



OUR HONG KONG
FOUNDATION
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Land and Housing
Policy Advocacy Series | 2

From Large-Scale Reclamation to an Ideal Home



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About Our Hong Kong Foundation

Our Hong Kong Foundation (OHKF) is a Hong Kong non-profit organisation registered in September 2014, with a mission to promote the long-term and overall interests of Hong Kong through public policy research, analysis and recommendation. Pooling together local, mainland and international talent, the Foundation studies Hong Kong's development needs, offering multidisciplinary public policy recommendations and solutions to foster social cohesion, economic prosperity and sustainable development.

Contents

- Part One:
“Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” Submission
- Part Two:
From Large-Scale Reclamation to an Ideal Home
- Appendix:
Forecast of Future Private Housing Supply (2017-2020)

The background is an abstract composition of various-sized triangles in shades of green, ranging from light to dark, set against a white background. The triangles are arranged in a way that creates a sense of depth and movement, with some pointing towards the left and others towards the right.

Part One:

“Hong Kong 2030+: Towards a Planning
Vision and Strategy Transcending 2030”
Submission

Background

1. In the face of the increasingly intense global competition and the rapid development of neighbouring economies (including coastal cities of mainland China, Southeast Asian countries, etc.), coupled with the development bottleneck as a result of serious shortage of land in Hong Kong, the city's relative competitiveness has been in decline. In the meantime, given the greatly shortened commute between Hong Kong and the mainland upon the completion of such major transport infrastructure as the Hong Kong-Zhuhai-Macao Bridge, Guangzhou-Shenzhen-Hong Kong Expressway and Tuen Mun to Chek Lap Kok Link Road, the economic, social, and cultural exchanges and developments among the Guangdong Province, Hong Kong, and Macau are set to thrive. Moreover, Hong Kong plays a crucial role in the "Belt and Road" and the "Greater Bay Area" Initiatives. If we can grasp the opportunities and overcome the existing restrictions, Hong Kong is poised to embrace another golden era of growth.
2. In the past decade, land shortage in Hong Kong has not only slowed down our economic growth, but has led to a serious undersupply of housing, sending property prices soaring, making them unaffordable to the majority of people. At the same time, subdivided units and "nanometre flats" has become increasingly prevalent, further worsening our quality of life. Moreover, homeownership has divided the society into two groups with contradicting interests, the "haves" and "have-nots", and this is detrimental to the harmony and stability of our society. Besides solving the problem of high property prices and rents, we should also improve the living environment of Hong Kong people and cope with the challenges of aging of both our population and buildings.
3. Economic development and curbing soaring home prices are not the only objectives of land development. In fact, equally important is the adverse effect brought about by land shortage to other aspects such as social livelihood, healthcare, education, public housing. For instance, land shortage contributes to the long waiting time of PRH applicants, as a result, large number of applicants are forced to live in sub-divided units. Land shortage breeds numerous social problems, and increasing land supply is the pre-requisite to the solution of these other problems.
4. "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" ("Hong Kong 2030+") will be an important blueprint for Hong Kong's future development. In view of this, Our Hong Kong Foundation (OHKF) has consulted numerous stakeholders and experts from various sectors to respond to the "Hong Kong 2030+" consultation and hopes to devise a comprehensive solution to the above difficulties.

Overview of Our Recommendations

5. Two recommendations by OHKF on “Hong Kong 2030+” are set out below:[▲]

A. Launch large-scale reclamation projects - The development of Hong Kong have long been inseparable from reclamation. It is not only the cornerstone of new town development, but also an important source of land for public and private housing. To ensure the stability and sustainability of long-term land supply, OHKF suggests that the government should restart large-scale reclamation projects and proposes a number of reclamation sites so we can create our “New Rose Garden”.

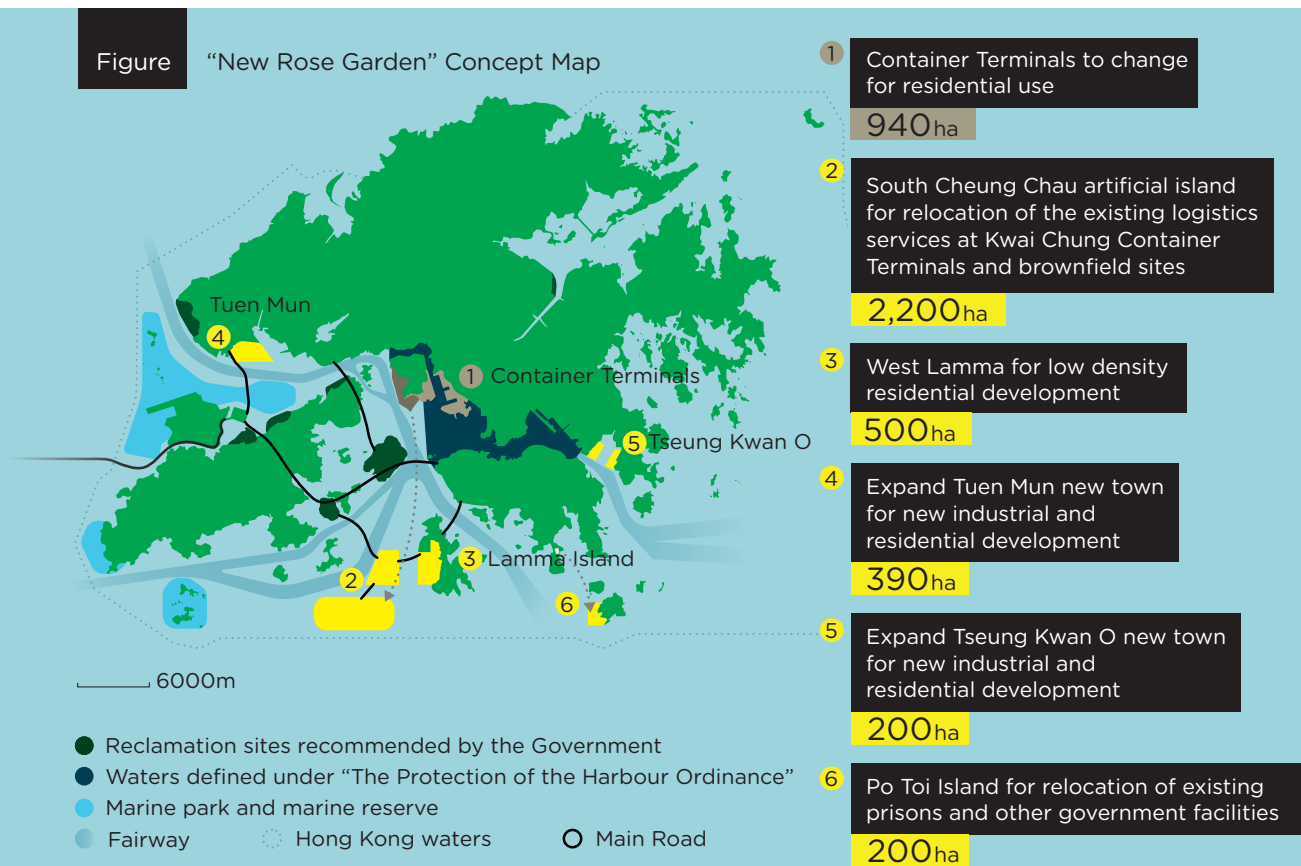
B. Release the land reserves of private land owners - In the face of an acute shortage of land in the short run, OHKF recommends that the government consider collaborating with private land owners to utilise their existing land reserve, in the form of public-private partnerships. This could be an effective way to increase housing supply to meet the urgent needs.

[▲] This submission is intended to summarise our recommendations. For more information and data analysis of the proposal, please refer to the second part of this document “From Large-Scale Reclamation to an Ideal Home”.

Recommendation I: Promote large-scale reclamation projects

6. According to the “Consolidated Land Requirement and Supply Analysis” (“Analysis Report”) of “Hong Kong 2030+”, Hong Kong needs about 1 million residential units for the next 30 years. In particular, only about 300,000 units are expected to be redeveloped in the next three decades. We believe this represents a sharp underestimation of future reconstruction needs. According to the redevelopment plan announced by the Housing Authority and the Hong Kong Housing Society, the government predicts that only 22,000 public housing units require redevelopment. This is a large underestimation taking into consideration that nearly 670,000 public housing units will be over 50 years old in 2046. Taking into account the building ages of all public and private housing and assumed demolition rates, OHKF predicts that more than 600,000 units will need to be redeveloped. All in all, OHKF estimates that the total housing unit demand is about 1.26 million, 260,000 units higher than that in the “Analysis Report”.
7. If we hope for a more spacious living environment, so as to make Hong Kong a more liveable city, not only should we raise the amount of per capita GIC land, but more importantly the per capita living space. If we increase the per capita living space of newly constructed units to 270 square feet (sf), similar to the current level of Singapore, average size of new units will be 730sf. Adopting the average plot ratio in the “Analysis Report”, the construction of 1.26 million units will require nearly 3,000 hectares of residential land. Meanwhile, a well-established community needs to satisfy not only housing demand, but also living needs, such as employment, transportation, open space, shopping, medical care, etc. OHKF estimates that the demand for future ancillary land is 6,375 hectares. In other words, Hong Kong will need more than 9,000 hectares of land over the next 30 years, nearly double that of the government’s estimate of 4,800 hectares (of which about 1,700 hectares are for residential use).

8. Unfortunately, the "Analysis Report" mentions that the existing and planned projects in Hong Kong can only provide about 3,600 hectares of land. Therefore, OHKF supports the development of the "East Lantau Metropolis" in the area near Kau Yi Chau and the Hei Ling Chau Typhoon Shelter, and hopes it can be implemented as soon as possible. With roads and railways connection to Hong Kong Island and Lantau Island, East Lantau Metropolis could become Hong Kong's third core business district. In addition, OHKF also supports the "New Territories North Development" project to support modern industry by utilising the brownfield sites and abandoned farmland in the northern part of the New Territories and connecting the entire development area via the Northern Link to establish a new town which makes same-district employment possible.
9. However, even if the abovementioned projects can successfully be implemented, we still face a supply shortfall of 4,000 hectares. Given the dire situation of the acute shortage of land, OHKF holds that Hong Kong needs a more ambitious plan of land creation to support the long-term development. With reference to the 25 potential reclamation sites initially proposed by the government in 2012, we sketched out a more aggressive preliminary concept map so that we can create our "New Rose Garden" (Figure).



Note: The size and shape of reclamation site on this plan are preliminary and are for the purpose of concept expression only. They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

10. The eastern part of the Hong Kong waters contain quite a number of coastlines with high ecological value, whereas the western waters have also been limited by large-scale infrastructure projects. In contrast, the central waters has a relatively low ecological value and hence higher potential for development of artificial islands. Apart from the East Lantau Metropolis, south of Cheung Chau is the only area in Hong Kong where large-scale reclamation is possible. Construction of an artificial island of more than 2,000 hectares could be considered in the region. If needed, the land so created may be considered for the relocation of the existing logistics services at Kwai Chung Container Terminals and brownfield sites to make room for development.

11. The Kwai Chung Container Terminals, together with the surrounding logistics sites, and the government's proposed reclamation of Tsing Yi South have a combined area of nearly 1,000 hectares. They are located at the heart of urban areas with well-developed traffic network, and therefore can be considered for residential development of mainly subsidized housing and other purposes to satisfy the socio-economic and livelihood needs. In addition, reclamation in Po Toi Island may be considered for redeployment of government facilities such as existing prisons, while the original land can be used for development of higher valued purposes. Since the coastal waters near Cheung Chau and South Lantau have already been classified as recreational uses, coupled with the high development value of Lamma Island for its proximity to Hong Kong Island, OHKF opposes the classification of the coastal waters of Lamma Island for recreational uses. Together with Tuen Mun, Tseung Kwan O and West Lamma, the above five reclamation sites can provide more than 3,500 hectares of land.

