500 units will be available for land acquisition by developers to replenish their supply stock, based on the Government's new land supply target in the LTHS. This means that supply stock will see a net decrease of 5,500 units each year (i.e. equal to 19,000 minus 13,500 units).

Furthermore, the current sales speed is at around 17,000 units per year. This would mean that the net decrease of 5,500 units each year will translate to a gradual decrease of 0.3 years for supply stock in terms of current sales (i.e. 5,500 divided by 17,000 units).

By the end of 2020, we forecast that supply stock will drop to less than five years of current sales.

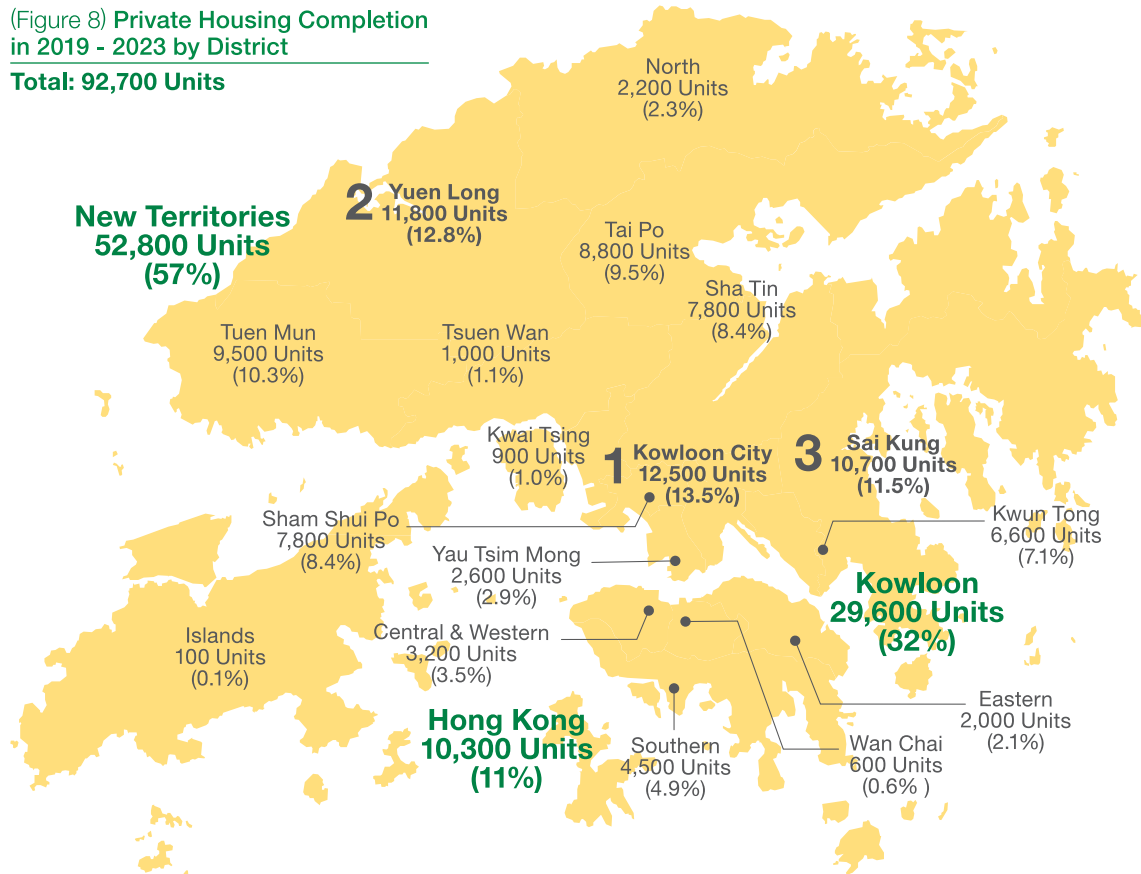
Developers may realise that the replenishment of their supply stock cannot catch up with the speed of depletion and may at some point be incentivised to slow down their sales.



Kowloon City, Yuen Long and Sai Kung will be the top 3 districts in upcoming supply

(Figure 8) Private Housing Completion in 2019 - 2023 by District

Total: 92,700 Units



Sources: Rating and Valuation Department, Buildings Department, Lands Department, Town Planning Board, company data from various developers and Our Hong Kong Foundation

Breaking down the private housing supply by district, Kowloon City, Yuen Long and Sai Kung (including Tseung Kwan O) are the three districts with the largest supply in the next five years. Together they will supply 38% of all new private housing units during the period.

Kowloon City alone will contribute 14% of the total new private housing supply, or some 12,500 units. The majority of these units (6,400 units) are sites in Kai Tak which are expected to be completed in phases between 2019 and 2023.

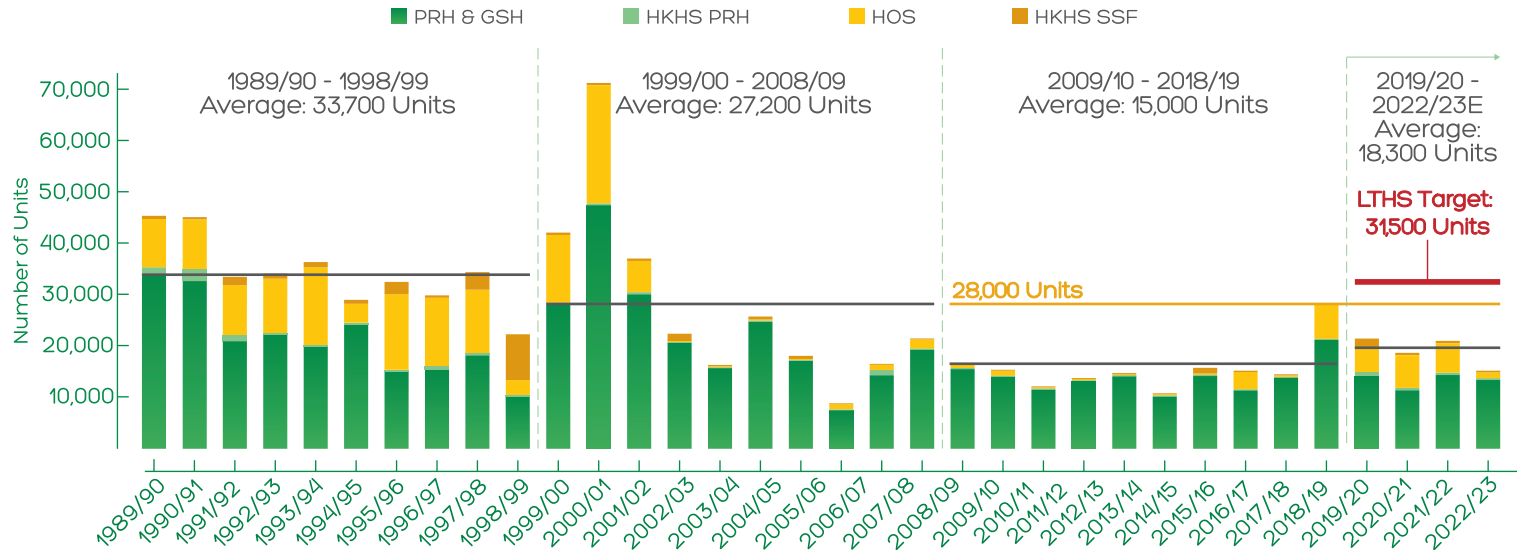
Yuen Long and Sai Kung (including Tseung Kwan O) will see completions of some 11,800 and 10,700 units respectively in the same period.

We note that the land supply from these three districts all come from past developed new towns or New Development Areas (NDAs). As Hong Kong has stopped making new towns in the past two decades, it easily follows that the city's land bank is running out.



Supply of public housing falls even further behind

(Figure 9) Completion of Public Housing Units



Notes: PRH and GSH refers to Public Rental Housing & Green Form Subsidised Home Ownership Scheme units developed by the Hong Kong Housing Authority. HKHS PRH refers to Rental Estates and Rural Public Housing and Senior Citizen Residences Scheme after 2018/19 developed by the Hong Kong Housing Society. HOS refers to Homeownership Scheme units developed by the Hong Kong Housing Authority. HKHS SSF refers to Subsidised Sale Flats Projects, Flat-for-Sale Scheme, Sandwich Class Housing Scheme and Senior Citizen Residences Scheme before 2018/19 developed by the Hong Kong Housing Society. Sources: Transport and Housing Bureau, Hong Kong Housing Society and Our Hong Kong Foundation

Following the change of the public-private housing supply target ratio, the annual average supply target for public housing has been raised from 28,000 units to 31,500 units.

Despite a higher LTHS supply target, the actual supply forecast shows that there would be even fewer completions in the immediate future.

For the next four years (2019/20 - 2022/23), public housing supply is forecasted to be 18,300 units per annum, which is 10% lower compared to the previous rolling four years (2018/19 - 2021/22). The updated forecast will miss the LTHS target of 31,500 units per year by a larger shortfall of 42%, compared to a shortfall of 30% last year. **(See Appendix II for details of public housing projects)**

It is worth noting that the completions are expected to drop significantly to only about 14,500 units in 2022/23, which is less than half of the Government's target.

Adding to the future misses is the cumulative past shortfalls. For the past few years, the LTHS targets were slightly different but hovered around 28,000 units per year. Therefore, if a supply target of 28,000 units is assumed for 2009 - 2018, a cumulative deficit of 130,000 units will be recorded compared to the average annual completion of 15,000 units.

On one hand, the public housing supply forecast is being revised down, and on the other hand, the supply target is being raised. The pull of these two opposing forces makes the likelihood of public housing supply meeting its target even dimmer in the future.

Shortfall of 85,000 units expected in the next 10 years

(Table 2) Shortfall Between Government's Target and OHKF Estimate in Public Housing Completion

Completions (Number of Units)	4 Years (2019/20 - 2022/23)	10 Years (2019/20 - 2028/29)
Government's Target (a)	126,000 [*]	315,000
Government's Forecast (b)	73,200	248,000
OHKF Estimate (c)	73,200	230,000
Shortfall (a-c)	52,800	85,000

Note: (*) Assume that the total housing target stipulated in the Long Term Housing Strategy is evenly distributed over the 10-year period.
Sources: Transport and Housing Bureau, Rating and Valuation Department and Our Hong Kong Foundation

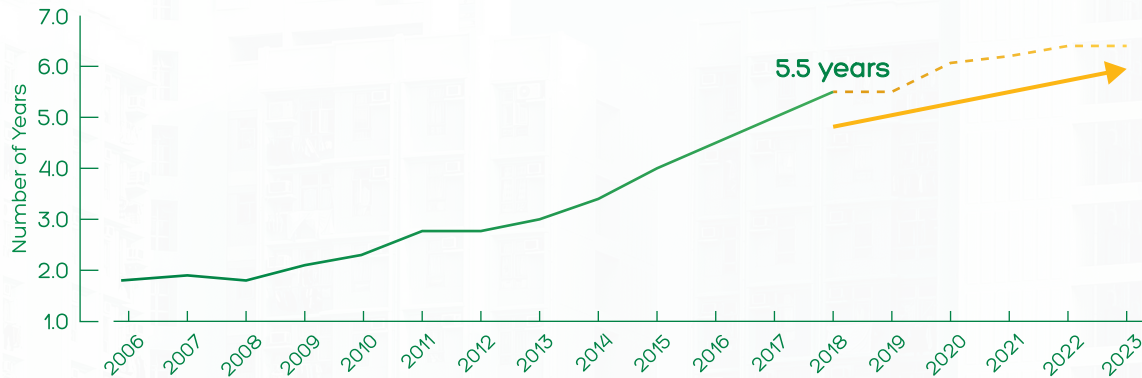
Over a 10-year horizon (2019/20 - 2028/29), we expect a cumulative shortfall of at least 85,000 public housing units.

In the four years leading to 2022/23, it is expected that only 73,200 public housing units will be completed. This falls 42% short of the Government's target of providing 126,000 public housing units as stipulated in the LTHS. In addition, according to the Government's latest forecast, only 248,000 public housing units can be constructed in the next 10 years (2019/20 - 2028/29), even if all sites identified can be smoothly delivered on time for housing development.

Nevertheless, we believe the Government's target is too optimistic as there has been a track record of delays in the public housing projects (see P.25-27). We estimate that only 230,000 public housing units are likely to be completed over the period, which is lower than the Government's forecast. It is also lower than the Government's target by 85,000 units.

PRH average waiting time likely to be over 6 years

(Figure 10) PRH Average Waiting Time for General Applicants



Note: As at end-June of the specified year. Key assumptions: recovered PRH units of 13,200 units per year (same as past 5 year average); new PRH and HOS completions of 18,300 units per year; new addition of General Applicants of 21,300 per year (same as past 3 year average); 50% of HOS units to be allocated to Green Form (same as current practice) and 69% of allocable units to be assigned to General Applicants (same as past 5 year average).

Sources: Hong Kong Housing Authority and Our Hong Kong Foundation

As new completions will be inadequate to absorb each year's additional applicants for Public Rental Housing (PRH), we estimate that the average waiting time for General Applicants will increase from the current 5.5 years to over 6 years in the next three years.

3-year waiting time target is just chasing rainbows

(Table 3) Time Needed to Reach 3-Year Target of PRH General Applicants' Average Waiting Time

	Public Housing Completions in 2019/20 - 2028/29 (Units)	Annual Average Completions (Units)	Time Needed to Reach 3-year Target
LTHS Target*	315,000	31,500	10 years
LTHS Identified Land [^]	248,000	24,800	>20 years
OHKF Estimate	230,000	23,000	>30 years

If we are to achieve the 3-year waiting time target within the next five years, the annual public housing completion (including PRH & SSF) will have to be **at least 43,800 units!**

Notes: (*) Assuming that the 10-year public housing targets for 2019/20 to 2028/29 laid out in the LTHS Progress Report 2019 are met.
 (^) Identified land here is the amount of units that can be constructed for 2019/20 to 2028/29 from the land already identified by the Government as stated in the LTHS Progress Report 2019, assuming all sites identified can be smoothly delivered on time for housing development.