12. OHKF believes that development and conservation are not mutually exclusive. Through comprehensive planning that connects environmental protection with urban development, it can raise the public awareness towards sustainability and improve living standards. Different areas of Hong Kong have different development potentials, transport facilities, community facilities, and environmental carrying capacity. Therefore, it is extremely important to devise a development strategy that caters to the geographical differences of different areas. In addition, OHKF recommends the use of advanced reclamation methods to reduce the impact on marine ecology and the rate of subsidence in future reclamation areas, as well as the introduction of eco-coastline at suitable locations in the new reclamation area.

13. Reclamation is the cornerstone of the past success of Hong Kong. As a result of the recent halt of reclamation, supply of land fails to meet the development needs of Hong Kong, which has directly contributed to Hong Kong's social and economic bottlenecks. The consequence is our development lagging behind neighbouring cities. For the sake of the long-term well-being of Hong Kong, OHKF proposes to immediately restart large-scale reclamation projects to create the city's "New Rose Garden".

Recommendation II: Utilise the land reserve of private land owners

14. Reclamation will undoubtedly serve Hong Kong's long-term social and economic needs. However, reclamation generally takes almost a decade's time. In the face of short-term housing needs and social problems arising from high property prices, the government needs innovative ways to increase housing supply in the short to medium-term.
15. Private land owners have a considerable amount of land (mainly in the New Territories), but unfortunately development of these sites is made difficult as a result of a lack of infrastructure, town planning processes and determination of land premium. A rough estimation shows that the combined land reserve of three major developers measure close to 1,000 hectares. OHKF believes that the government should promote public-private partnerships with innovative thinking to increase housing supply.
16. OHKF recommends the government to establish a mechanism to collaborate with private land owners and provide policy support, enabling them to utilise their land reserve for residential developments within designated areas. In the meantime, private land owners are required to allocate certain portion of the said land to the government for the development of subsidised sales flats. All such proposed public-private partnerships should be designed with the sole objective of solving the housing problem and creating a decent and dignified living environment for the people of Hong Kong.

The background is a complex, abstract geometric pattern composed of numerous overlapping triangles in various shades of green, ranging from light lime to dark forest green. The triangles are arranged in a way that creates a sense of depth and movement, with some pointing towards the center and others pointing outwards. The overall effect is a modern, minimalist aesthetic.

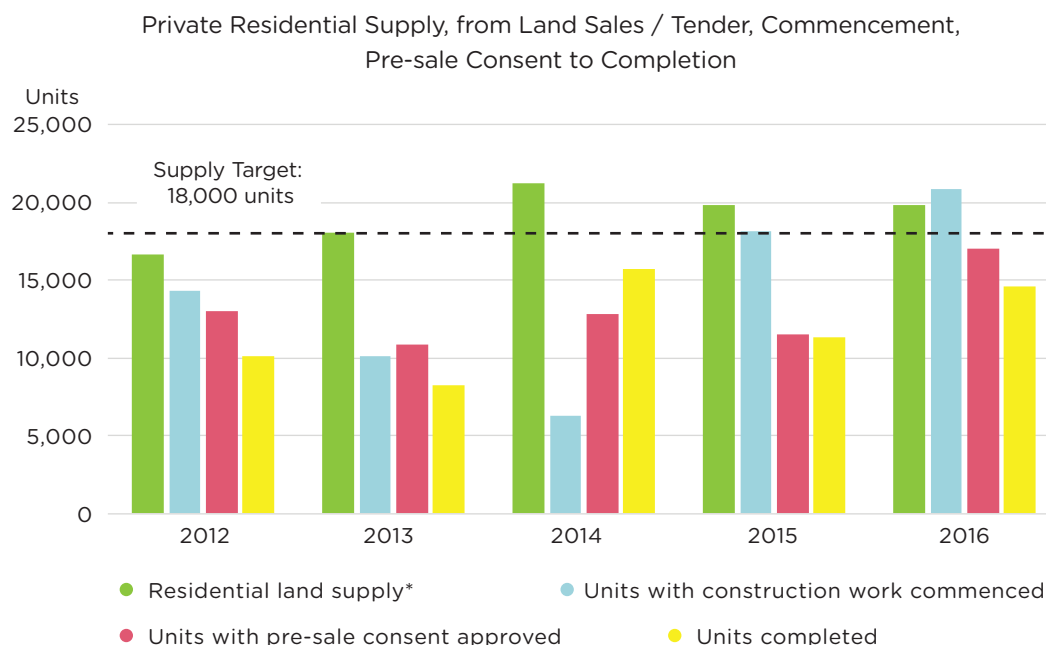
Part Two:

From Large-Scale Reclamation to an
Ideal Home

Overview

- Although land supply has increased significantly in recent years, the supply of private housing units in the past five years missed the target set by the government's "Long-Term Housing Strategy" (LTHS), i.e., 18,000 units per year.
- Our Hong Kong Foundation (OHKF) forecasts that the average annual completion of private residential units to be 20,200 in 2017 to 2020, which meets the target set by the LTHS and is 85% higher than that of the preceding decade.
- However, public housing is still chronically undersupplied, and the average waiting time of public rental housing has increased rapidly.
- OHKF estimates that Hong Kong will require more than 1.26 million residential units over the next 30 years, translating into more than 9,000 hectares of land. Yet, the government's existing land development plans can only provide 5,300 hectares.
- Hong Kong's development is a story of reclamation. It is not only the cornerstone of the development of new towns, but also an important source of land for public and private housing. But in recent years, reclamation have halted, and Hong Kong is seriously falling behind its neighbours. As a result, the residential land available for sale from reclamation will soon be depleted.
- To ensure the continued and stable supply of land and establish a land reserve in the long-term, OHKF suggests that the Government should restart large-scale reclamation and proposes a number of reclamation sites. Together, we can build our "New Rose Garden".
- In the short to medium term, OHKF recommends the government to consider ways of releasing private land reserve to increase housing supply through public-private partnerships.

Supply of Private Housing Units Missed the Government's Target in the Past 5 Years

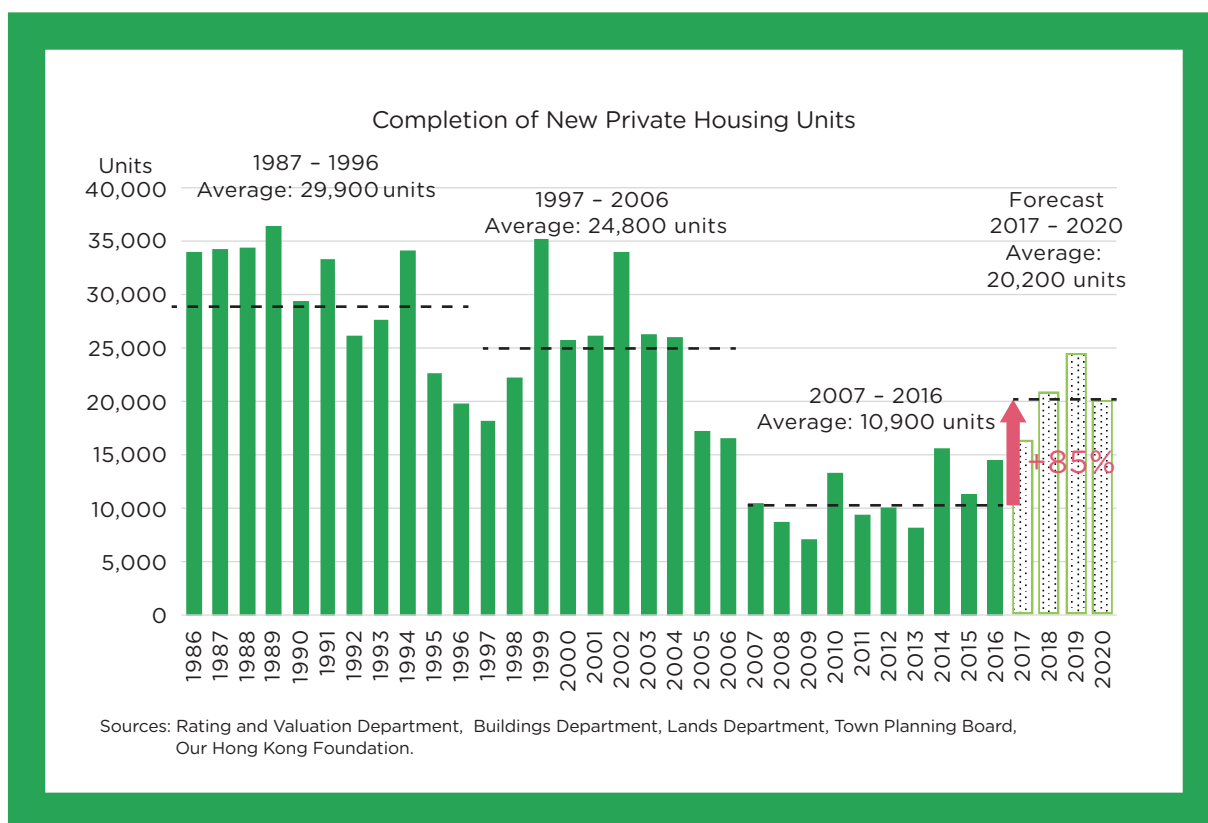


Note: (*) Figures of residential land supply are from the Annual Land Sale Programme.

Sources: Rating and Valuation Department, Buildings Department, Lands Department, Annual Land Sale Programme.

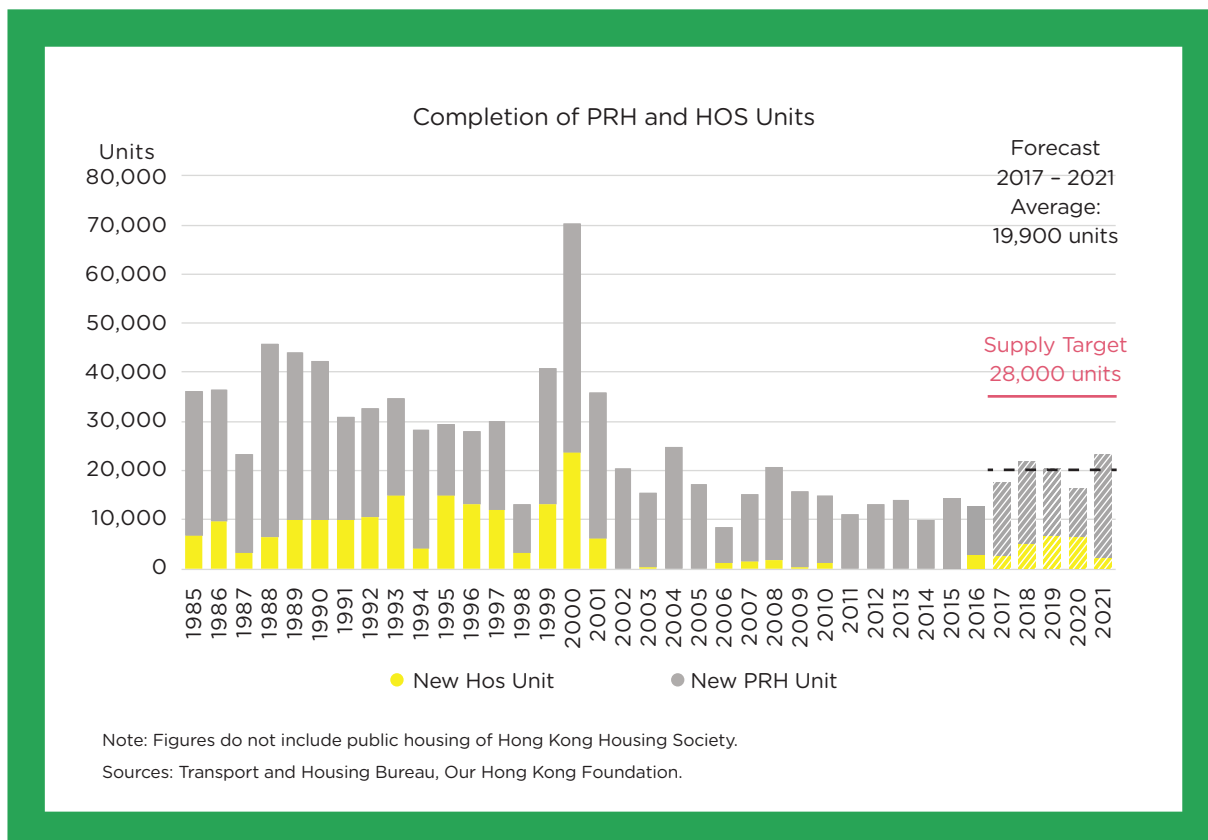
1. OHKF collected property market statistics of the past five years, including residential land supply, private units with construction work commenced, pre-sale consent approved, and completions. We found that only residential land supply meets the target of 18,000 unit per year.
2. Private home completion, the most important indicator, registered an average of only 12,000 units per year over the said period, falling short of the supply target by nearly 30%. This stems from the insufficient amount of land sales in the earlier years. Consequently, housing supply failed to increase in the midst of soaring housing price in the past five years.
3. It is worth noting that the two leading indicators, the number of private units with construction work commenced and with pre-sale consent approved, exhibit an upward trend in recent years. In the past two years (2015 to 2016), number of private units with construction work commenced has reached an average of 19,500 units per year, 90% higher than the preceding three years (2012 to 2014) of 10,200 units. Therefore, private home completion will likely increase significantly in the next few years. Yet, even private home supply barely reaches the target in the short term, the medium to long term outlook of land supply remains grim.

An Expected Increase in Private Housing Completion



1. OHKF updated the forecast of future supply of private housing (Please see Appendix for details). OHKF forecasts that in the next four years the annual average completion of new private housing units will be approximately 20,200 units. This represents a c85%-increase compared to the corresponding figure of the preceding decade (2007-2016) of about 10,900 units. Yet, in terms of gross floor area (GFA), the increase is only c50%, foretelling a continued trend of shrinking average unit size. In particular, we expect that the annual average completion in 2018 to 2020 will be 21,000 units, and possibly surpassing 24,000 units in 2019, the highest since 2004.
2. Although future supply is forecast to barely meet the government's short term target, due to a prolonged period of shortage, there has been significant pent-up demand yet to be satisfied. Therefore, it is necessary to re-examine the supply target of the LTHS.
3. OHKF publishes the estimated completion of private units in the next four years and the information of each development project by collecting and compiling public information from the Buildings Department, Lands Department and Town Planning Board; analysing projects held by different developers and conducting site inspection when necessary to determine actual construction progress.
4. It is worth noting that OHKF forecast the completion to be 16,000 units in 2016, which is closer to the actual completion (14,600 units) compared to the Rating and Valuation Department's original estimate (18,200 units).

But Supply of PRH and HOS Still Fall Behind



1. In terms of public housing, we expect the annual average combined completion of HOS and PRH to be about 19,900 units in the next five years, falling 30% short of the supply target of 28,000.

Supply Target: Marginally Meeting Target for Private; Marked Catch-up Needed for Public

Type of Housing		Completion (Units)	2 Years	5 Years	5 Years
			2017 - 2018	2017 - 2021	2017 - 2026
Public Housing	Public Rental Housing	Target [^]	40,000	100,000	200,000
		Expected	31,800	76,900	?
	Homeownership Scheme	Target [^]	16,000	40,000	80,000
		Expected	7,600	22,700	?
Total supply of Public Housing		Target [^]	56,000	140,000	280,000
		Expected	39,400	99,600	236,000
Private Housing		Target [^]	36,000	90,000	180,000
		Expected	37,300	80,800*	?
All Housing		Target [^]	92,000	230,000	460,000
		Expected	76,700	180,400	?

Notes: (^) Assume that the total housing target stipulated in the Long Term Housing Strategy is evenly distributed over the 10-year period.

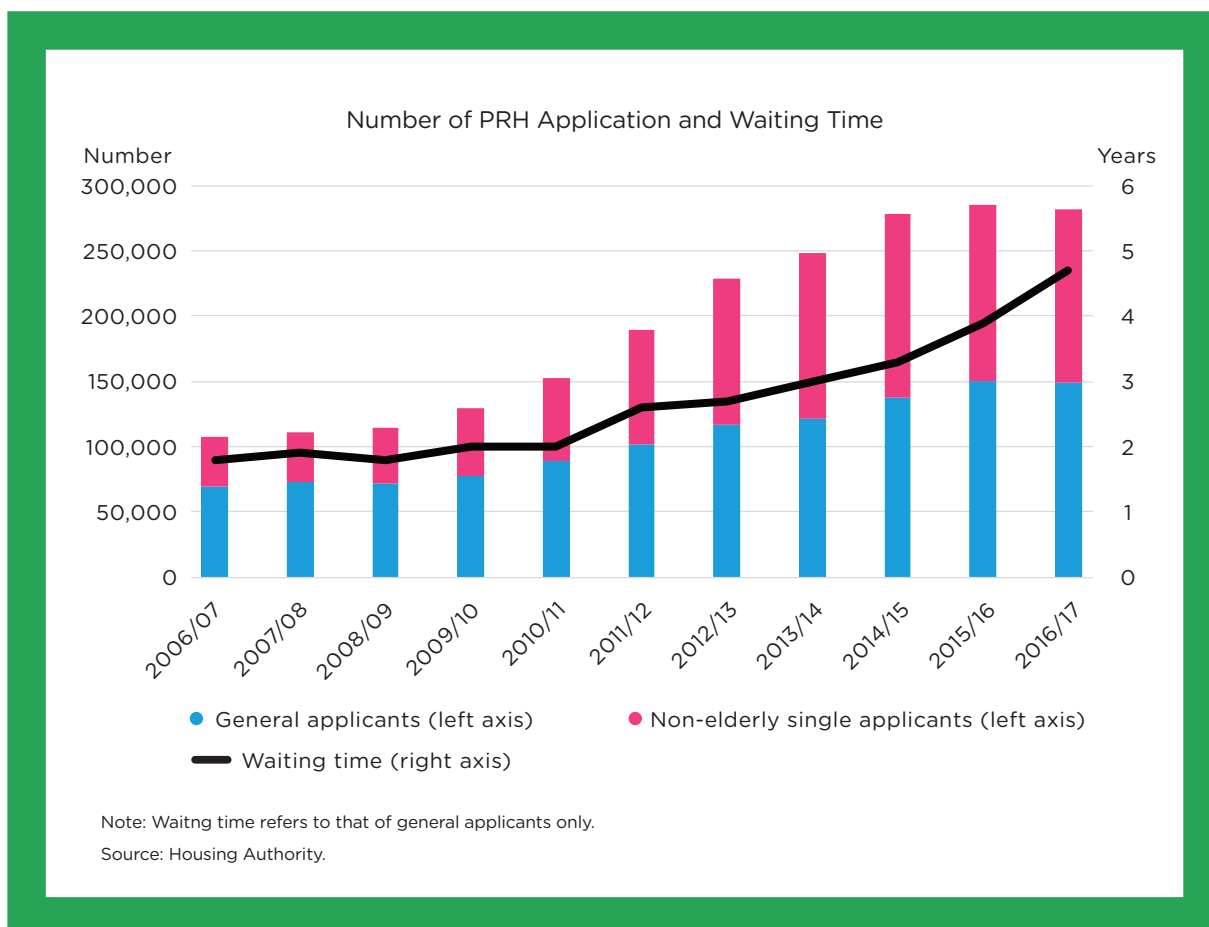
(?) Question marks denote unavailable information.

(*) Figures are OHKF projections for the next 4 years (2017-2020).

Sources: Transport and Housing Bureau, Rating and Valuation Department, Our Hong Kong Foundation.

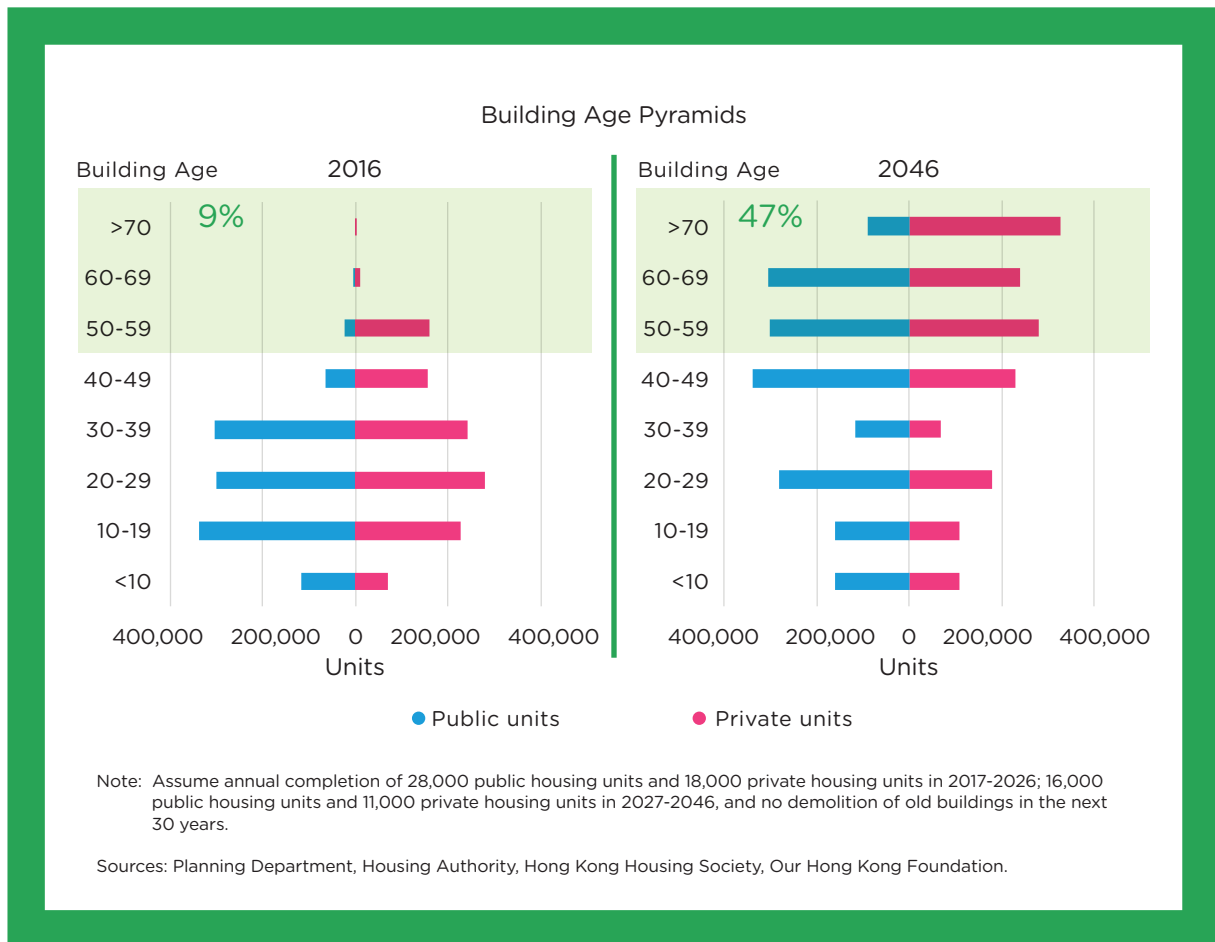
1. Although the supply of short-term private housing has increased, it has only marginally met the target, let alone catching up with past shortfall.
2. The supply of public housing still trails significantly. In particular, in the five years leading to 2021, it is expected that only 100,000 PRH and HOS units will be completed. This falls 30% short of the government's target of providing 140,000 public housing units in the said period as stipulated in the LTHS. Worse still, according to the latest figures from the Transport and Housing Bureau, only 236,000 public housing units can be constructed in the next 10 years, which is 44,000 units less than the target, even if all sites identified can be delivered on time for housing developments. Therefore, the medium-term housing supply is anything but optimistic.