Sources: Long Term Housing Strategy, Hong Kong Housing Authority and Our Hong Kong Foundation

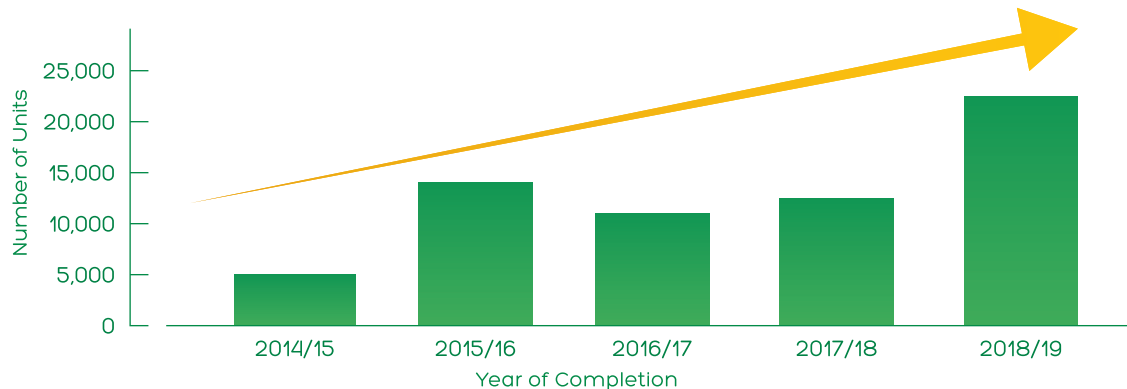
Unfortunately, even if the Government reaches their public housing completion target as laid out in the LTHS (i.e. 31,500 units per year), it will still take an estimated 10 years' time for the PRH General Applicants' average waiting time to be within 3 years.

As aforementioned, we estimate that only about 230,000 public housing units are likely to be completed over the period, equivalent to 23,000 units on average per year. In that case, we estimate the 3-year target will only be achieved after at least 30 years.

If we are to achieve the 3-year waiting time for a PRH flat within the next five years, like we did in the past, we estimate that at least 43,800 public housing units will need to be built on an annual basis, which is 1.4 times higher than the forecasted completions of 18,300 units.

In the past five years, delays in public housing completions have intensified

(Figure 11) Number of Public Housing Units that were Delayed



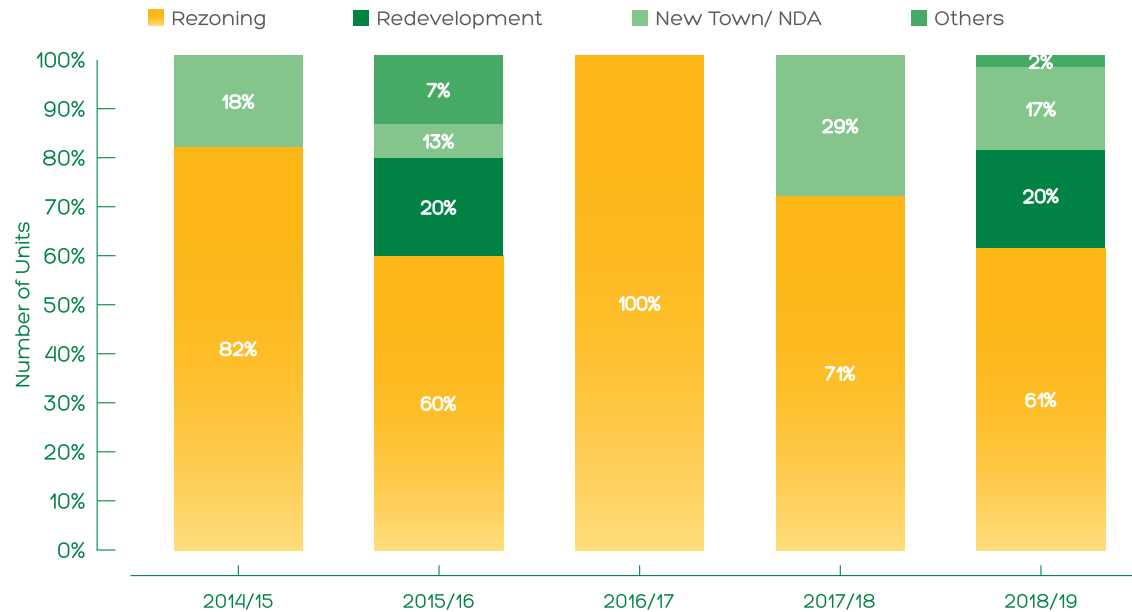
Sources: Hong Kong Housing Authority, Legislative Council and Our Hong Kong Foundation

As previously said, public housing development projects have been plagued by delays.

By comparing the time lapse between the planned completion year and actual completion of public housing projects, we find that for the past five years, the number of units that were delayed have increased. In particular, of the units completed in 2018/19, 23,100 units (84% of the completions in 2018/19) had experienced different degrees of delays.

75% of past delays came from rezoned sites

(Figure 12) Delayed Public Housing Units by Land Source, 2014/15 - 2018/19



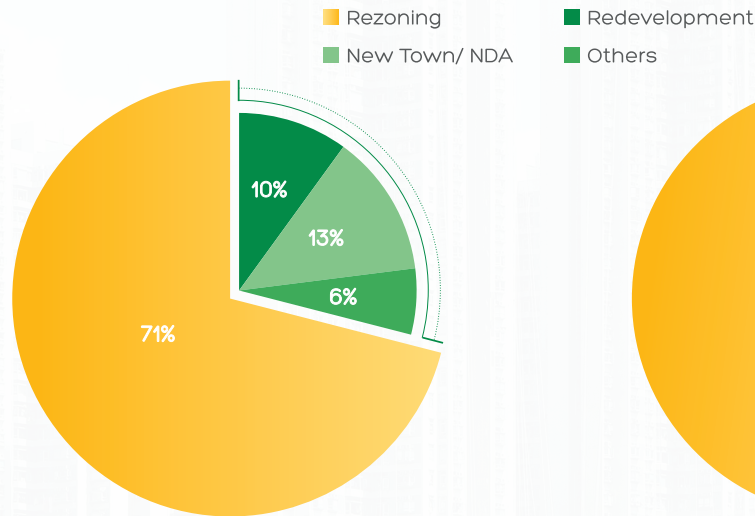
Sources: Hong Kong Housing Authority, Town Planning Board, Legislative Council and various newspapers

Of projects that were delayed and completed in the past five years, 75% of them were sourced from rezoned sites.

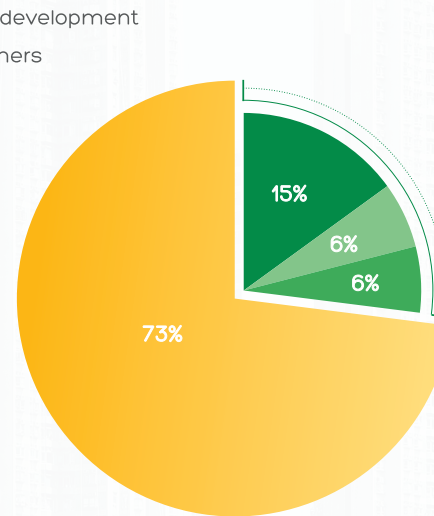
In 2016/17 in particular, all of the delayed units (11,000 units) were from rezoning.

Rezoning will continue to cause delays in public housing completions in the future

(Figure 13) Completion of Public Housing Units by Land Source, 2018/19 - 2021/22



(Figure 14) Completion of Public Housing Units by Land Source, 2019/20 - 2022/23



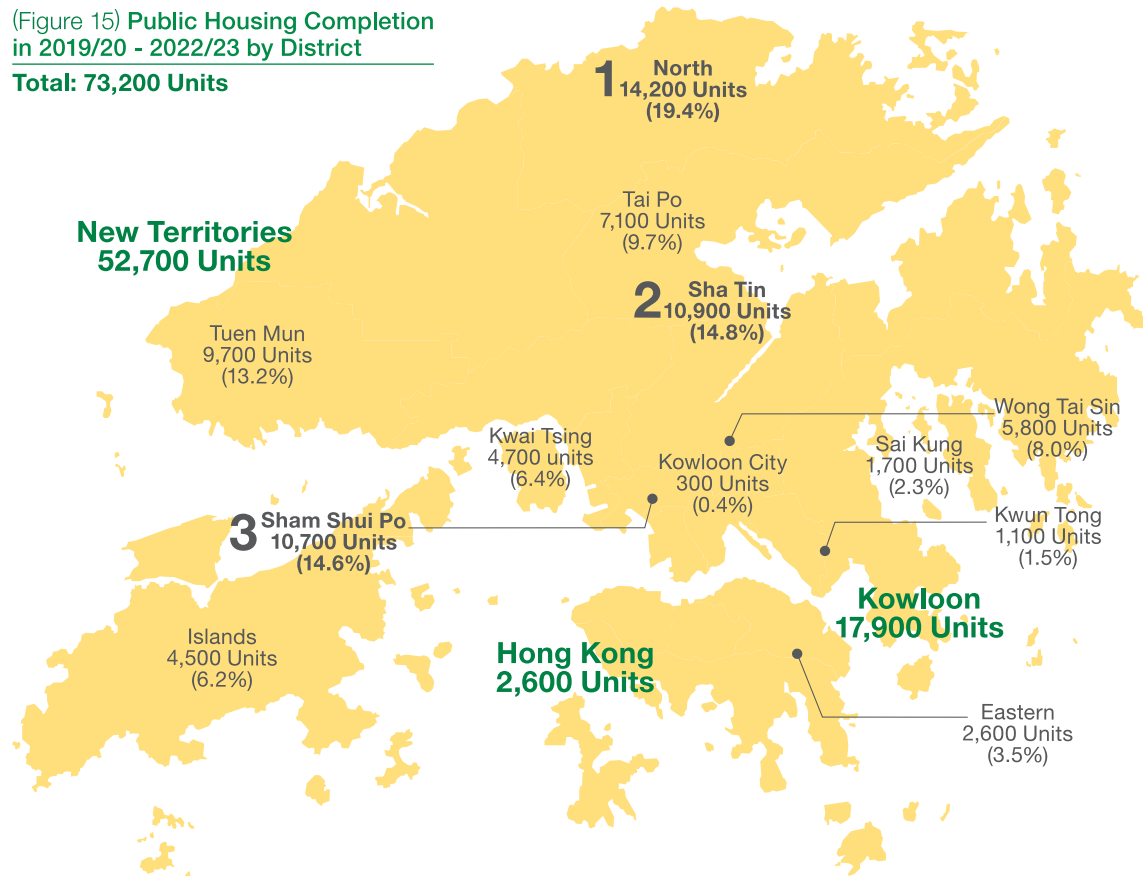
Sources: Hong Kong Housing Authority, Town Planning Board, Legislative Council and various newspapers

In the immediate future, about 73% of public housing units are scheduled to come from rezoning. Therefore, we expect to see more delays in public housing completions.

North District, Sha Tin and Sham Shui Po are the top 3 supply districts for public housing

(Figure 15) Public Housing Completion in 2019/20 - 2022/23 by District

Total: 73,200 Units



Sources: Transport and Housing Bureau and Our Hong Kong Foundation

Breaking down the public housing supply by district, North District, Sha Tin and Sham Shui Po have the largest supply in the next four years. Taken together, they will supply 49% of all public housing in 2019/20 - 2022/23.

North District alone will contribute 20% of the total public housing supply, or some 14,200 units, of which 85% (i.e. 12,100 units) are from the Queen's Hill Project.

Sha Tin and Sham Shui Po will both see completions of around 11,000 units in the next four years.

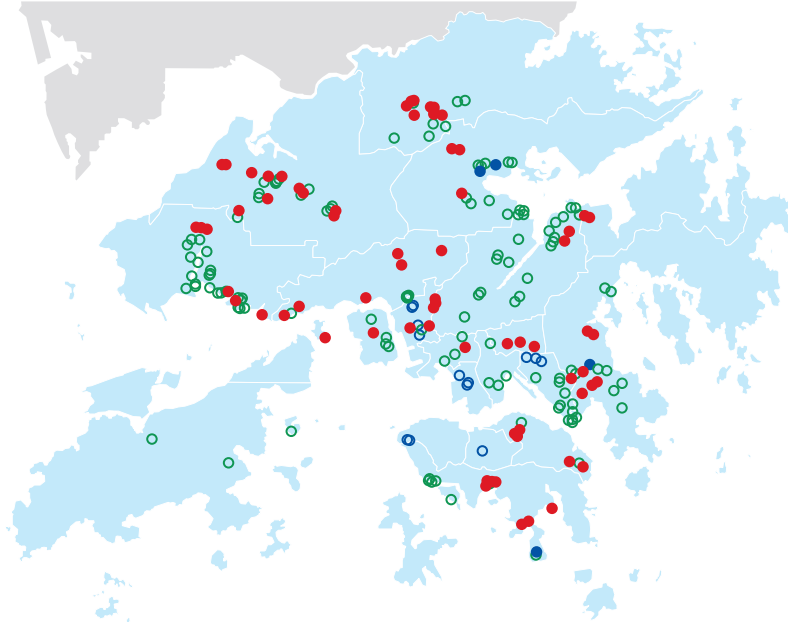




More and Faster Quick Fixes -
Are There More Bandages Around?

More and faster quick fixes are desperately needed

(Figure 16) Distribution of 215 Sites Grouped by Rezoning Status



(Table 4) No. of Sites Grouped by Rezoning Status

	Year of Announcement			Total
	2013	2014	2017	
○ Completed	38	85	6	129 (60%)
○ In progress	4	9	0	13 (6%)
● Rejected	0	4	0	4 (2%)
● Not yet started	0	49	20	69 (32%)
Total	42	147	26	215

Note: Rezoning status as of 31 January 2019.
Sources: Development Bureau, Town Planning Board and District Councils

As we find in part one, the current housing crisis will deepen in the future. Therefore, more and faster quick fixes are desperately needed.

Hong Kong used to rely on large new towns to provide the bulk of housing. Unfortunately, Hong Kong has fallen behind in new town creation in the past two decades. Since the Government lacks a land bank, an important source of land for housing is by land rezoning, which reappropriates existing sites with other uses into residential sites. However, land rezoning does not create new land - it simply “robs one’s belly to cover one’s back” and cannot be the sole strategy for long-term land supply.

Since 2013, the Planning Department (PlanD) has conducted three rounds of land use reviews, and identified a list of 215 sites with housing development potential. As these sites are currently zoned under their respective Outline Zoning Plans (OZPs) for non-residential purposes, amendments to the OZPs are required for housing development to commence.