PRH Waiting Time Rising Rapidly



1. As the supply of PRH has lagged behind, there have been increasingly more applicants on the waiting list, with the total number of applicants on the waiting list rising from 107,200 in 2006/07 to 285,000 in 2015/16. Over the same period, the number of general applicants has more than doubled to 150,500.
2. The average waiting time for the general applicants has soared from 1.8 years in 2006/07 to the figure of 4.7 years, far exceeding the government's pledge of 3 years.

Our Buildings are Ageing Fast



1. We collected data on the age of all private and public housing in Hong Kong and constructed the building age pyramids. It can be seen that in addition to our population, our buildings too are aging rapidly.
2. In 2016, only about 9% of all housing units in Hong Kong were over 50 years old. Assuming that no buildings will be demolished in the next 30 years, by 2046, OHKF estimates that about 47% of them, which contains nearly 1.5 million units (of which nearly 670,000 were public units and 850,000 private units), will be over 50 years old. This will seriously affect the living environment and quality of the Hong Kong people. In view of this, OHKF believes that we need to respond to future redevelopment needs and take preemptive actions.

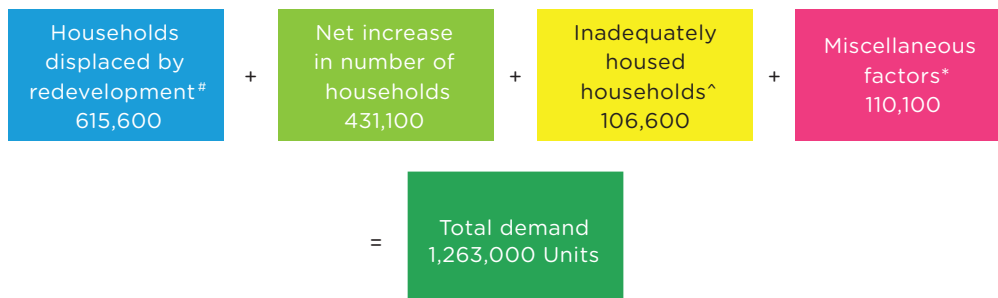
Massive Redevelopment is Needed

Building age	No. of units	Assumed demolition rate	No. of units to be redeveloped
>70	403,600	85%	343,100
61-70	540,400	45%	244,100
51-60	568,300	5%	28,400
Total			615,600

Sources: Planning Department, Our Hong Kong Foundation.

1. Assuming that the demolition rates to be 85%, 45%, and 5% respectively in the >70, 61-70 and 51-60 age group, there will be more than 600,000 units that need to be redeveloped in the next three decades, of which nearly 220,000 are public housing units and 400,000 are private housing units. In the process of redevelopment, not only do we need sufficient land / units to accommodate the affected tenants, but also the buffer capacity for the accommodation of construction machinery and materials, and to support the corresponding government, institutional or community facilities needs. Decades of large-scale reconstruction will generate significant demand for land.
2. In the government's estimation, only about 300,000 units are expected to be redeveloped in the next three decades. We believe this represents a sharp underestimation of future reconstruction needs. According to the redevelopment plans announced by the Housing Authority and the Hong Kong Housing Society, the government predicts that only 22,000 public housing units require redevelopment. This is likely to be a large underestimation taking into consideration that nearly 670,000 public housing units will be over 50 years old in 2046.

We Need More than 1.26 Million Units in the Next 30 Years...



Notes: (#) Net increase in number of households, Inadequately housed households, and Miscellaneous factors are quoted directly from the estimation in the "Hong Kong 2030+" consultation document. Number of households displaced by redevelopment is estimated by OHKF.

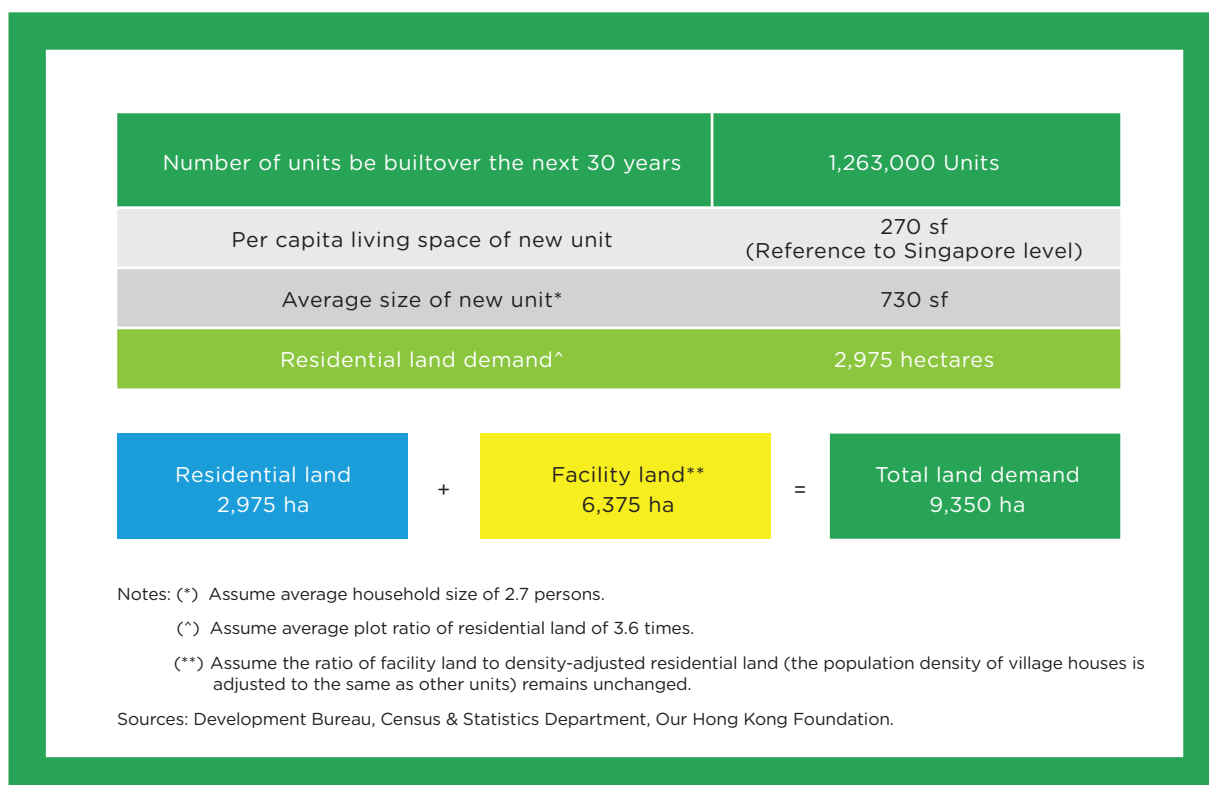
([^]) Include households living in units made up of temporary structures, non-residential buildings, sharing the same units with other tenants, and sub-divided units.

(^{*}) Include mobile residents, non-local students, foreign buyers, etc.

Sources: Development Bureau, Census & Statistics Department, Our Hong Kong Foundation.

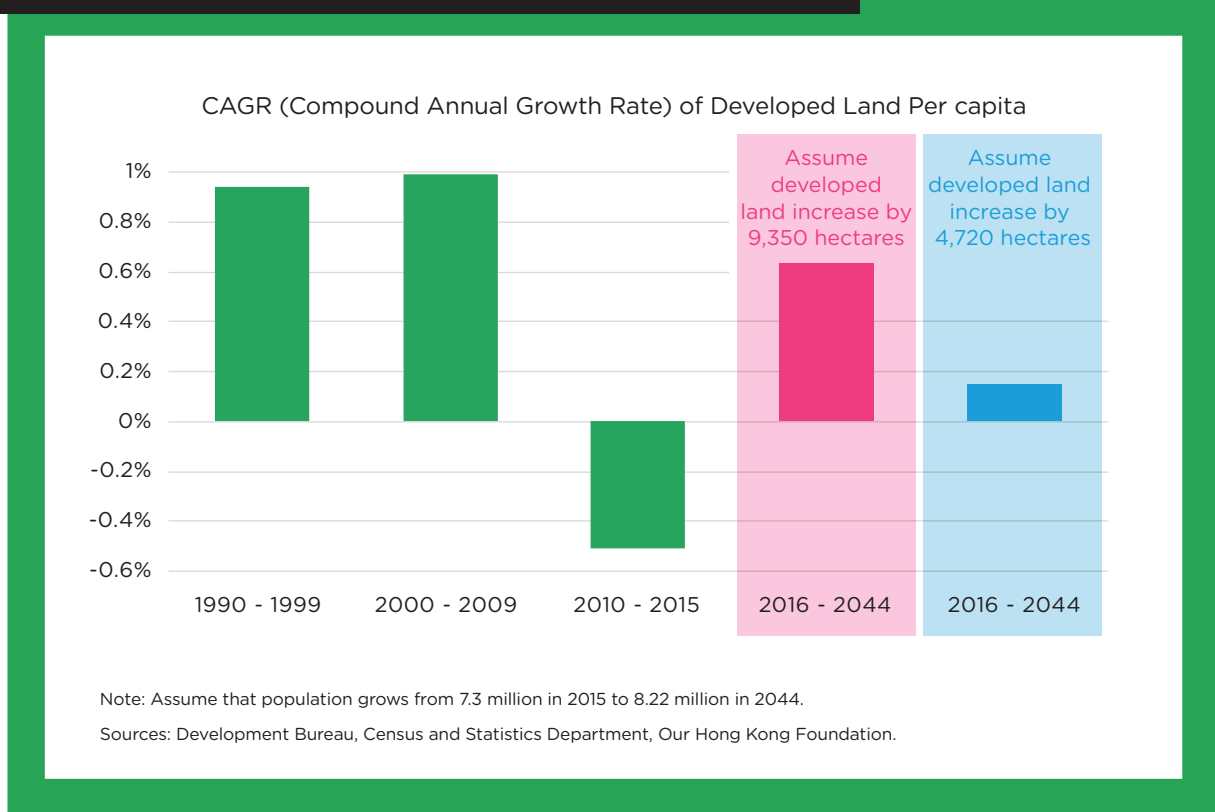
1. In order to accommodate the households displaced by redevelopment, net increase in the number of households, households currently living in sub-divided units, and other demand including those from non-local students and foreign buyers, we estimate that Hong Kong needs more than 1.26 million units in the next 30 years.

...More than 9,000 Hectares of Land



1. If we hope for a more spacious living environment, and increase the per capita living space of newly constructed units to 270 square feet (sf), similar to the current level of Singapore, average size of new units will be 730sf. After taking into account the redevelopment requirements mentioned above and adopting the average plot ratio in the “Hong Kong 2030+” consultation document, the construction of 1.26 million units will require nearly 3,000 hectares of residential land.
2. A well-established community needs to satisfy not only housing demand, but also living needs, such as employment, transportation, open space, shopping, medical care, etc. OHKF estimates that the demand for future ancillary land is 6,375 hectares. In other words, Hong Kong will need more than 9,000 hectares of land over the next 30 years, nearly double that of the government’s estimate of 4,800 hectares (of which about 1,700 hectares are for residential use).

To Compensate for the Past Shortfall, and Improve Living Standards



1. If we take the average developed land per capita as an indicator of Hong Kong people's living standard in real terms, in the 1990s and 2000s the indicator's CAGR was c1%. However, since 2010 the growth turned negative (-c0.5%).
2. If 9,350 hectares of developed land are added over the next 30 years, the CAGR over the period will be c0.6%, which is up to 60% of the corresponding figure from 1990 to 2009.
3. On the contrary, if only 4,720 hectares of land are added, as proposed in the "Hong Kong 2030+" consultation document, the CAGR over the period will only be a meagre c0.2%, lagging far behind the growth from 1990 to 2009, let alone recovering the shortfall in the past few years.

The Existing Land Development Plans are Far From Sufficient

Confirmed and Planned Projects	3,600 hectares
Projects under consultation:	
New Territories North New Development Area	700 hectares
East Lantau Metropolis	1,000 hectares
Total	5,300 hectares

Sources: Development Bureau, Our Hong Kong Foundation.

Shortfall of
4,000 hectares

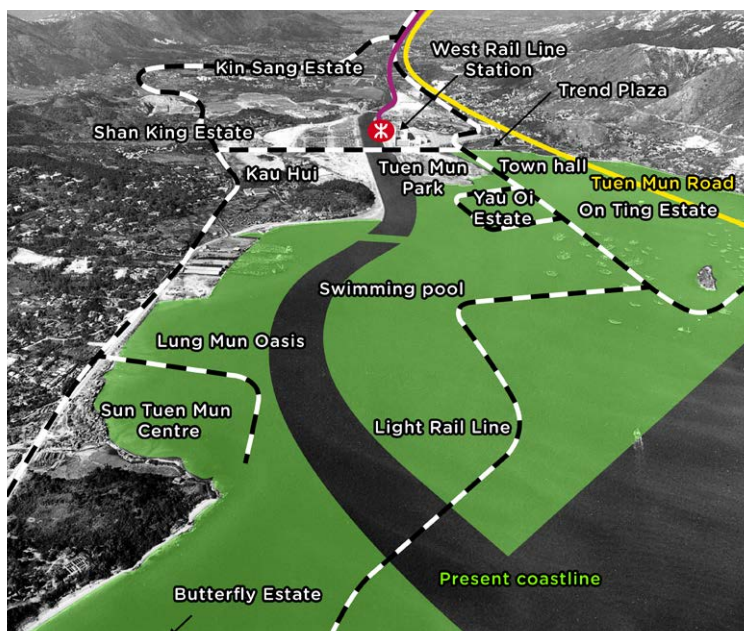
1. The government's existing land development plans, including those already confirmed and planned (3,600 hectares in total) as well as those under consultation (1,700 hectares in total), can only provide 5,300 hectares of land. This is 4,000 hectares less than the estimated land demand of 9,350 hectares.
2. In view of the serious shortage of land, we support the implementation of the proposed New Territories North Development and East Lantau Metropolis as soon as possible. More importantly, we urge the government and society as a whole to start considering other land development avenues, such as large-scale reclamation outside the Victoria Harbor.

No New Town Without Reclamation



1. Given the some 4,000 hectares of shortage, while we should employ a multi-pronged approach in the short term, we have to rely on reclamation as a source of land supply in the long term. Unfortunately, not only that reclamation projects have come to a halt in recent years, "reclamation" has also become a taboo in the society.
2. In this regard, OHKF argues that reclamation has been inextricably linked with the development of Hong Kong, and in particular, the development of new towns. OHKF analysed the population and land use metrics of Tseung Kwan O, Tung Chung, Tai Po, Tuen Mun, Tsuen Wan and Shatin and found that as much as 70% of the population of Tseung Kwan O reside on reclaimed land and 80% of the residential land come from reclamation. Even Shatin has more than 30% of its population living on reclaimed land. It is fair to say that these new towns, which are homes to nearly one-third of the total Hong Kong population, would not have existed without reclamation.
3. In addition, OHKF does not agree with the notion that "reclaimed land are only for luxury homes". By comparing the past and present satellite and aerial pictures of the new towns, referring to the relevant maps and conducting site visit if necessary, we attempted to restore the coastline of the above mentioned new towns before reclamation and found that many of the well-known PRH and HOS estates are indeed built on reclaimed land. These include Yau Oi Estate in Tuen Mun, Kwong Fuk Estate in Tai Po, and Sheung Tak Estate in Tseung Kwan O, to name a few.

Tuen Mun



Reclaimed Land Area About

330 ha

As a Proportion to Total Developed Land

24%

Population Accommodated

52%

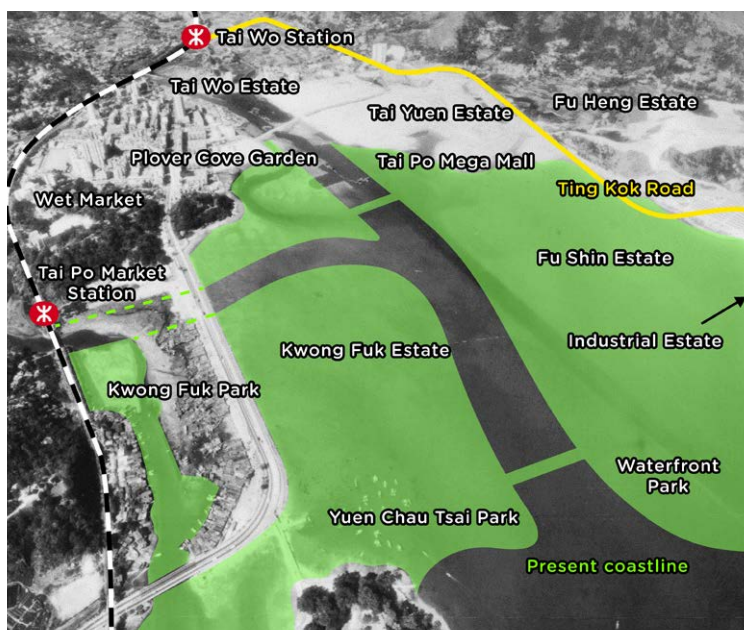
Residential Land Accommodated

36%

Photo source: Public Library.

Sources: Census & Statistics Department, Town Planning Board, Lands Department, Our Hong Kong Foundation.

Tai Po



Reclaimed Land Area About

380 ha

As a Proportion to Total Developed Land

38%

Population Accommodated

57%

Residential Land Accommodated

29%

Photo sources: The aerial photo reproduced with permission of the Director of Lands.
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Sources: Census & Statistics Department, Town Planning Board, Lands Department, Our Hong Kong Foundation.

Tsuen Wan



Reclaimed Land Area About

140 ha

As a Proportion to Total Developed Land

25%

Population Accommodated

44%

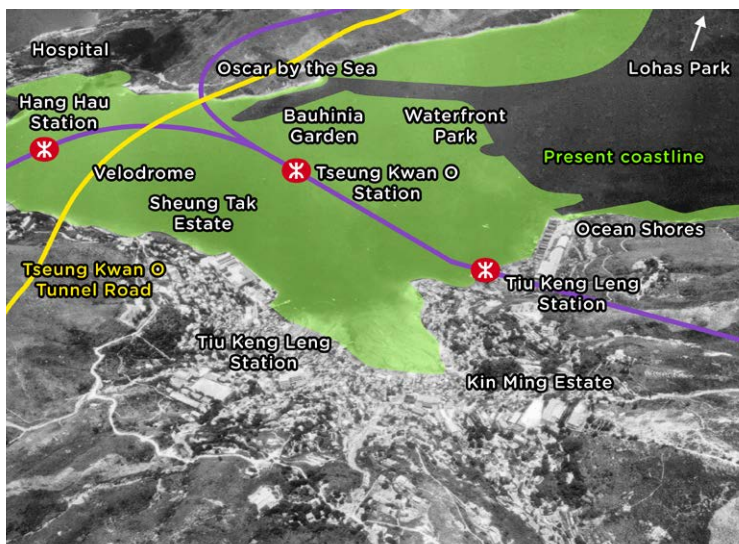
Residential Land Accommodated

31%

Photo sources: The aerial photo reproduced with permission of the Director of Lands.
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Sources: Census & Statistics Department, Town Planning Board, Lands Department, Our Hong Kong Foundation.

Tseung Kwan O



Reclaimed Land Area About

680 ha

As a Proportion to Total Developed Land

71%

Population Accommodated

74%

Residential Land Accommodated

81%

Photo sources: The aerial photo reproduced with permission of the Director of Lands.
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Sources: Census & Statistics Department, Town Planning Board, Lands Department, Our Hong Kong Foundation.

Development of New Town Halted with Reclamation

1970s

Tsuen Wan



Yuen Long



Fanling/Sheung Shui



Tuen Mun



Shatin



Tai Po



1980s

Tin Shui Wai



Tseung Kwan O



1990s

Tung Chung



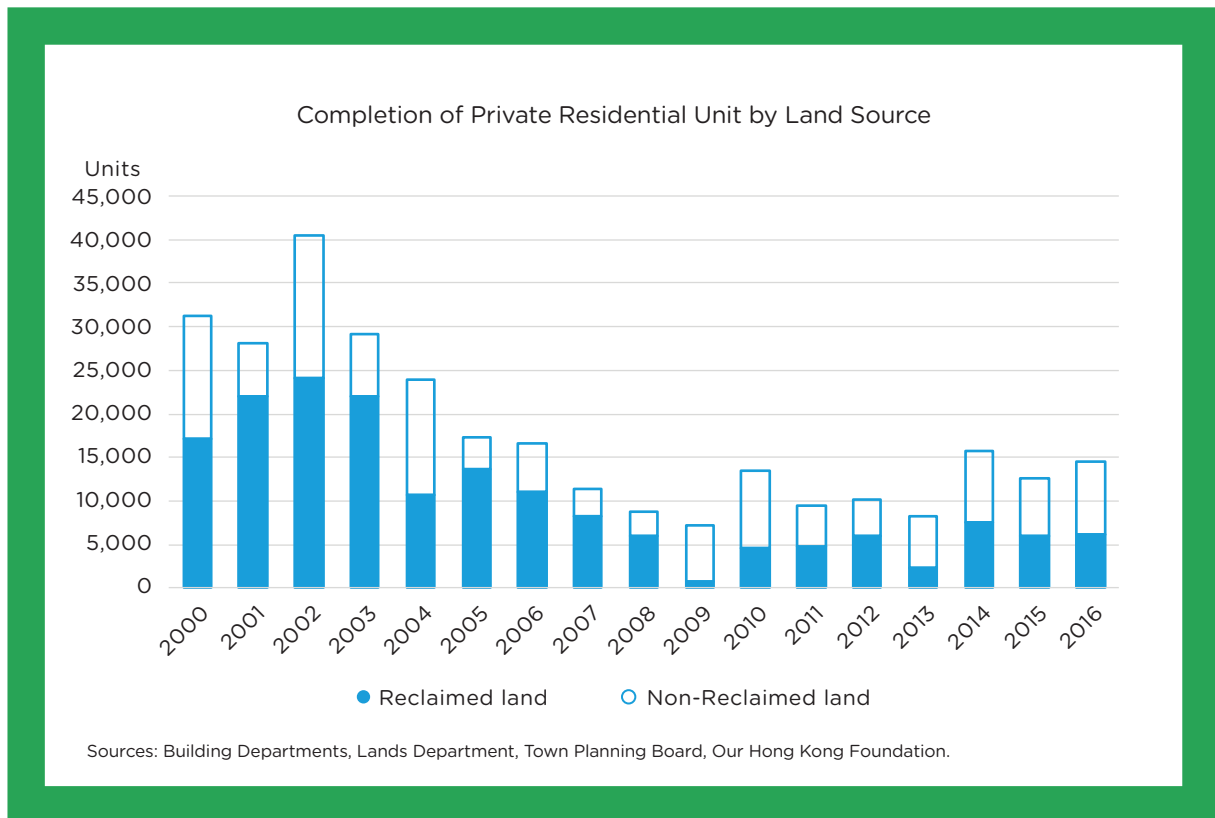
2000s

No Completion
of New Town
since 2000

Image Source: Shutterstock.