As of 31 January 2019, 4 sites have had their zoning amendments rejected and there were still 69 sites (32% of the total of 215 sites) on the list pending for an initiation of their statutory rezoning processes.

In addition, last year, the Task Force on Land Supply (TFLS) recommended three additional rezoning efforts, namely:

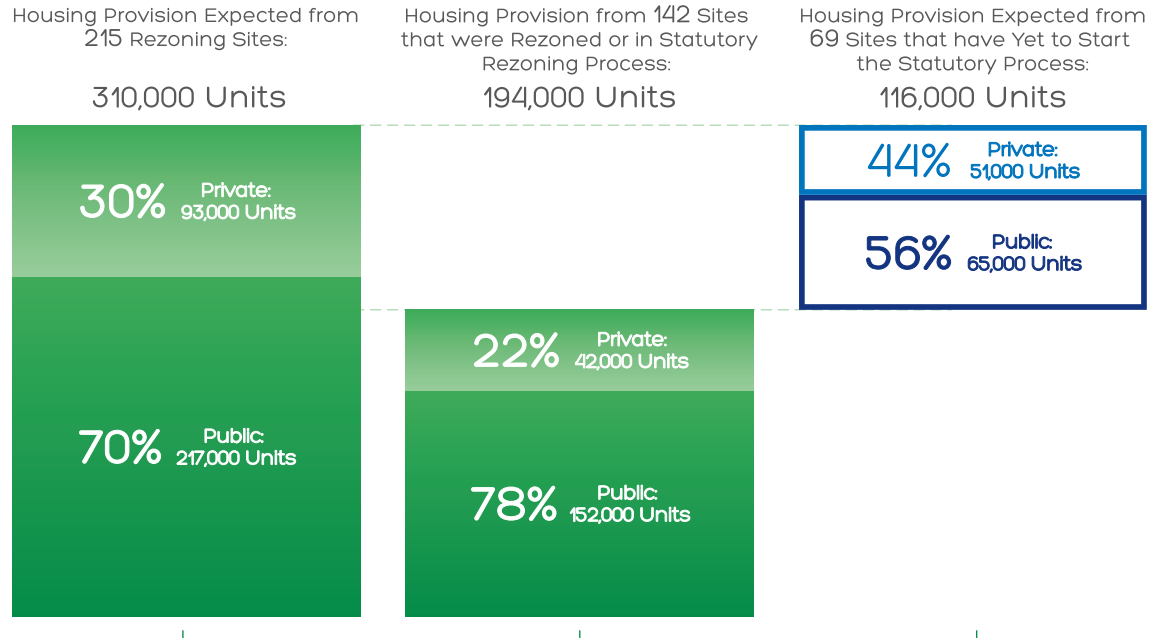
- i. developing “brownfield” sites;
- ii. tapping in private agricultural land reserve in the New Territories; and
- iii. alternative uses of sites under private recreational leases.

We urge the Government to make more concrete progress in rezoning additional “brownfield” sites and farmland closer to the cited targets of 110 and 150 hectares in short-to-medium term according to the TFLS. Specifically, a roadmap and a timetable of the additional massive rezoning efforts, as well as a list of potential rezoning sites identified should be drafted and disclosed to the public.

Overall, as the housing crisis is deepening, we urge the Government and society-at-large to speed up all land rezoning efforts for the remaining sites previously identified, along with the sites based on the TFLS’s recommendations.

116,000 housing units still on the table

(Figure 17) Comparison of Housing Provision and Public/Private Split from Rezoning of 215 Sites



Note: Rezoning status as of 31 January 2019. The housing type for three sites (about 2,400 units) are to be determined, and was assumed as public housing sites in this analysis. Four sites' rezoning has been rejected.

Sources: Development Bureau, Task Force on Land Supply, Transport and Housing Bureau, Town Planning Board and District Councils

According to the figures from the Development Bureau, the 215 potential rezoning sites could potentially provide 310,000 housing units, including at least 217,000 public housing units.

Of the 142 sites that have either been rezoned or in statutory rezoning process, 194,000 units could be provided, including 152,000 public housing units.

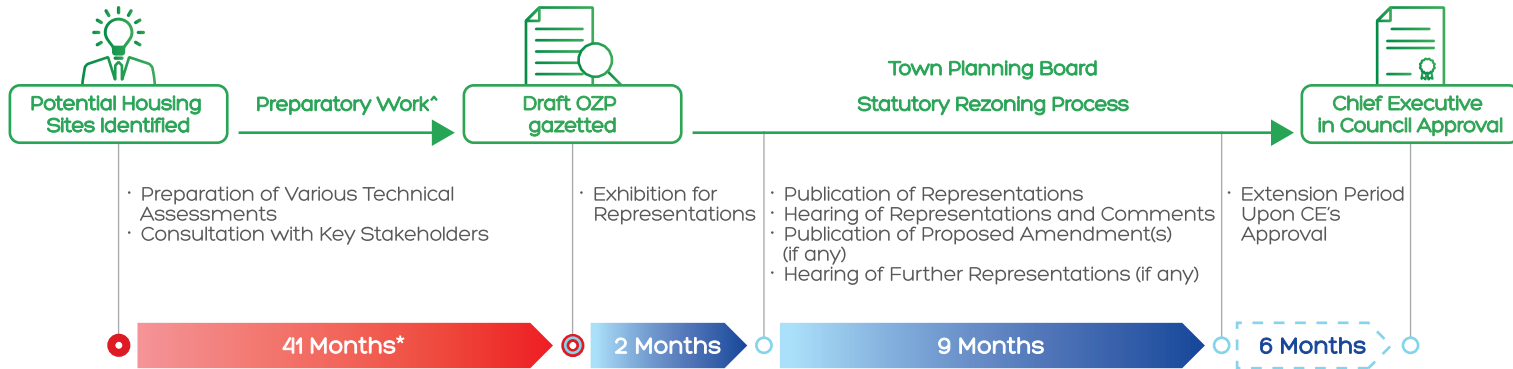
But as of January 2019, there are still 69 remaining sites, which account for about a third of the total 215 sites, that are still pending an initiation of their statutory rezoning processes.

We are concerned about these 69 sites because they can potentially provide about 116,000 units in total, among which at least 65,000 of them are for public housing.



But rezoning takes time

(Figure 18) Typical Rezoning Timeline



Average Rezoning Process for Cases that were Completed in 2018 Successfully: **4-5 years***

Notes: (A) Time for preparation work is measured from the date the potential site is identified.
(* Average time needed for residential sites that completed their OZP amendment in 2018.
Sources: Development Bureau, Town Planning Board and District Councils

Nevertheless, even for the successfully completed rezoning cases in 2018, the average time needed for the rezoning process alone counting from the identification of the potential site to obtaining the approval from the Chief Executive in Council, and excluding any actual housing development, was around 4-5 years.

While the actual statutory rezoning process is relatively swift, taking 11 months to complete (with an extension of six months subject to the CE's discretion), the bulk of the time lag lies in the substantial preparatory works undertaken beforehand, which took on average 41 months to complete (for cases that were completed successfully in 2018).

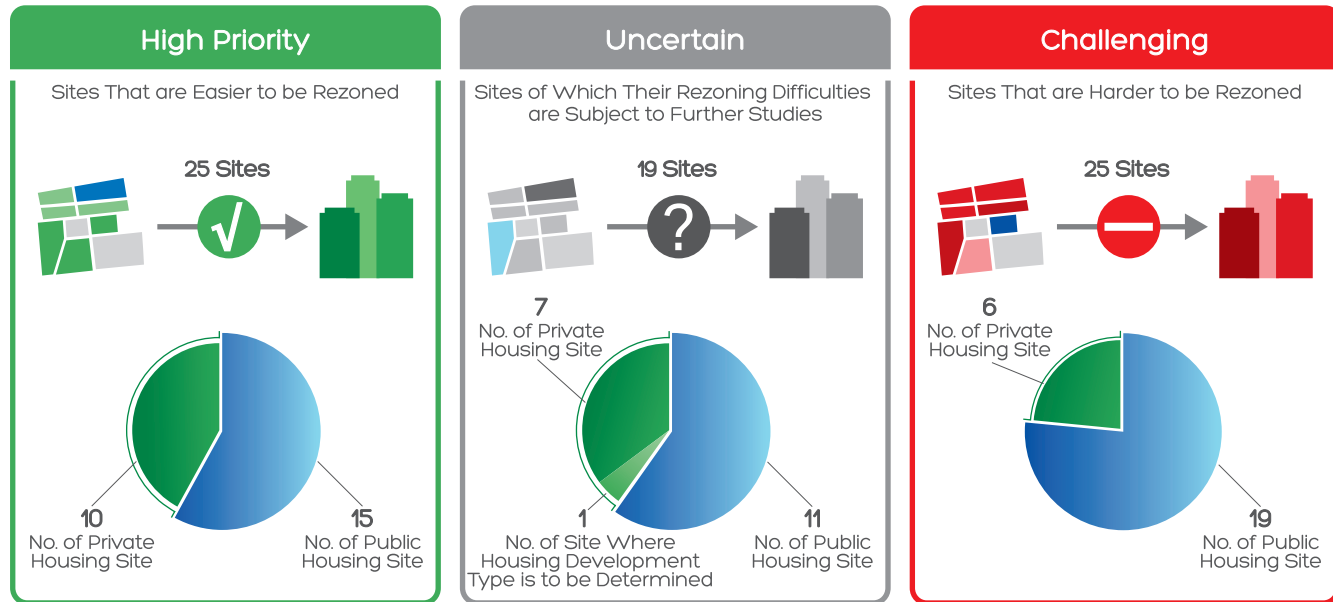
The preparatory work for rezoning of a subject site is usually led by PlanD together with other departments such as the Civil Engineering and Development Department or Housing Department where necessary. They conduct studies on various technical aspects including environment and ecology, traffic, infrastructure capacity, air ventilation, noise, visual impact, etc. The departments may consult key stakeholders including respective District Councils, concern groups, local residents etc. to understand their concerns.

Based on the information collected, PlanD will prepare a development proposal for the subject site (i.e. a new draft plan, amendment to an approved plan or amendment to a draft plan). The Town Planning Board (TPB) will then gazette the draft plan or amendments for public inspection to kick off the statutory OZP amendment process. Finally, the draft plan together with any representations, comments and further representations as well as the amendments proposed by the TPB will be submitted to the Chief Executive in Council for approval.

As there are still 69 sites pending for an initiation of their statutory rezoning processes, the preparatory time required is bound to increase further.

25 of the remaining 69 sites should be rezoned with high priority

(Figure 19) Prioritisation of Remaining 69 Sites

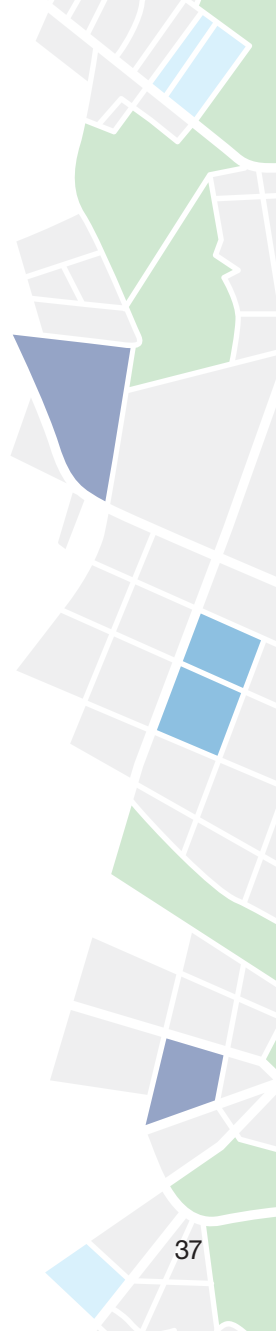


Sources: Development Bureau, Town Planning Board and Our Hong Kong Foundation

After examining in detail the 69 sites to be rezoned, we conclude that the Government should prioritise and expedite the process for at least 25 of them. Minor site formation and tree removal may be required for certain sites but majority of these sites remain technically feasible to be rezoned. **(Please refer to Appendix III for the list of sites and details)**

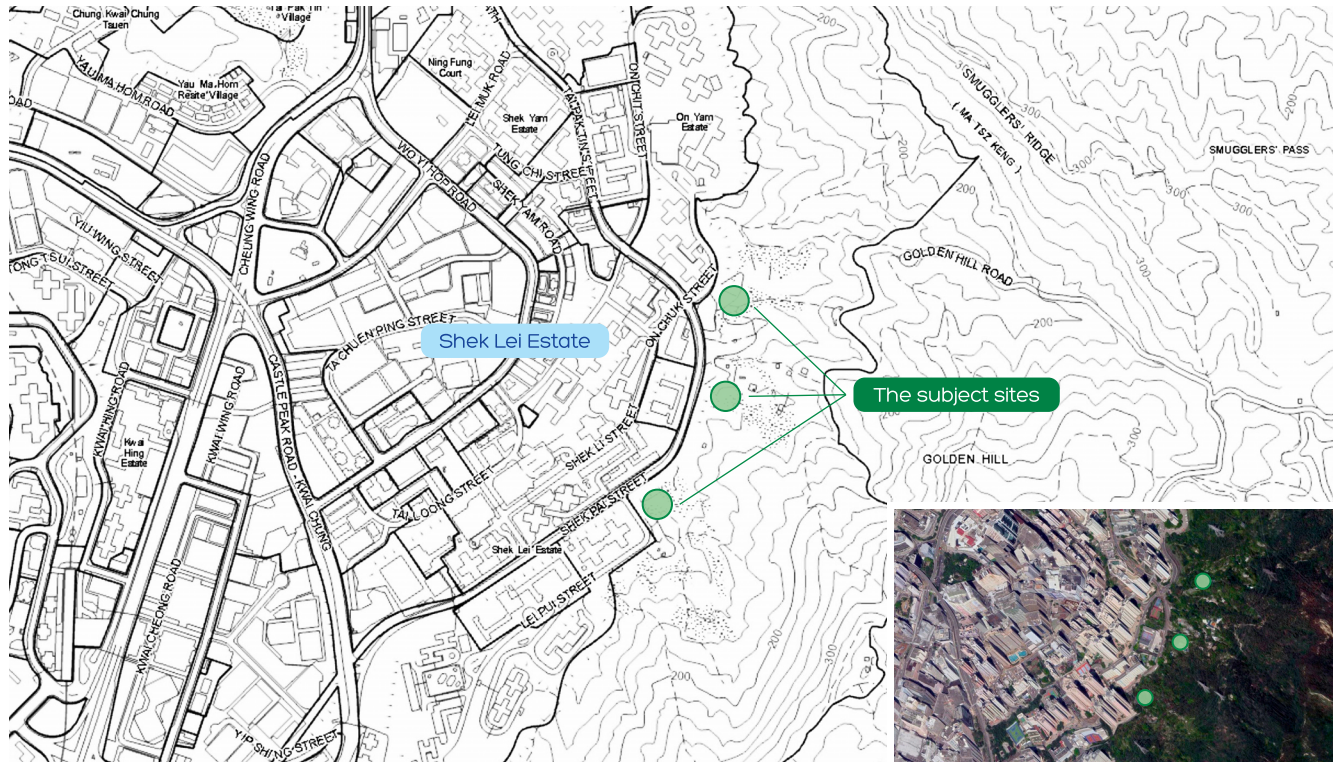
Moreover, we found that another 25 sites may be challenging in their rezoning process and/ or other processes afterwards. Among these 25 sites, 15 of them are “brownfield” sites with existing operators. Developing these sites will inevitably involve the complicated processes of land resumption, relocation and compensation.