1. Regrettably, since the mid-90s, the government has not implemented any major reclamation projects, and the development of new towns has also been suspended. In the 1970s, the government developed six new towns, including Tsuen Wan, Tuen Mun, Shatin, Tai Po, Yuen Long, Fanling / Sheung Shui. In the 1980s, there were Tin Shui Wai and Tseung Kwan O. Yet, there has been no new town development since the construction of the Tung Chung new town in the 1990s. The next new town, Hung Shui Kiu, will see its completion years after 2023. There will have been decades during which Hong Kong saw no new town development.
2. It is noteworthy that the development of Hung Shui Kiu, Yuen Long South, Kam Tin South, New Territories North, etc., do not involve any reclamation, but rely solely on the development of existing agricultural land and brownfield sites. The process of land resumption could be conceivably lengthy, which adds uncertainty to these development projects.

Reclaimed Land Supply a Lot of Housing



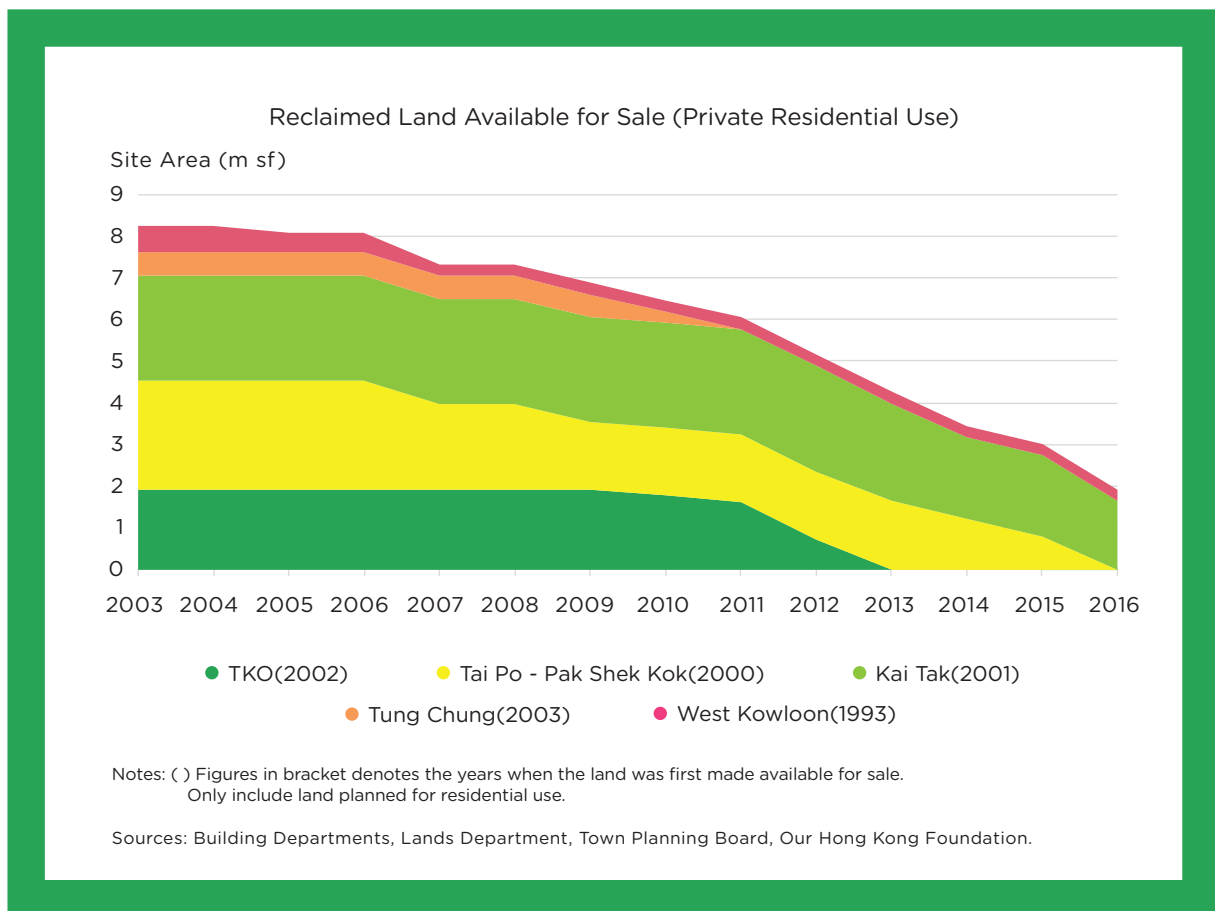
1. By collecting and compiling public information from Buildings Department, Lands Department, Town Planning Board; analysing projects held by different developers and conducting site inspection when necessary, OHKF found that nearly 60% of the private residential units completed since 2000 were built on reclaimed land. In other words, had the government not actively reclaimed land in the past, the shortage of private housing supply today would only have been even more severe, possibly sending property prices even higher.

And Reclaimed Land are More Development-Efficient



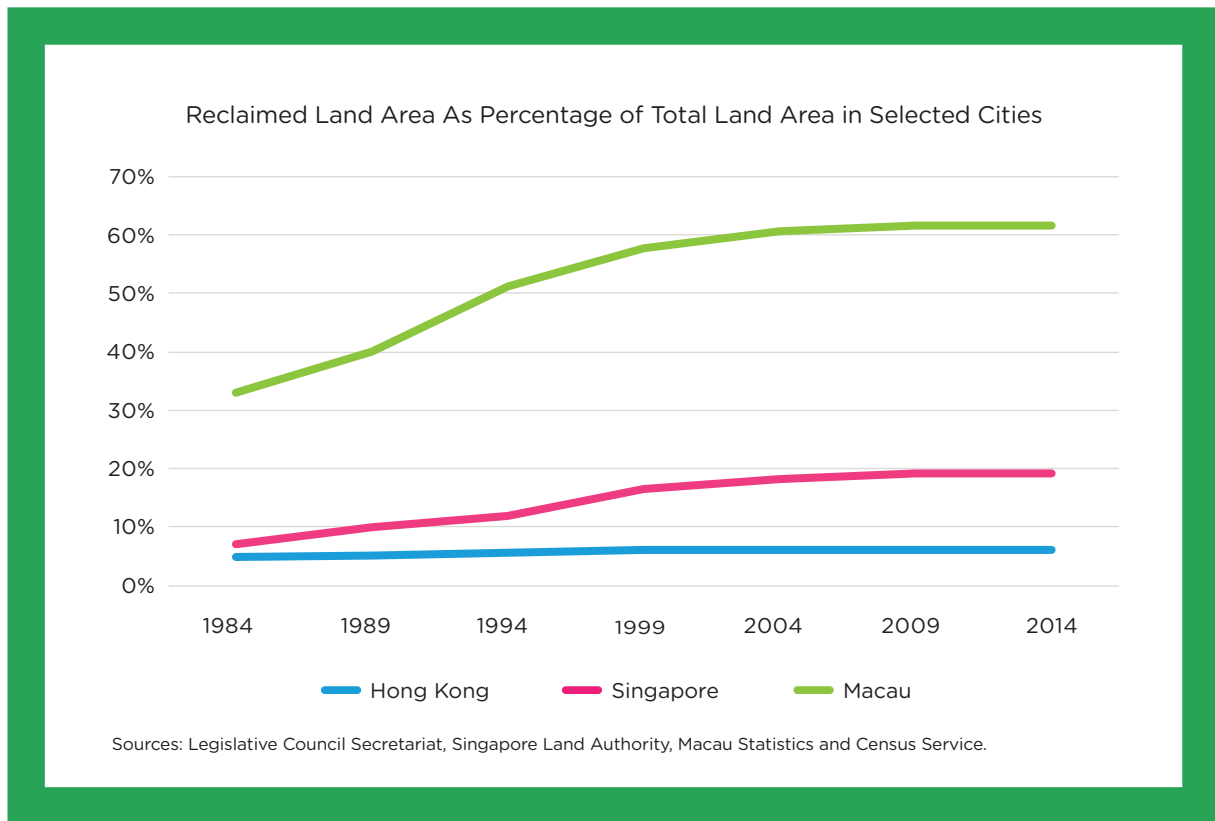
1. More importantly, land obtained from reclamation are also more efficient for development. OHKF analysed residential sites sold by the government from 1997 to 2016 and found that the average site area of reclaimed land is 20% larger than that of non-reclaimed land, while the average plot ratio was nearly 60% higher. The larger site area and higher plot ratio could also lead to a more comprehensive and optimal planning process. For instance, it can more easily accommodate development of large-scale commercial and residential complexes with adequate transport facilities such as transport terminals and car parks to be placed near residential areas.

But Reclaimed Land Will Soon be Depleted



1. However, having researched into a number of large reclamation projects in the past, we discovered that the inventory of residential land obtained through reclamation will soon be emptied. The total site area plummeted from more than 8m sf in 2003, to only around 2m sf in 2016, representing a 75% drop. At this rate, these reclaimed land could be exhausted in the next few years!
2. Eight residential sites in Kai Tak are included in this year's Land Sale Programme (2017/18). When they are sold, the government will have only three residential sites and a number of mixed-used sites left for sale (for residential use) in Kai Tak.

Hong Kong is Falling Behind its Neighbours...