The rezoning difficulty of the remaining 19 sites may not be ascertained at the moment as it will be conditional upon further studies on key factors including the availability of the site, neighbourhood capacity, impact on the environment and other technical constraints etc.



Examples of sites with high priority for rezoning - Sites 1, 2 & 3, Shek Pai Street, Kwai Chung

(Figure 20) Location of Sites 1, 2 & 3, Shek Pai Street



Note: Actual site boundary and area to be announced by the Government.
Sources: Town Planning Board, Imagery © 2019 Google, DigitalGlobe, Map Data © 2019 Google

(Figure 21) Rezoning of Sites 1, 2 & 3, Shek Pai Street



Consideration Factors



Well-developed Estate Nearby



Technical Considerations

Among the 25 sites that we believe should be rezoned with high priority, four sites are selected as examples for illustration.

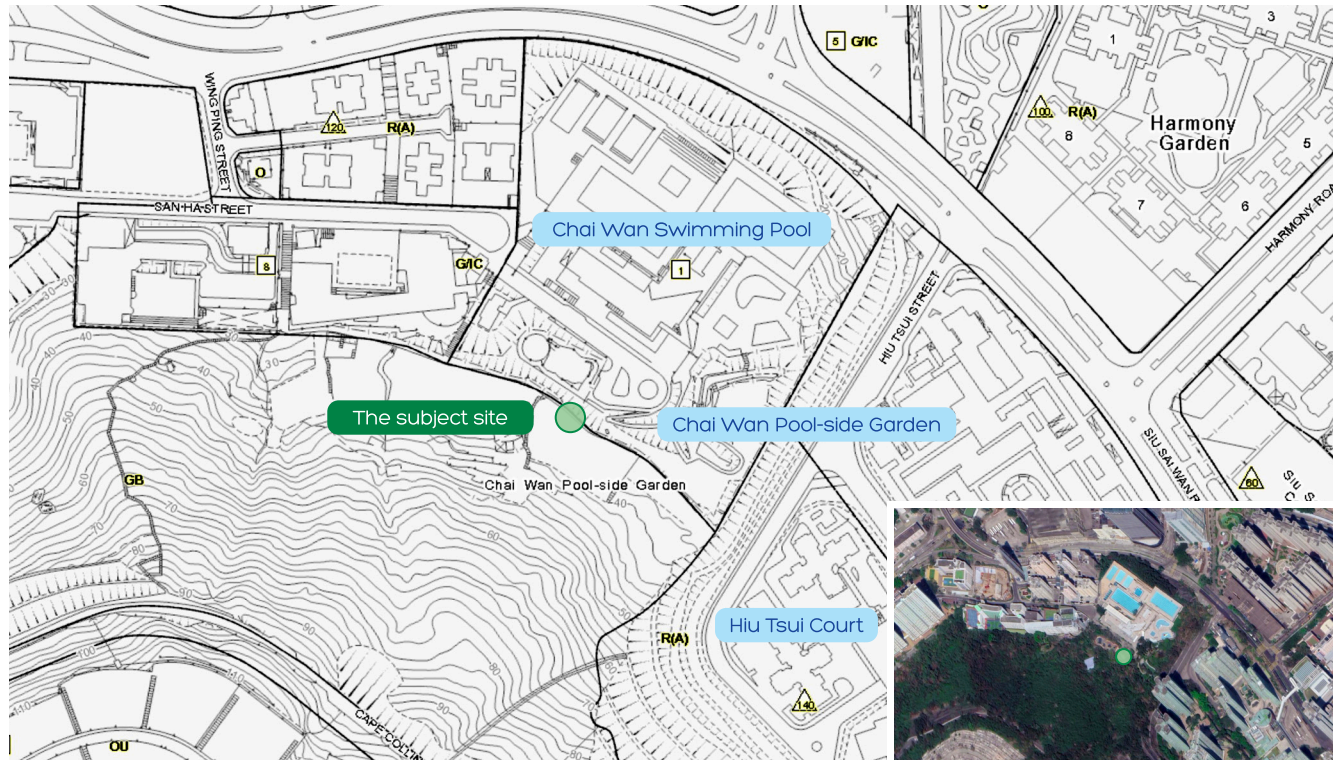
The first three sites are three adjacent sites on Shek Pai Street in Kwai Chung. These sites are currently zoned as “Green Belt” (“GB”). The proposed public housing development of these sites could yield a considerable number of housing units, subject to the findings of preliminary technical assessments.

The proposed development is considered compatible with the neighbourhood. Furthermore, Shek Lei Estate nearby contains basic amenities that could serve the new residents.

However, the existing local residents may object to the development due to concerns over transport and neighbourhood capacity and visual impact, among other concerns. Enhancement on local facilities and infrastructure may help mitigate such impacts.

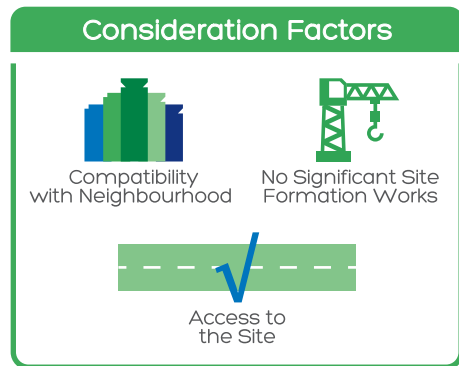
Examples of sites with high priority for rezoning - Behind Chai Wan Swimming Pool, Chai Wan

(Figure 22) Location of the Site Behind Chai Wan Swimming Pool



Note: Actual site boundary and area to be announced by the Government.
Sources: Town Planning Board, Imagery © 2019 Google, DigitalGlobe, Map Data © 2019 Google

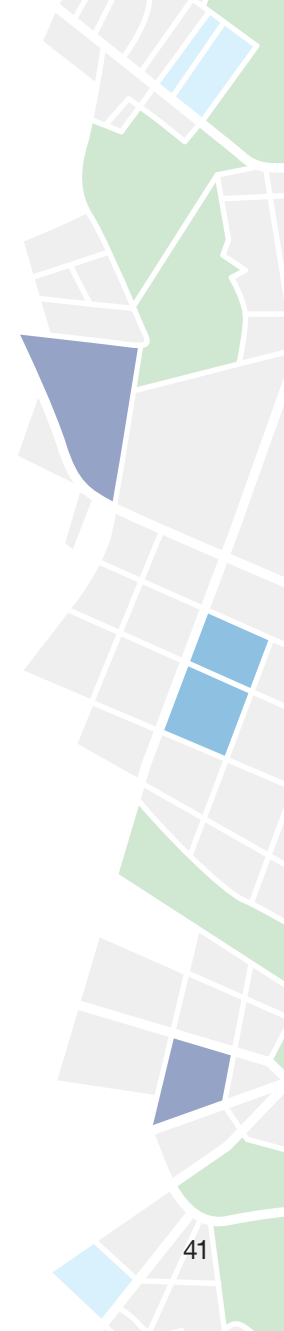
(Figure 23) Rezoning of the Site Behind Chai Wan Swimming Pool



Another example is a site behind the Chai Wan Swimming Pool. The site is currently zoned as “GB” and “Government, Institution or Community” (“G/IC”). It is located at the fringe of a developed area that houses some residential developments and G/IC facilities. Residential development on the site is considered to be compatible with the neighbourhood.

The site is relatively gentle in slope and hence no significant site formation works are needed. The site is currently accessible via a footpath, which may require some widening work for vehicular access.

Nevertheless, local residents may object to the development on the grounds of transport and neighbourhood capacity and visual impact, among other concerns. A preliminary technical assessment should be conducted to ascertain the feasibility of the development.



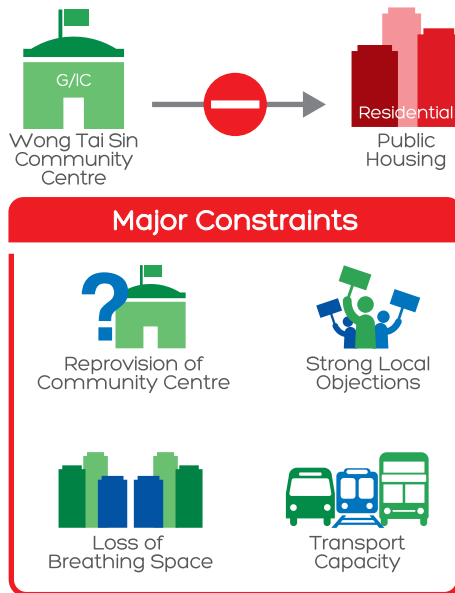
Examples of sites that are challenging to be rezoned - Wong Tai Sin Community Centre, Ching Tak Street, Wang Tau Hom

(Figure 24) Location of Wong Tai Sin Community Centre



Note: Actual site boundary and area to be announced by the Government.
Sources: Town Planning Board, Imagery © 2019 Google, DigitalGlobe, Map Data © 2019 Google

(Figure 25) Rezoning of Wong Tai Sin Community Centre



Among the 25 sites that may face a challenging rezoning process, three examples are selected for illustration.

The first example is a site that currently houses the Wong Tai Sin Community Centre.

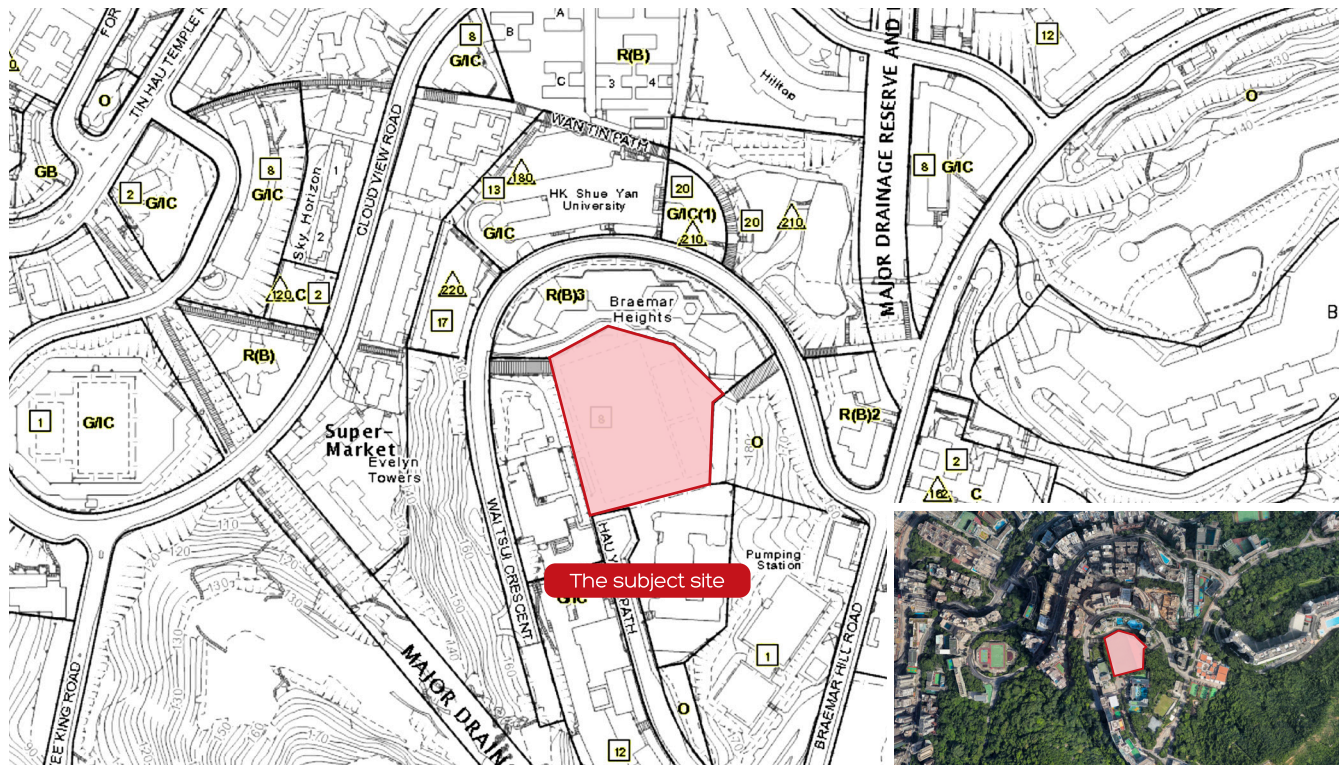
It is currently zoned as “G/IC”. According to the explanatory note of this area’s OZP, low-rise and free-standing G/IC facilities in the area should be kept as breathing spaces and visual relief for the building masses. Any redevelopment of G/IC building should not exceed the height of the existing building.

The biggest obstacle of rezoning the site will be to reprovision the community centre. The existing Wong Tai Sin Community Centre is in a convenient location serving the catchment of seven public housing estates nearby. Moreover, the existing building is just 6 storeys high. Any height upgrade of the building would risk defeating its function of being a breathing space.

Also, local residents and the Wong Tai Sin District Council have objected to the rezoning proposal over its potential traffic impact.

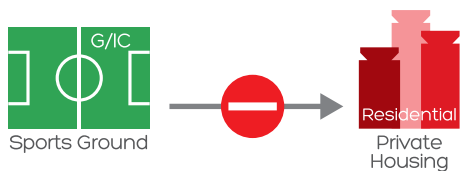
Examples of sites that are challenging to be rezoned - Hau Yuen Path, Braemar Hill

(Figure 26) Location of Hau Yuen Path Site



Note: Actual site boundary and area to be announced by the Government.
Sources: Town Planning Board, Imagery © 2019 Google, DigitalGlobe, Map Data © 2019 Google

(Figure 27) Rezoning of Hau Yuen Path Site



Major Constraints



The second example is a site located near Hau Yuen Path on Braemar Hill.

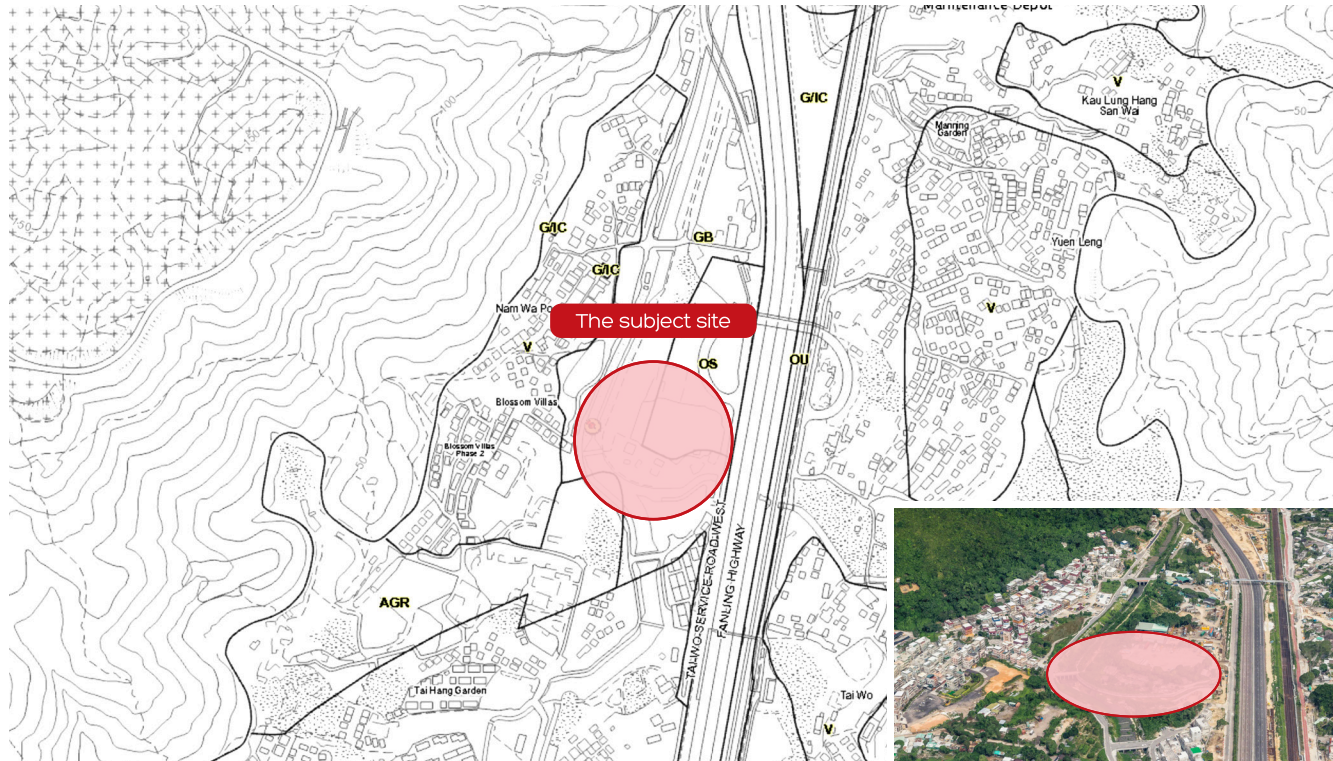
It is currently zoned as “G/IC” and leased under a Short Term Tenancy to the Chinese International School as a temporary school sports ground. The use of the sports ground is shared among nearby schools and with the general public.

The Education Bureau considered that the sports ground is essential for the provision of physical education in nearby schools, and there is no suitable replacement in the neighbourhood. Most stakeholders, including local residents, students and parents, schools, the Eastern District Council and relevant sports organisations all objected to the removal of the sports ground.

Another concern is on traffic. Due to high density of schools in the area, traffic congestion is common here during peak hours. Members of the District Council and local residents already expressed their concern on traffic impact from the potential development. The strong demand for the sports ground and the lack of an alternative site make it highly probable that the site’s rezoning application will fail.

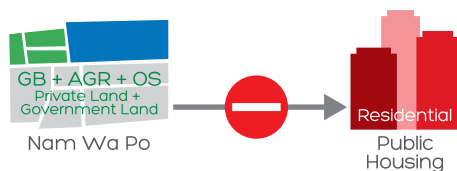
Examples of sites that are challenging to be rezoned - Nam Wa Po, Kau Lung Hang, Tai Po

(Figure 28) Location of Nam Wa Po, Kau Lung Hang



Note: Actual site boundary and area to be announced by the Government.
Sources: Town Planning Board, Imagery © 2019 Google, DigitalGlobe, Map Data © 2019 Google

(Figure 29) **Rezoning of Nam Wa Po, Kau Lung Hang**



The third example is a site in Nam Wa Po, Kau Lung Hang, Tai Po.

It is currently zoned as “GB”, “Agriculture” (“AGR”) and “Open Storage” (“OS”). In terms of land ownership, the Government owns parts of the site and the rest are private. Currently there are still business operations and temporary structures on the site.

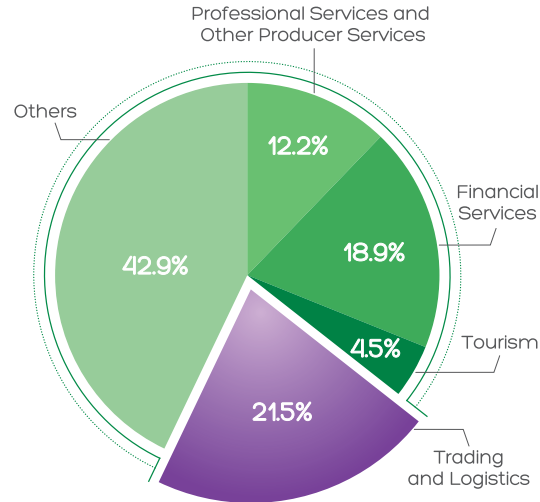
A major constraint of the site is the lack of community facilities to support future population intake. It is remote from the town centre with no public transport connection. On these accounts, it is not considered to be suitable for public housing development.

The complexity of vested interests may also need to be considered in the rezoning process and in the potential land resumption process afterwards. Developing the sites may involve the issues of land resumption, relocation and compensation for existing business operators and private landlords.

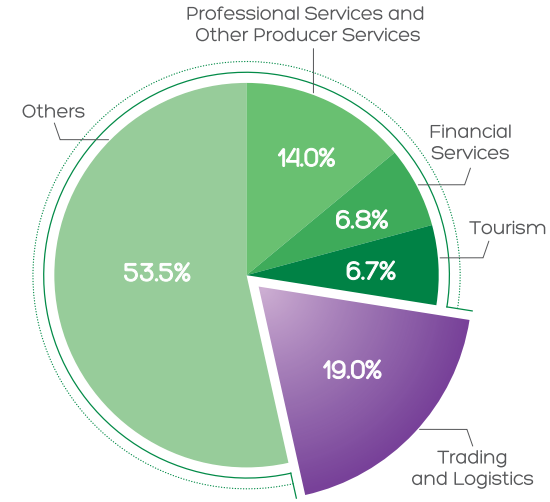


“Brownfield” sites are not idle or abandoned land

(Figure 30) Percentage Share of Value Added of Key Industries in GDP (2017)



(Figure 31) Percentage Share of Employment in Key Industries in Total Employment (2017)



Source: Census and Statistics Department

Does Hong Kong Have Enough Suitable Land to Support its Trading and Logistics Sector?

In contrast to other countries, “brownfield” sites in Hong Kong are not idle or abandoned land. They are actually important economic ancillary land of the city and their economic importance has been largely overlooked by the public. In reality, these lands support an array of economic activities, among them many of the logistics operations in the city.

In fact, these “brownfield” sites are the backbone of our economy and our society, pivotal to the livelihood of many families.

Although the logistics industry itself only contributes to 3.2% of Hong Kong’s GDP, it forms the backbone of the much larger trading industry. In fact, the trading and logistics industry combined is the largest of the four key industries in Hong Kong in terms of both contribution to GDP and total employment.

In 2017, trading and logistics contributed to 21.5% of total GDP, or HK\$549 billion in absolute terms, ahead of the 18.9% from financial services, 12.2% from professional and producer services and 4.5% from tourism.

Likewise, in 2017, the trading and logistics industry employed almost one-fifth of the city’s total workforce, or 727,500 employees.



While the GDP for trading and logistics has ballooned, industrial land has failed to catch up...

(Figure 32) Growth in Value Added of Trading and Logistics Sector Compared to Built-Up Industrial Area



Note: (*) Includes industrial land, industrial estates and warehouse and open storage.
Sources: Census and Statistics Department and Planning Department



A healthy supply of industrial land is critical to the health of the trading and logistics industry, among other sectors.

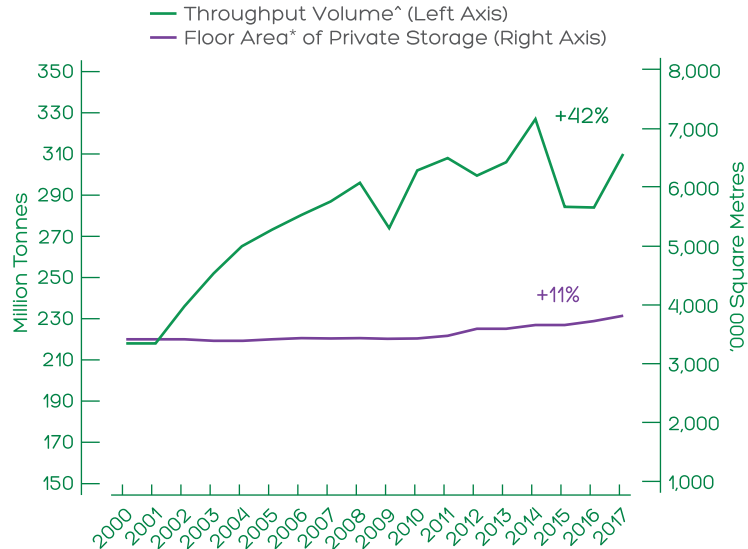
Nevertheless, while the industry's growth in value added in GDP has increased by 81% between 2000 and 2017, the supply of industrial land has lagged much further behind, with a growth rate of only 37% over the same period.

We understand that in Hong Kong, industrial land is not used exclusively by trading and logistics business, but includes some manufacturers and other purposes. However, since these other activities are relatively minor, we would use industrial land as a proxy of economic ancillary land for the trading and logistics sector to illustrate certain phenomenon.

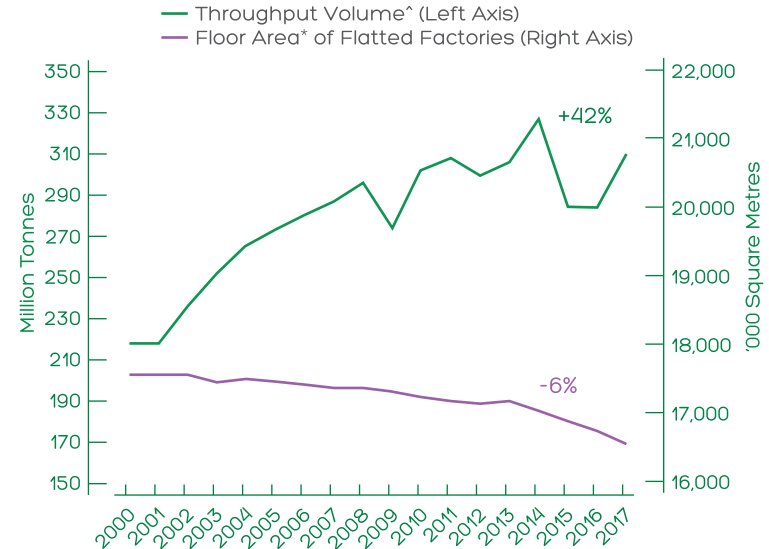


...so has the floor area of private storage and flatted factories

(Figure 33) Growth in Throughput Volume Compared to Private Storage Floor Area



(Figure 34) Growth in Throughput Volume Compared to Flatted Factories Floor Area



Notes: (*) Includes inward and outward movements of cargo by air, ocean, river and road.

(*) Internal Floor Area (IFA)

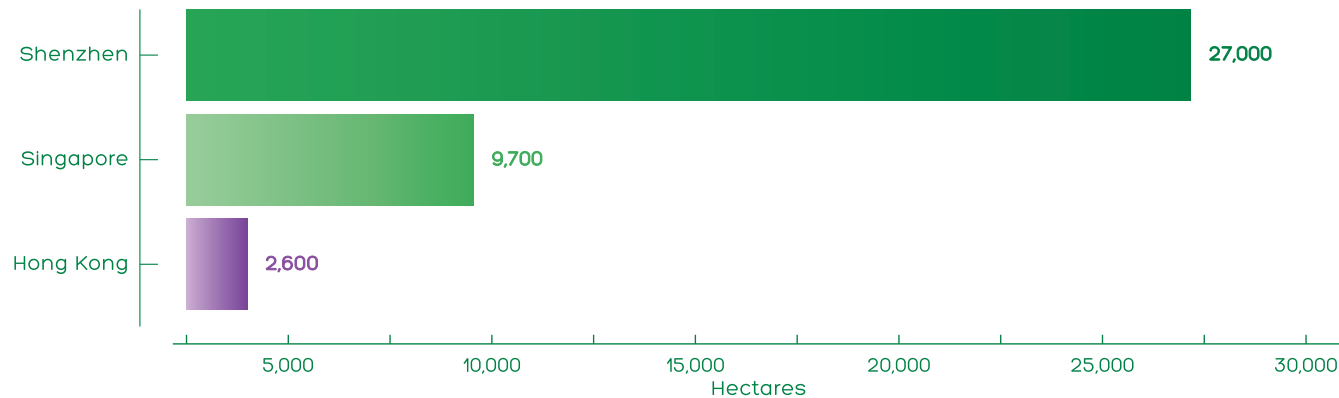
Sources: Census and Statistics Department, Rating and Valuation Department and Hong Kong Maritime and Port Board

At the same time, the growth of floor area of private storage premises and private flatted factories have both failed to catch up with the growth of throughput volume.