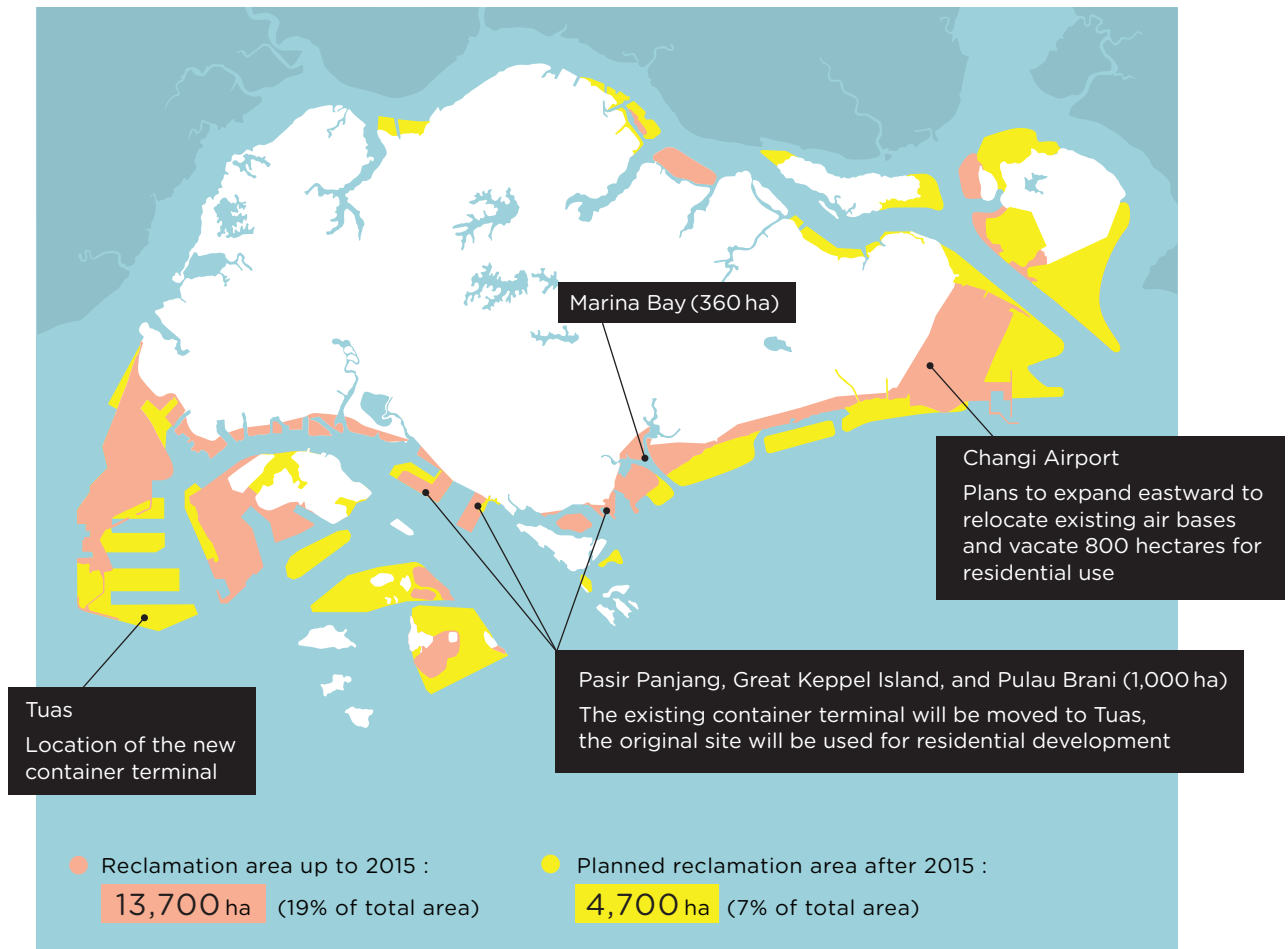
1. Singapore's reclamation land area as a percentage of total land area has increased from 6% to nearly 20% over the 30 years from 1984 to 2014, and Macau's has increased from 33% to over 60%, whereas the corresponding figure for Hong Kong has increased merely from 5% to 6% over the same period.

...Both in the Past and Future



1. Over the past decade, Hong Kong has reclaimed just about 100 hectares of land. In contrast, Shenzhen, Hong Kong's closest neighbour, has reclaimed more than 5,000 hectares of land, 50 times that of Hong Kong.
2. The five offshore reclamation sites proposed by the Hong Kong government, together with the East Lantau Metropolis, can only provide about 1,300 hectares of land. This compares with the plans of Singapore and Shenzhen, which have proposed close to and more than 5,000 hectares of reclamation respectively.

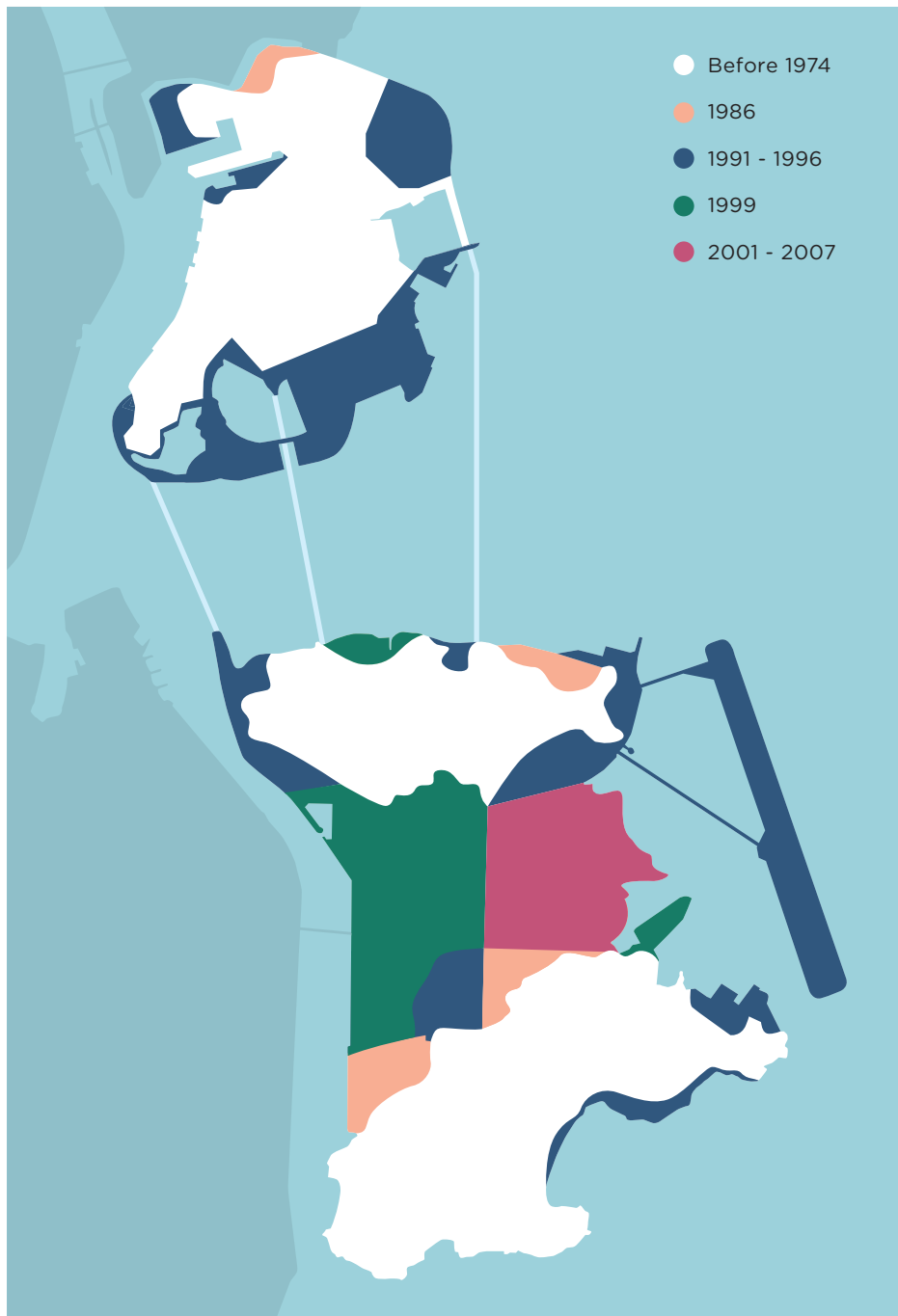
Singapore's Reclamation Projects



Source: Singapore Land Authority, Singapore Urban Redevelopment Authority.

1. Singapore has reclaimed nearly 14,000 hectares of land since 1965. The land where Marina Bay is located is reclaimed in the 1990s, and has been part of the Lion City's land reserve since then. After long-term planning, Marina Bay Sands was completed in 2011, and has since brought significant contribution to the Singapore tourism industry. The Marina Bay Financial Center was completed in 2013 and became Singapore's new financial hub. The government of Singapore has indicated that it will continue with reclamation vigorously, including the expansion of Changi Airport eastward to relocate existing air bases and relocation of the original container terminal to the south of the country. A total of 1,800 hectares of land will be vacated for residential use. Hong Kong should take reference from the example of Singapore.

Macau Reclamation after 1974



Sources: China Social Sciences Network, Third stage public consultation on planning of New Urban Zone.

Macau Future Reclamation Plans



Sources: China Social Sciences Network, Third stage public consultation on planning of New Urban Zone.

1. Macau's large scale reclamation projects dated back to 1927. Two originally separate islands, Taipa and Coloane, have been connected to form the new Cotai. A number of tourist facilities on the Cotai Strip have become the pillars of Macau's tourism industry.

Shenzhen's Reclamation Projects

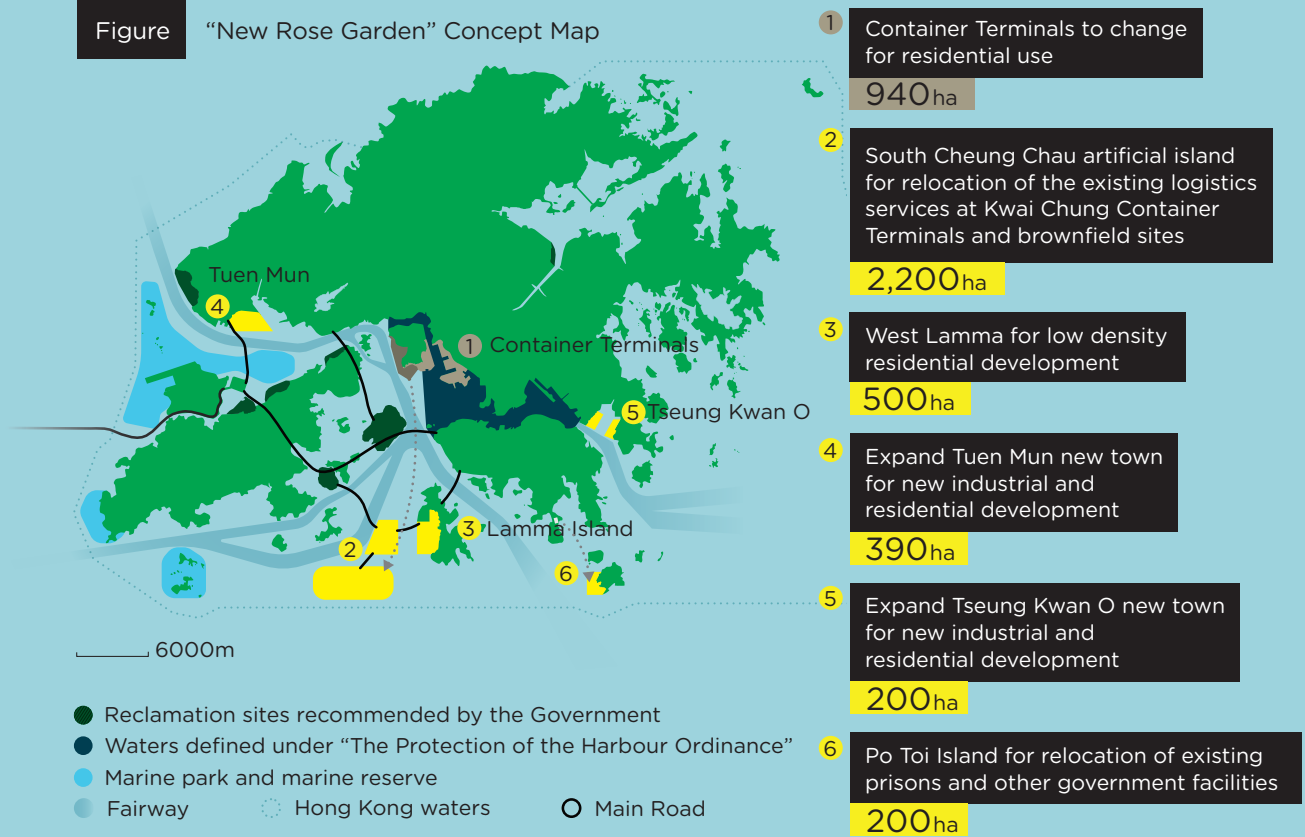


Source: Google Earth.