While total cargo movement in and out of Hong Kong grew by 42% from 2000 to 2017, floor area of private storage premises grew by only 11%. Similarly, floor area of private flatted factories declined by 6% in the same time period, as some of the buildings have been converted to commercial use under the Government's revitalisation scheme for industrial buildings.

The amount of industrial land in Hong Kong falls considerably behind Singapore and Shenzhen

(Figure 35) Industrial Land Area in Hong Kong, Singapore and Shenzhen



Note: Singapore's calculation of industrial land includes commercial land. However, examination of the territory's map shows that commercial land makes up a very small proportion of the grouping, thus having little effect on the overall amount of land for industry and commerce.
Sources: Planning Department, Singapore Ministry of National Development and Shenzhen Municipal Urban Planning, Land and Resources Commission

Compared with our neighbouring cities, Hong Kong allocates a much lower proportion of land for industrial usage.

In Hong Kong, only 9.6% of the total built-up area is dedicated to industrial use, equivalent to 2,600 hectares. Meanwhile, just across the Sham Chun River, the government of Shenzhen announced in 2016 that in order to boost the city's competitiveness, at least 27,000 hectares of land is reserved for industrial use, accounting for no less than 30% of the total urban built-up area. The industrial land area in Singapore is also more than triple that of Hong Kong, at close to 9,700 hectares.

Although it can be argued that the economic structure of the two other cities is not the same as Hong Kong, the significant differences in absolute industrial land area is still worth noticing.

Existing flatted factories are not fit for purpose. . .

(Figure 36) Warehouse on “Brownfield”



(Figure 37) Typical Flatted Factory



Source: Our Hong Kong Foundation

Existing storage and distribution spaces in Hong Kong are insufficient, and many of the time, unsuitable.

The existing flatted factories in the city are just not suitable for the needs of the market. In modern day logistics, where “next-day arrival” services are ubiquitous, logistics and distribution centres require large floor areas and high ceilings, as well as direct access by lorries. Presently, these sorts of spaces are available at relatively lower rents in “brownfield” sites.

Flatted factories, on the other hand, were designed during the industrial era of Hong Kong, and are more suited for manufacturing than logistics. Since they are built vertically, access to the upper floors are via lifts only, but the lifts tend to be outdated. For instance, vertical bi-parting lift doors are still common in flatted factories. Direct access to upper floors by ramp is preferable, but it is virtually non-existent among the older industrial districts.

...especially for loading areas

(Figure 38) Warehouse on “Brownfield”



(Figure 39) Typical Flatted Factories



Source: Our Hong Kong Foundation

Also, loading areas of urban flatted factories tend to be congested and only on the ground floor of buildings, adding extra time to bring the cargoes from vehicles to storage rooms.

In fact, a news report shows that loading areas within flatted factories or other industrial buildings are so scarce that building managements are charging fees for lorries to enter, causing drivers to opt to unload in the streets, thus exacerbating jam-packed traffic.



Comprehensive policy review of economic ancillary land is necessary

As established, around 20% of GDP and employment in Hong Kong relies on the trading and logistics industry, necessarily generating substantial demand for economic ancillary land. At present, existing storage and distribution spaces are insufficient, and many of the time, unsuitable. With the industry's rapidly changing landscape, it is imperative to evaluate the demand for economic ancillary land from the industry's perspective.

Therefore, we call for a comprehensive review by the Government for the current and future demand of economic ancillary land to support and facilitate the trading and logistic sector.

This issue will touch upon various areas and fall within the remit of multiple departments, including the Development Bureau, Commerce and Economic Development Bureau, Transport and Housing Bureau etc.

Therefore, we recommend that the steering committee of this review should be chaired by a senior Government official who can coordinate and receive inputs from all relevant Government bureaux mentioned above.

Appendix I - Forecast of Future Private Housing Supply (2019 - 2023)

Forecast of Future Private Housing Supply (2019)

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Sai Kung	Malibu, Lohas Park	Wheelock	1,600	1,102,000	Railway
Tuen Mun	Le Pont	Vanke	1,154	832,000	Rezoning
Tai Po	Solaria	K. Wah	1,122	663,000	Reclamation
Tai Po	St. Martin I	Sun Hung Kai Properties	804	502,000	Reclamation
Tai Po	Ontolo	Great Eagle	723	731,000	Reclamation
Yuen Long	Sol City	Chinachem	720	452,000	Railway
Tai Po	The Horizon	Billion Development	667	716,000	Reclamation
Tai Po	St. Martin II	Sun Hung Kai Properties	640	399,000	Reclamation
North	Eden Manor	Henderson	590	555,000	New Town & NDA
Tuen Mun	Mount Regency I	Sun Hung Kai Properties	522	244,000	New Town & NDA
Tuen Mun	Mount Regency II	Sun Hung Kai Properties	495	232,000	New Town & NDA
Tuen Mun	Esplanade	Chuang's	371	117,000	Rezoning
Tuen Mun	T Plus	Jiayuan International & Stan Group	356	85,000	Rezoning
Sha Tin	St. Barths Ph1	Sun Hung Kai Properties	353	280,000	Reclamation
Tuen Mun	COO Residence	CSI Properties	204	68,000	Rezoning
Tsuen Wan	L'AQUATIQUE	Metallurgical Corporation of China Ltd.	198	132,000	Rezoning
Tuen Mun	The Carmel	Wing Tai	178	159,000	New Town & NDA
Yuen Long	Park Yoho Phase 3	Sun Hung Kai Properties	164	93,000	New Town & NDA
Sha Tin	STTL 605, Ma On Shan	CITIC	148	226,000	Reclamation
Sha Tin	The Garrison	Far East Consortium	118	33,000	New Town & NDA
Sha Tin	STTL 579, Kau To	Chun Wo & Kingboard	104	323,000	New Town & NDA
Sha Tin	St. Barths Phase 2	Sun Hung Kai Properties	67	69,000	Reclamation
Yuen Long	Park Reach	Henderson & New World	63	19,000	Redevelopment
Tuen Mun	TMTL 542, Area 48	Poly Property	41	115,000	Rezoning
Islands	Lot 1872 in DD Cheung Chau, Cheung Chau	Ming Hing Waterworks	40	29,000	Rezoning
Sai Kung	Lot 1181 in DD 215, Tui Min Hoi	Sino Land	34	52,000	Rezoning
Islands	Area 2a Discovery Bay	HKR & CITIC	21	46,000	New Town & NDA
Yuen Long	Lot 4041 in DD 120, Fraser Village	Ip & Fu Investment Co. Ltd.	16	30,000	New Town & NDA
Yuen Long	Lot 1752 in DD 122, Tong Yan San Tsuen	Henderson	16	28,000	New Town & NDA
Yuen Long	Lot 2115 in DD 105, Ngau Tam Mei	L'Avenue	16	45,000	Rezoning
Yuen Long	131 & 135 Tong Yan San Tsuen	Smart Gain Development Ltd.	15	23,000	Redevelopment
Tuen Mun	TMTL 490, Tai Lam	Emperor International	8	29,000	New Town & NDA
North	Lot 1909 in DD 100, Sheung Shui	CSI Properties & Others	6	33,000	Rezoning
Islands	Lot 758 in DD 332, Cheung Sha	Neutron Property Fund Ltd.	6	36,000	Rezoning
Tsuen Wan	One Kowloon Peak Phase 2	Cheuk Nang	5	9,000	Redevelopment
Sai Kung	3 Fei Ngo Shan Road	COLI	5	16,000	Redevelopment

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Islands	Lot 673 in DD Peng Chau, Peng Chau	Ocean Gain Construction Ltd.	4	9,000	Rezoning
Islands	New Villa Cecil Phase 2	Cheuk Nang	4	3,000	Rezoning
Tuen Mun	TMTL 495, Siu Lam	Fortune Loyal Development Ltd.	3	8,000	New Town & NDA
Sai Kung	1 Silver Terrace Road	David Chiu	2	3,000	Redevelopment
Yuen Long	Lot 816 in DD 110, Shek Kong San Tsuen	Fortress Link Investment Ltd.	2	5,000	New Town & NDA
Tuen Mun	TMTL 512, Area 59	Asia Standard	2	13,000	New Town & NDA
Yuen Long	Lot 2300 in DD106, Kam Tin	Chan Sai-ying, Connie	1	5,000	Redevelopment
Tuen Mun	436 Castle Peak Road - Castle Peak Bay	Agrade Holdings Ltd.	1	3,000	Redevelopment
Tai Po	3 Pun Shan Chau, Lux Habitat	Pineberg Ltd.	1	3,000	Redevelopment
Tai Po	Lot 10, 72 & 73 in DD 33, Tsung Tsai Yuen	Charm Fair Ltd.	1	3,000	Redevelopment
Yuen Long	Lot 1882 in DD 121, Sha Tseng Road	Intact Building Co Ltd.	1	6,000	Redevelopment
Islands	CCIL 11, Cheung Chau	Lucky Ltd.	1	4,000	Redevelopment
New Territories Sub-total			11,613	8,588,000	
Kwun Tong	One East Coast	Kowloon Development	646	251,000	Rezoning
Yau Tsim Mong	Cetus Square Mile	Henderson	514	167,000	Redevelopment
Kowloon City	Eresidence	URA	493	219,000	Redevelopment
Sham Shui Po	NKIL 6533, Beacon Hill	Kerry	343	343,000	Rezoning
Kowloon City	Downtown 38	Sun Hung Kai Properties	228	88,000	Redevelopment
Yau Tsim Mong	Novi	Lai Sun	138	41,000	Redevelopment
Kowloon City	128 Waterloo Road	Chun Wo	132	86,000	Redevelopment
Sham Shui Po	Park One	Henderson	129	64,000	Redevelopment
Sham Shui Po	Astro	Astro Far East	104	31,000	Redevelopment
Kowloon City	80 Maidstone Road	Fame Top Investment Ltd.	92	38,000	Redevelopment
Kowloon City	49-55 Kai Tak Road	MT SISTERS Ltd. & Maxtech Ltd.	88	32,000	Redevelopment
Kowloon City	AVA 55	Lo Wah	88	31,000	Redevelopment
Sham Shui Po	205-211A Hai Tan Street	ITC Properties	76	33,000	Redevelopment
Yau Tsim Mong	Enchantee	Export Success Investments Ltd., Mint Spirit Ltd.	76	20,000	Redevelopment
Kowloon City	10-12A La Salle Road & 168-168C Boundary Road	Kerry	73	45,000	Redevelopment
Kowloon City	2 Grampian Road	K. Wah	62	66,000	Redevelopment
Kowloon City	14-20 Inverness Road	Easyknit	60	47,000	Redevelopment
Yau Tsim Mong	409-411 Chatham Road North	Plotio Development (HK) Ltd.	54	14,000	Redevelopment
Kowloon City	1-3 San Lau Street & 2 Shek Tong Street	Greater Hero Ltd.	51	19,000	Redevelopment
Kowloon City	18-24 Ko Shan Road	Bonds	50	27,000	Redevelopment
Kowloon City	6-12 Maidstone Road	Yu Tai Hing	48	35,000	Redevelopment
Kwun Tong	297-299 Kwun Tong Road	King Tier Ltd.	7	3,000	Redevelopment
Kowloon City	121 Boundary Street	Trackway Investments Ltd.	2	5,000	Redevelopment
Kowloon City	139 Waterloo Road	Broadic Investment Ltd.	2	5,000	Redevelopment

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Kowloon City	12 Stafford Road	Li Man Ho	1	3,000	Redevelopment
Kowloon City	12 Hereford Road	Sunshine (Far East) Ltd.	1	5,000	Redevelopment
Kowloon Sub-total			3,558	1,718,000	
Central & Western	Novum West	Henderson	645	209,000	Redevelopment
Eastern	Novum East	Henderson	464	139,000	Redevelopment
Eastern	Harbour Glory	Cheung Kong	378	433,000	Rezoning
Southern	63 Pokfulam	Kowloon Development	350	128,000	Redevelopment
Central & Western	18-20 Caine Road	Sun Hung Kai Properties & Others	293	138,000	Redevelopment
Central & Western	One Artlane	Henderson & Peterson	240	74,000	Redevelopment
Eastern	The Consonance	Henderson	192	66,000	Redevelopment
Wan Chai	5-8 Hing Hon Road	Kerry & Others	156	68,000	Redevelopment
Eastern	Monti	Lai Sun	144	61,000	Redevelopment
Southern	South Walk Aura	Henderson	142	38,000	Redevelopment
Central & Western	8-10A Mosque Street	Emperor International	100	32,000	Redevelopment
Central & Western	14-18 Mosque Street	Huarong Real Estate	92	50,000	Redevelopment
Central & Western	Upper Central	Yuzhou Properties	85	25,000	Redevelopment
Central & Western	42-44 Kotewall Road	Chinachem	64	153,000	Redevelopment
Eastern	One Eighty	Joint Sun Corporation Ltd. & Ease Day Ltd.	57	25,000	Redevelopment
Wan Chai	53 Ship Street & 1-5 Schooner Street	Hopewell	56	18,000	Redevelopment
Central & Western	30 Po Shan Road	K. Wah & Chuang's	45	40,000	Redevelopment
Wan Chai	103-105 Caroline Hill Road	Bonds	36	36,000	Redevelopment
Southern	128 Pok Fu Lam Road	Samsbury Investments Ltd.	32	63,000	Redevelopment
Eastern	363-367 Shau Kei Wan Road	Yu Tai Hing	20	19,000	Redevelopment
Central & Western	1 Plantation Road	Wharf Holdings	20	91,000	Redevelopment
Central & Western	15-18 Stubbs Road Phase 2	Sun Hung Kai Properties	19	48,000	Rezoning
Southern	16A-16D Shouson Hill Road	Joy More Investment Ltd.	18	29,000	Redevelopment
Central & Western	23 Po Shan Road	ITC Properties, Asia Standard & CSI Properties	16	80,000	Redevelopment
Southern	RBL 1198, J/O Shouson Hill Road West & Wong Chuk Hang Path	Emperor International, Shimao Chairman & Mingfa	15	88,000	Rezoning
Central & Western	6-16 Peel Rise	L'Avenue	4	18,000	Redevelopment
Southern	16-18 Cape Road	Circle Property	4	21,000	Redevelopment
Southern	7 Headland Road	Valiant Hill Ltd.	4	17,000	Redevelopment
Central & Western	8 Pollock's Path	Ryoden	2	12,000	Redevelopment
Wan Chai	53 Perkins Road	Mirabell	1	4,000	Redevelopment
Southern	18 Carmel Road	Horizon East Investment Ltd.	1	5,000	Redevelopment
Central & Western	Chateau15	Chuang's	1	9,000	Redevelopment
Central & Western	45 Barker Road	CSI Properties	1	2,000	Redevelopment
Wan Chai	5 Henderson Road	Lam Lung On	1	9,000	Redevelopment

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Wan Chai	16 Perkins Road	Dragon Joy Development Ltd.	1	8,000	Redevelopment
Central & Western	8-12 Peak Road	CSI Properties & Others	1	5,000	Redevelopment
Hong Kong Sub-total			3,700	2,261,000	
2019 Total			18,871	12,567,000	

Notes: 1. The date of completion is defined as the date of obtaining the Occupation Permit. The expected date is sourced from the sales brochure of the project, disclosure from presale consent application and public disclosure from developers. In the case that these are not available, the completion date will be based on our estimates with regard to information from the Buildings Department, the Town Planning Board and site inspection.

2. In the case that the number of units are not publicly available from the government or developers' disclosure, OHKF estimated the number based on the average unit size of adjacent projects from the same developers in recent years.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' financial reports, various newspapers and Our Hong Kong Foundation

Forecast of Future Private Housing Supply (2020)

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Sha Tin	STTL 576, Fo Tan	Central China International	2,443	2,057,000	Redevelopment
Sai Kung	LP6	Nan Fung & Sino Ocean	2,392	1,474,000	Railway
Tuen Mun	TMTL 500, Area 56	Evergrande	1,982	785,000	New Town & NDA
Tai Po	TPTL 227, Pak Shek Kok	Billion Development	1,408	1,112,000	Reclamation
Tsuen Wan	88 Yeung Uk Road	Billion Development	840	424,000	Rezoning
Tuen Mun	TMTL 539, Area 16	Sun Hung Kai Properties	668	286,000	Rezoning
Tuen Mun	TMTL 417, Tai Lam Chung	Host Duty Ltd.	610	915,000	Redevelopment
Sha Tin	Altissimo	Wang On & Country Garden	547	388,000	Reclamation
Sha Tin	STTL 609, To Shek	Sun Hung Kai Properties	542	434,000	Rezoning
Yuen Long	Reach Summit	Henderson & New World	504	171,000	Rezoning
Tuen Mun	TMTL 516, Tsing Ha Lane	L'Avenue	137	206,000	Rezoning
Sai Kung	3 Clear Water Bay	Nuo Feng Ltd.	8	33,000	Rezoning
New Territories Sub-total			12,081	8,285,000	
Sham Shui Po	Cullinan West Phase 5	Sun Hung Kai Properties	1,172	670,000	Railway
Yau Tsim Mong	25-29 Kok Cheung Street	Henderson	600	206,000	Redevelopment
Yau Tsim Mong	35-47 Li Tak Street, 2-16 Kok Cheung Street & 32-44 Fuk Chak Street	Henderson	517	181,000	Redevelopment
Sham Shui Po	NKIL 6534, J/O Fuk Wing Street, Camp Street & Fuk Wa Street	Vanke	467	256,000	Rezoning
Sham Shui Po	1-15 Berwick Street & 202-220 Nam Cheong Street	Henderson	464	162,000	Redevelopment
Kowloon City	17 Sheung Shing Street	Goldin Finance	401	586,000	Rezoning
Kowloon City	30-44 Gillies Avenue South & 75-77 Baker Street	Henderson	339	119,000	Redevelopment
Kwun Tong	maya, 13 & 15 Sze Shan Street	Wang On & CIFI	326	231,000	Redevelopment
Kowloon City	KIL 11246, Kowloon City Road & Sheung Heung Road URA project	New World	294	112,000	Redevelopment
Sham Shui Po	342-354 Un Chau Street	Henderson	200	68,000	Redevelopment
Yau Tsim Mong	2A-2F Tak Shing Street	Henderson	172	90,000	Redevelopment
Sham Shui Po	AVA 61	Lo Wah	138	32,000	Redevelopment
Sham Shui Po	1-3B Kowloon Road & 1-5 Kiu Yam Street	Sino Land	100	44,000	Redevelopment
Sham Shui Po	2 Dorset Crescent	Ocean Grand Management Ltd.	1	6,000	Redevelopment
Sham Shui Po	4 Dorset Crescent	Ocean Grand Management Ltd.	1	6,000	Redevelopment
Kowloon Sub-total			5,192	2,769,000	

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Eastern	Victoria Harbour Phase 2	Sun Hung Kai Properties	351	258,000	Redevelopment
Eastern	Novum Point	Henderson Land's family	281	85,000	Redevelopment
Central & Western	1-19 Chung Ching Street	Henderson	264	79,000	Redevelopment
Central & Western	150-158 Queen's Road West	Circle Property	132	40,000	Redevelopment
Central & Western	21 Borrett Road Phase 2	Cheung Kong	66	149,000	Rezoning
Central & Western	75 Peak Road	Season Glitter Ltd.	13	29,000	Redevelopment
Central & Western	47 Barker Road	CSI Properties	1	2,000	Redevelopment
Southern	72 Repulse Bay Road	First Group	1	18,000	Redevelopment
Central & Western	36 Severn Road	Nulima Company Ltd.	1	9,000	Redevelopment
Hong Kong Sub-total			1,110	669,000	
2020 Total			18,383	11,723,000	

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2. In the case that the number of units are not publicly available from the government or developers' disclosure, OHKF estimated the number based on the average unit size of adjacent projects from the same developers in recent years.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' financial reports, various newspapers and Our Hong Kong Foundation

Forecast of Future Private Housing Supply (2021)

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Yuen Long	Tin Wing Light Rail Stop Development	Sun Hung Kai Properties	1,938	980,000	Railway
Tai Po	The Regent	COLI	1,620	1,153,000	Rezoning
Sai Kung	Lohas Park Package 8	Cheung Kong	1,422	1,044,000	Railway
Yuen Long	Southern Site, Yuen Long Station	Sun Hung Kai Properties	940	629,000	Railway
Yuen Long	9 Wetland Park Road	Sun Hung Kai Properties	710	408,000	Rezoning
Kwai Tsing	TYTL 190, Tsing Yi	Grand Ming	800	474,000	Rezoning
Sai Kung	Lohas Park Package 9A	Wheelock	647	438,000	Railway
Yuen Long	Grand YOHO Phase 3	Sun Hung Kai Properties	626	452,000	New Town & NDA
Sai Kung	Lohas Park Package 7A	Wheelock	616	416,000	Railway
Tai Po	Mayfair by the Sea 8	Sino Land	528	413,000	Reclamation
Sai Kung	Lohas Park Package 7B	Wheelock	504	340,000	Railway
Tuen Mun	TMTL 497, Area 56	Wing Tai	465	264,000	Rezoning
Yuen Long	3 Ko Po Path	Road King	331	368,000	Rezoning
Tai Po	TPTL 230, Tai Po	Manhattan	325	260,000	Rezoning
Tai Po	TPTL 223, Lo Fai Road	Hysan & HKR	134	336,000	Rezoning
Tuen Mun	TMTL 547, Castle Peak Road - Castle Peak Bay	HK Ferry & Empire Group	123	62,000	Rezoning
Tai Po	TPTL 229, Lo Fai Road	Hysan & HKR	64	161,000	Rezoning
Tuen Mun	5 Mun Fat Lane, Castle Peak Road	Excel Sino Group Ltd.	8	15,000	Redevelopment
Sai Kung	101 Tai Mong Tsai Road	PAC-Wealth Enterprises Ltd.	2	7,000	Redevelopment
Sai Kung	Lot 1681 in DD 243, J/O Pik Sha Road & Clear Water Bay Road	Ever Shine Development Ltd.	2	8,000	Redevelopment
Tuen Mun	432 Castle Peak Road - Castle Peak Bay	Win Grand Investment Ltd.	1	5,000	Redevelopment
New Territories Sub-total			11,806	8,233,000	
Kwun Tong	Grand Central Phase 1	Sino Land & Chinese Estates	1,025	766,000	Redevelopment
Kowloon City	9 Muk Tai Street	K. Wah	1,006	562,000	New Town & NDA
Kwun Tong	Grand Central Phase 2	Sino Land & Chinese Estates	974	730,000	Redevelopment
Sham Shui Po	Seaside Sonata	Cheung Kong	876	538,000	Redevelopment
Kwun Tong	YTIL 44, Yau Tong	Minmetals Land Ltd.	688	482,000	Rezoning
Kowloon City	The Vantage	Henderson	551	207,000	Redevelopment
Sham Shui Po	456-466 Sai Yeung Choi Street North & 50-56 Wong Chuk Street	Henderson	537	204,000	Redevelopment
Sham Shui Po	27-29 Tonkin Street, 340-342 Fuk Wing Street & 249-263 Un Chau Street	New World	414	194,000	Redevelopment
Yau Tsim Mong	1 Ka Shin Street, 39-53 Tai Kok Tsui Road & 2 Pok Man Street	Henderson	248	87,000	Redevelopment
Yau Tsim Mong	Reclamation Street & Shantung Street URA project	Sino Land & Chuang's	187	135,000	Redevelopment

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Kowloon City	139-147 Argyle Street	Sino Land	175	310,000	Redevelopment
Sham Shui Po	AVA 228	Lo Wah	160	30,000	Redevelopment
Yau Tsim Mong	L Living 23	Yau Lee	142	62,000	Redevelopment
Sham Shui Po	115-125 Castle Peak Road	Wing Kwok Enterprise Ltd	123	46,000	Redevelopment
Kowloon City	195 Prince Edward Road West	Sun Hung Kai Properties	113	45,000	Redevelopment
Kowloon City	46-48 Lion Rock Road	Bonds	54	16,000	Redevelopment
Kowloon City	146A Waterloo Road	Zone Lead Holdings Ltd.	2	13,000	Redevelopment
Kowloon City	4 Kent Road	Ng Kin-wah	1	6,000	Redevelopment
Kowloon Sub-total			7,276	4,433,000	
Central & Western	4A-4P Seymour Road	Henderson & New World	315	472,000	Redevelopment
Wan Chai	206-212 Johnston Road	Henderson	186	65,000	Redevelopment
Central & Western	73-73E Caine Road	Henderson	173	61,000	Redevelopment
Southern	65-71 Ap Lei Chau Main Street	Henderson	117	41,000	Redevelopment
Southern	85-95 Shek Pai Wan Road	Henderson	78	47,000	Redevelopment
Wan Chai	17 Wood Road	Henderson	49	17,000	Redevelopment
Central & Western	1-4 Ladder Street Terrace	Henderson	41	14,000	Redevelopment
Central & Western	62C Robinson Road & 6 Seymour Road	Henderson	21	32,000	Redevelopment
Southern	138 Pok Fu Lam Road	Ryoden	3	18,000	Redevelopment
Hong Kong Sub-total			983	767,000	
2021 Total			20,065	13,433,000	

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2. In the case that the number of units are not publicly available from the government or developers' disclosure, OHKF estimated the number based on the average unit size of adjacent projects from the same developers in recent years.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' financial reports, various newspapers and Our Hong Kong Foundation

Forecast of Future Private Housing Supply (2022)

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Sha Tin	Tai Wai Station	New World	3,000	2,050,000	Railway
Yuen Long	Kam Sheung Road West Rail Station Package 1	Sino Land, COLI & K. Wah	1,652	1,237,000	Railway
Sai Kung	TKOTL 121, Tseung Kwan O	Kowloon Development	1,518	519,000	Reclamation
North	FSSTL 262, Fanling	Henderson	1,096	603,000	Redevelopment
Yuen Long	TSWTL 34 Phase 2, Tin Shui Wai	Sun Hung Kai Properties	1,067	612,000	Rezoning
Sai Kung	Lohas Park Package 9B	Wheelock	1,007	682,000	Railway
Yuen Long	Northern Site, Yuen Long Station	Sun Hung Kai Properties	936	732,000	Railway
Sai Kung	Lohas Park Package 10	Nan Fung	893	811,000	Railway
Tai Po	TMTL 520, Kwun Chui Road	Wai Kee & Shenzhen Investment	728	473,000	New Town & NDA
Tuen Mun	TMTL 523, Castle Peak Road - Tai Lam	Wing Tai	500	294,000	New Town & NDA
North	FSSTL 263, Kwu Tung North	Henderson	470	282,000	Redevelopment
Sha Tin	STTL 614, Kau To	Cheung Kong	266	244,000	New Town & NDA
Yuen Long	DD129 Lot 120, Deep Bay Road	Lvgem China	116	887,000	Redevelopment
Sha Tin	STTL 610, Tai Po Road – Tai Wai	Far East Consortium	70	89,000	Rezoning
Sai Kung	8 Chuk Kok	Bright Design Engineering Ltd. & Sian Taylor	2	3,000	Redevelopment
Tsuen Wan	TWTL 418, Ting Kau	Lam Wing Tak, Wong Bik Ha	1	4,000	Redevelopment
New Territories Sub-total			13,322	9,522,000	
Kwun Tong	NKIL 6584, Off Sin Fat Road	Wheelock	1,378	827,000	Rezoning
Kowloon City	Ho Man Tin Station Phase 1	Goldin Finance	900	740,000	Railway
Kowloon City	NKIL 6567, Kai Tak	KWG & Longfor	667	575,000	New Town & NDA
Kowloon City	NKIL 6562, Kai Tak	Henderson	612	398,000	New Town & NDA
Kowloon City	2-12 & 18-24 Gillies Avenue South	Henderson	437	153,000	Redevelopment
Sham Shui Po	NKIL 6542, Tai Wo Ping	Shimao	422	632,000	Rezoning
Kowloon City	1-11C & 19-21C Whampoa Street & 80-86 Baker Street	Henderson	404	142,000	Redevelopment
Kwun Tong	Lot 1068 in SD 3, Off Anderson Road	Chinachem	399	259,000	Rezoning
Sham Shui Po	NKIL 6579, J/O Lung Cheung Road & Lion Rock Tunnel Road	Wharf Holdings	291	436,000	Rezoning
Sham Shui Po	3-8 Yiu Tung Street	Henderson	167	59,000	Redevelopment
Kwun Tong	8 Tung Yuen Street	Glass Bead Ltd.	133	113,000	Redevelopment
Kowloon City	39-41 Whampoa Street, 12A-12B & 22-22A Bulkeley Street	Henderson	126	44,000	Redevelopment
Kowloon City	Fuk Chak Street & Li Tak Street URA project	Chevalier	96	62,000	Redevelopment
Kowloon City	294-296A Prince Edward Road West	Top Gear Investment Ltd.	95	62,000	Redevelopment
Kowloon City	301 Prince Edward Road West	Easyknit	86	40,000	Redevelopment
Kowloon City	17 Braga Circuit	Enrique Chan	24	19,000	Redevelopment
Kowloon City	10 Braga Circuit	Kadoorie	1	6,000	Redevelopment

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Kowloon City	12 Braga Circuit	Kadoorie	1	5,000	Redevelopment
Kowloon City	14 Braga Circuit	Kadoorie	1	8,000	Redevelopment
Kowloon Sub-total			6,240	4,580,000	
Southern	Wong Chuk Hang Station Package 1	Road King & Ping An Real Estate	800	577,000	Railway
Southern	APIL 136, Lee Nam Road	Logan & KWG	762	762,000	Reclamation
Southern	Wong Chuk Hang Station Package 2	Sino Land & Kerry	600	493,000	Railway
Central & Western	Peel Street/ Graham Street Project Site A	Sino Land	116	84,000	Redevelopment
Central & Western	5-17 Western Street	Richford Trading Ltd.	72	43,000	Redevelopment
Southern	RBL 1201, Wong Ma Kok Road	K&K	70	226,000	Rezoning
Eastern	62-68 Chun Yeung Street	Ample-Yield Co Ltd.	63	28,000	Redevelopment
Southern	2 Headland Road	Golden Sea Ltd.	5	17,000	Redevelopment
Central & Western	RBL 169RP, 29 Lugard Road	Henderson	4	12,000	Redevelopment
Southern	11A Shouson Hill Road West	Optimal Gains Venture Ltd.	3	10,000	Redevelopment
Central & Western	34 Mount Kellett Road	Best Resource Industrial Ltd. & Master Step Ltd.	2	6,000	Redevelopment
Hong Kong Sub-total			2,497	2,258,000	
2022 Total			22,059	16,360,000	

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2. In the case that the number of units are not publicly available from the government or developers' disclosure, OHKF estimated the number based on the average unit size of adjacent projects from the same developers in recent years.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' financial reports, various newspapers and Our Hong Kong Foundation

Forecast of Future Private Housing Supply (2023)

District	Development Name	Developer	No. of Units	Residential GFA (sqf)	Source of land
Yuen Long	TSWTL 33, Tin Shui Wai	Sun Hung Kai Properties	1,991	1,199,000	Rezoning
Tuen Mun	TMTL 483 Phase 1, Siu Hong	Sun Hung Kai Properties	1,659	800,000	Rezoning
Sha Tin	STTL 611, Whitehead	Sino Land	149	119,000	New Town & NDA
Kwai Tsing	TYTL 192, Tsing Yi	Wang On	123	80,000	Redevelopment
Tuen Mun	Lot 2883 in DD 130 at Fuk Hang Tsuen Lane, Lam Tei	Jantix Reality	16	10,000	Redevelopment
Islands	Lot 766 in DD 332, Cheung Sha	Fully Fortune Corporation Limited	16	24,000	Redevelopment
New Territories Sub-total			3,954	2,232,000	
Sham Shui Po	NKIL 6549, Hing Wah Street West	Sino Land, Shimao, Wheelock, K. Wah & SEA Holdings	1,646	988,000	Reclamation
Kowloon City	NKIL 6568, Kai Tak	Sun Hung Kai Properties	1,640	1,066,000	New Town & NDA
Kowloon City	NKIL 6565, Kai Tak	Henderson	1,007	655,000	New Town & NDA
Kowloon City	NKIL 6563, Kai Tak	Wheelock	848	551,000	New Town & NDA
Kowloon City	NKIL 6564, Kai Tak	Wheelock	654	425,000	New Town & NDA
Kwun Tong	NKIL 6593, Yau Tong	Poly Property	548	357,000	Redevelopment
Kwun Tong	Yau Tong Ventilation Building	Sino Land & CSI Properties	501	325,000	Railway
Kowloon City	Chun Tin Street / Sung Chi Street Development Scheme	URA	310	132,000	Redevelopment
Kowloon City	74 Waterloo Road & 15-25 Yau Moon Street	Henderson & New World	100	80,000	Redevelopment
Kowloon City	4-6 Nam Kok Road	Henderson	68	24,000	Redevelopment
Kowloon Sub-total			7,322	4,603,000	
Southern	Wong Chuk Hang Station phase 3	Cheung Kong	1,538	1,000,000	Railway
Central & Western	3-4 Glenealy	Pacific Century Premium Development	255	102,000	Redevelopment
Central & Western	33-47 Catchick Street	Shanghai Commercial Bank	126	82,000	Redevelopment
Wan Chai	1A Wang Tak Street & 4 Po Shin Street	Emperor Hotel	106	58,000	Redevelopment
Central & Western	98-100 Robinson Road	Henderson	19	29,000	Redevelopment
Hong Kong Sub-total			2,044	1,271,000	
2023 Total			13,320	8,106,000	

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2. In the case that the number of units are not publicly available from the government or developers' disclosure, OHKF estimated the number based on the average unit size of adjacent projects from the same developers in recent years.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' financial reports, various newspapers and Our Hong Kong Foundation

Appendix II - Forecast of Future Public Housing Supply (2019/20 - 2022/23)

Forecast of Future Public Housing Supply (2019/20)

District	Development Name	No. of Units	Housing Type	Source of land
Kwai Tsing	Sheung Man Court	494	HOS	Rezoning
North	Po Shek Wu Estate	1144	PRH	Rezoning
North	Fai Ming Estate	938	PRH	Rezoning
Sai Kung (Tseung Kwan O)	Yung Ming Court	1,370	HOS	New Town & NDA
Sai Kung (Tseung Kwan O)	Mount Verdant	330	HOS (HKHS)	Rezoning
Sha Tin	Chun Yeung Estate	4846	PRH	Rezoning
Sha Tin	Greenhill Villa	1,020	HOS (HKHS)	Rezoning
Tuen Mun	Terrence Concerto	290	HOS (HKHS)	Rezoning
New Territories Sub-total		10,432		
Sham Shui Po	Shek Kip Mei Estate Phase 6	1,056	PRH	Redevelopment
Sham Shui Po	Hoi Tat Estate Phase 1	852	PRH	Reclamation
Sham Shui Po	Pak Tin Estate Phase 7	1,015	PRH	Redevelopment
Sham Shui Po	Pak Tin Estate Phase 8	1,015	PRH	Redevelopment
Sham Shui Po	Pak Tin Estate Phase 11	1,088	PRH	Redevelopment
Sham Shui Po	Hoi Lok Court (Phase 2)	1,698	HOS	Rezoning
Sham Shui Po	Hoi Tak Court	811	HOS	Rezoning
Wong Tai Sin	Tung Tau Estate Phase 8	1,033	PRH	Redevelopment
Wong Tai Sin	Fung Shing Street	754	PRH	Rezoning
Kowloon Sub-total		9,322		
Eastern	Ming Wah Dai Ha (Phase 1)	966	PRH (HKHS)	Redevelopment
Hong Kong Island Sub-total		966		
2019/20 Total		20,720		

Sources: Lands Department, Town Planning Board, Hong Kong Housing Authority, Hong Kong Housing Society, various newspapers and Our Hong Kong Foundation

Forecast of Future Public Housing Supply (2020/21)

District	Development Name	No. of Units	Housing Type	Source of land
Sha Tin	Yuk Wo Court	810	HOS	Rezoning
Islands	Yu Tai Court	1,226	HOS	Rezoning
North	Queen's Hill Estate Phase 1 (Part 1)	3,800	PRH	Rezoning
North	Queen's Hill Estate Phase 2	1,200	PRH	Rezoning
North	Queen's Hill Estate Phase 5	1,300	PRH	Rezoning
North	Shan Lai Court	3,200	HOS	Rezoning
Sha Tin	Kam Fai Court	735	HOS	Rezoning
Sha Tin	Wo Sheung Tun Street	806	HOS	Rezoning
Tai Po	Chung Nga Road East	655	PRH	Rezoning
New Territories Sub-total		13,732		
Kwun Tong	Diamond Hill Phase 1	1,000	PRH	Redevelopment
Sham Shui Po	Hoi Tat Estate Phase 2	1,431	PRH	Reclamation
Wong Tai Sin	Choi Fook Estate Phase 3	1,075	PRH	Rezoning
Kowloon Sub-total		3,506		
Eastern	Yue Chun House, Yue Wan Estate	800	GSH	Rezoning
Hong Kong Island Sub-total		800		
2020/21 Total		18,038		

Sources: Lands Department, Town Planning Board, Hong Kong Housing Authority, Hong Kong Housing Society, various newspapers and Our Hong Kong Foundation

Forecast of Future Public Housing Supply (2021/22)

District	Development Name	No. of Units	Housing Type	Source of land
Sha Tin	Ma On Shan Road	2,100	HOS	Rezoning
Islands	Tung Chung Area 54	3,300	HOS	New Town & NDA
Kwai Tsing	Near Lai King Hill Road	500	PRH	Rezoning
North	Queen's Hill Estate Phase 1 (Part 2)	2,600	PRH	Rezoning
Tuen Mun	Tuen Mun Area 54 Sites 1 & 1A	4,200	PRH	Rezoning
Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5,200	PRH	Rezoning
New Territories Sub-total		17,900		
Yau Tsim Mong	Lee Kung Street	309	PRH (HKHS)*	Rezoning
Sham Shui Po	Hoi Tat Estate Phase 3	1,031	PRH	Reclamation
Kowloon Sub-total		1,340		
Eastern	Chai Wan Road	828	PRH	Rezoning
Hong Kong Island Sub-total		828		
2021/22 Total		20,068		

Note: (*) Senior Citizen Residences Scheme

Sources: Lands Department, Town Planning Board, Hong Kong Housing Authority, Hong Kong Housing Society, various newspapers and Our Hong Kong Foundation

Forecast of Future Public Housing Supply (2022/23)

District	Development Name	No. of Units	Housing Type	Source of land
Sha Tin	On Muk Street Phase 1	540	HOS	Rezoning
Kwai Tsing	Tsing Hung Road	2,868	GSH	Rezoning
Kwai Tsing	Lai Cho Road	819	PRH	Rezoning
Tai Po	Tai Po Area 9	6,420	PRH	Rezoning
New Territories Sub-total		10,647		
Sham Shui Po	Pak Tin Estate Phase 10	719	PRH	Redevelopment
Wong Tai Sin	Diamond Hill Phase 2	2,130	PRH	Redevelopment
Wong Tai Sin	Diamond Hill Phase 3	920	HOS	Redevelopment
Kowloon Sub-total		3,769		
Hong Kong Island Sub-total		0		
2022/23 Total		14,416		

Sources: Lands Department, Town Planning Board, Hong Kong Housing Authority, Hong Kong Housing Society, various newspapers and Our Hong Kong Foundation

Appendix III - 25 Sites Recommended for Rezoning with High Priority

25 Sites Recommended for Rezoning with High Priority

District	Location	Original zoning	Housing Type
Kwai Tsing	Wah King Hill Road, Kwai Chung	GB,O	Private
Kwai Tsing	Near Mount Haven, Tsing Yi	GB,G/IC	Public
Kwai Tsing	Site 1, Shek Pai Street, Kwai Chung	GB	Public
Kwai Tsing	Site 2, Shek Pai Street, Kwai Chung	GB	Public
Kwai Tsing	Site 3, Shek Pai Street, Kwai Chung	GB,R(A)	Public
Tsuen Wan	Near Cheung Shan Estate, Tsuen Wan	O,R(A),G/IC	Public
Tsuen Wan	Po Fung Terrace, Tsuen Wan	GB	Private
Tsuen Wan	Castle Peak Road, Tsing Lung Tau	GB	Private
Tsuen Wan	Site 1, Route Twisk, Tsuen Wan	GB	Private
Tsuen Wan	Site 2, Route Twisk, Tsuen Wan	GB	Private
Tsuen Wan	East of the "V" zone, Lung Yue Road, Tsing Lung Tau	GB	Private
Sai Kung	Bus Terminus South of Hong Sing Garden and North of Mau Wu Tsai, Tseung Kwan O	GB, G/IC	Public
Sai Kung	Nam Wai (Eastern Portion), Hebe Haven, Sai Kung	GB	Private
Sha Tin	Lower part of Ma On Shan Tsuen Road, Ma On Shan	GB	Public
Sha Tin	Upper part of Ma On Shan Tsuen Road, Ma On Shan	GB	Private
Tai Po	East of Cheung Muk Tau, Ma On Shan	GB	Public
Tai Po	South of Symphony Bay, Ma On Shan	GB	Public
Northern	Land at Former Fanling Magistracy, Fanling	GIC	Public
Yuen Long	Chung Yip Road, Nam Sang Wai, Yuen Long	R(D)1	Private
Yuen Long	Near Tan Kwai Tsuen (Northern Portion), Yuen Long	GB	Public

New Territories Sub-total: 20 sites

Kwun Tong	Po Lam Road (Near Po Tat Estate), Kwun Tong	GB	Public
Sham Shui Po	Chak On Road Driving Test Centre and its Adjoining Area, Sham Shui Po	G/IC,R(A)	Public

Kowloon Sub-total: 2 sites

Eastern	Between Cheung Man Road and Chai Wan Park	GB	Public
Eastern	Behind Chai Wan Swimming Pool, Chai Wan	GB,G/IC	Public
Southern	LCSD Lower Shouson Hill Nursery, San Wan Village, Wong Chuk Hang	O	Private

Hong Kong Sub-total: 3 sites

Total: 25 sites

Abbreviations: GB: Green Belt G/IC: Government, Institution or Community O: Open Space R(A): Residential (Group A) R(D)1: Residential (Group D)1
Sources: Development Bureau and Our Hong Kong Foundation

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