1. In recent years, Shenzhen has actively carried out a large number of reclamation projects, on which various important infrastructure and economic zones are developed, including Shenzhen Baoan International Airport, Dachan Bay Container Terminal, Qianhai, and more. Among them, Shenzhen Baoan International Airport has a total reclamation area of 1,000 hectares and was officially opened in 2011. This has greatly relieved the problem of overcrowding of air traffic in the area.
2. In the future, the Shenzhen government plans to carry out a new series of reclamation projects, including reclamation of 800 hectares to build the third runway of Shenzhen Baoan International Airport and its surrounding facilities. As for the Dachan Bay Container Terminal, the key port area of Shenzhen logistics center, future reclamation will reach 2,000 hectares to support a specialised container operation area. In addition, the Shenzhen Government has carried out a large-scale reclamation project of 1,380 hectares in the Qianhai area.

We Need to Catch Up and Build our “New Rose Garden”

Figure “New Rose Garden” Concept Map



Note: The size and shape of reclamation sites on this plan are preliminary and are for the purpose of concept expression only. They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

1. OHKF believes that Hong Kong should rely on reclamation as the major source of land source, which has been the cornerstone of past successes for Hong Kong. Against this backdrop, we support the development of East Lantau Metropolis and hope it can be implemented as soon as possible. Considering its size (up to 1,000 hectares) and proximity to the traditional core business district (CBD), the airport and Hong Kong-Zhuhai-Macao Bridge, the East Lantau Metropolis is conducive to comprehensive planning and has the potential to become Hong Kong's third CBD.
2. In view of the severe shortage of land, OHKF holds that that Hong Kong needs a more ambitious plan of land creation to support the city long-term development. With reference to the 25 potential reclamation sites initially proposed by the Government in 2012, we sketched out a more aggressive preliminary concept map and wish to encourage the community to engage in serious and rational discussion regarding suitable reclamation sites.

3. The eastern part of the Hong Kong waters contain quite a number of coastlines with high ecological value, whereas the western waters have also been limited by a number of large-scale infrastructure projects. In contrast, the central waters has a relatively low ecological value and hence higher potential for development of artificial islands. Apart from the East Lantau Metropolis, south of Cheung Chau is the only area in Hong Kong where large-scale reclamation is possible. Construction of an artificial island of more than 2,000 hectares could be considered in the region. If needed, the land so created may be considered for the relocation of the existing logistics services at Kwai Chung Container Terminals and brownfield sites to make room for development.

4. The Kwai Chung Container Terminals, together with the surrounding logistics sites and the government's proposed reclamation of Tsing Yi South have a combined area of nearly 1,000 hectares. They are located at the heart of urban areas with well developed traffic network, and therefore can be considered for residential development of mainly subsidised housing and other purposes to satisfy the city's socio-economic and livelihood needs.

5. In addition, reclamation in Po Toi Island may be considered for redeployment of government facilities such as existing prisons. Together with Tuen Mun, Tseung Kwan O and West Lamma, the above five reclamation sites can provide more than 3,500 hectares of land.

Kwai Tsing New District Concept Map

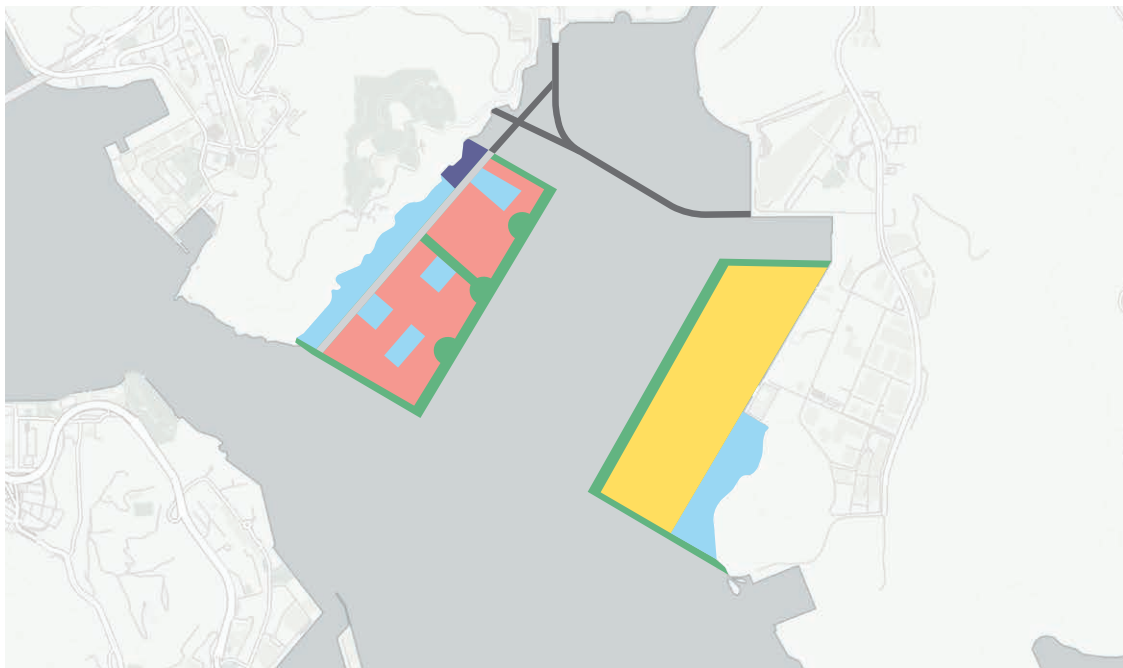


- Residential
- Commercial / Hotel
- GIC
- Open Space
- Road

Note: The land use zoning on this plan are preliminary assumptions and for the purpose of concept expression only. They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

Tseung Kwan O New District Concept Map



- Residential
- Commercial / Hotel
- GIC
- Science Park & Industrial Estate
- Road
- Open Space

Note: The land use zoning on this plan are preliminary assumptions and for the purpose of concept expression only. They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

Tuen Mun New District Concept Map

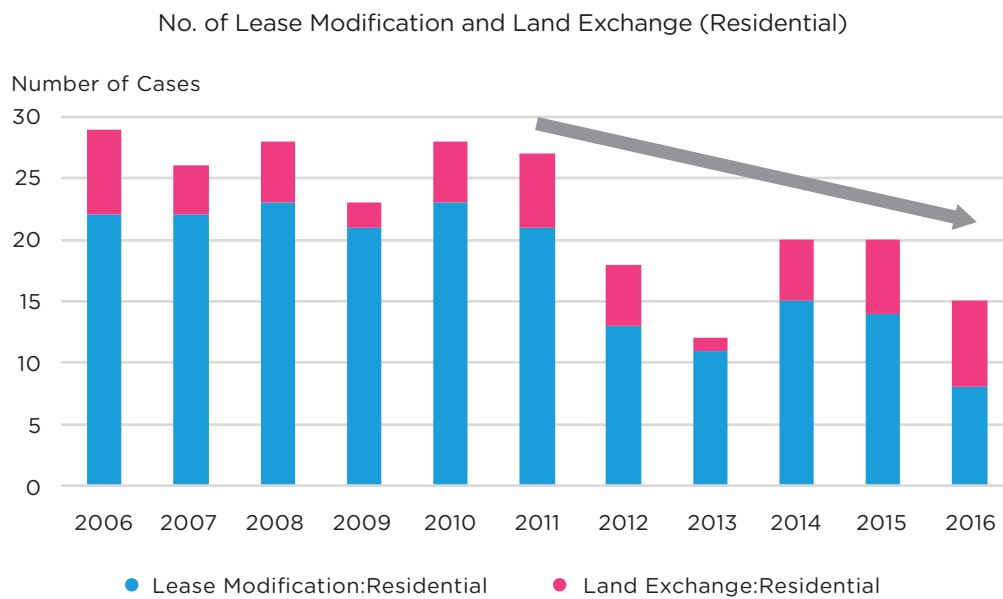


- Residential
- Science Park & Industrial Estate
- Commercial / Hotel
- Road
- GIC
- Open Space

Note: The land use zoning on this plan are preliminary assumptions and for the purpose of concept expression only. They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

The Number of Private Land Developments Has Declined Persistently



Source: CEIC.

1. In order to increase housing supply in the short run, not only is government effort important, but also the participation of private land owners. However, in recent years, the number of private land development projects requiring lease modification and land exchange has declined persistently, underscoring the room for improvement in this respect.

Short to Medium-Term Direction: Ways to Release Private Land Reserve

1. Reclamation will undoubtedly serve Hong Kong's long-term social and economic needs. However, reclamation generally takes a decade's time. In the face of pressing housing needs and social problems arising from high property prices, the government needs innovative thinking to increase housing supply in the short to medium term.
2. Currently, private land owners have a considerable amount of land (mainly in the New Territories), but unfortunately development of these sites is made difficult as a result of a lack of infrastructure, town planning processes and determination of land premium. A rough estimation shows that the land reserves of three major developers measure close to 1,000 hectares.
3. OHKF believes that the government should promote public-private partnerships with innovative thinking to increase housing supply.
4. OHKF recommends the government to establish a mechanism to collaborate with private land owners and provide policy support, enabling them to utilise their land reserve for residential development within designated areas. In the meantime, private land owners are required to allocate certain portion of the said land to the government for the development of subsidised sales flats.
5. All such proposed public and private partnerships should be designed with the sole objective of increasing overall housing supply.

Conclusion

- Reclamation is the cornerstone of the successful development of Hong Kong. The halt of reclamation has directly contributed to Hong Kong's social and economic bottlenecks, which has in turn caused the sharp rise in property prices and social conflicts. For the long-term interests of Hong Kong, OHKF proposes to restart large-scale reclamation projects and build our "New Rose Garden".
- In the short to medium term, OHKF proposes that the government should consider ways to release private land reserve in the form of public-private partnerships to provide additional housing supply.



Appendix:

Forecast of Future Private Housing
Supply (2017-2020)

Forecast of Future Private Housing Supply (2017)[#]

District	Development Name	Developer*	No. of Units [®]	Residential GFA (sf)
Sai Kung	18 Pik Sha Road	Chinachem	10	31,680
Yuen Long	Tan Kwai Tsuen, Hung Shui Kui	Far East	24	48,360
Sha Tin	MOUNT VIENNA	Hanison	12	26,870
Islands	Area N1d Discovery Bay	HK Resort	196	183,700
Sha Tin	LA CRESTA	HK Resort	61	134,730
Yuen Long	THE SPECTRA	K Wah	912	556,100
Tuen Mun	THE BLOOMSWAY	Kerry	1,100	938,610
Sha Tin	LE CAP	Manhattan	69	142,630
Sai Kung	PARK MEDITERRANEAN	Sino	285	174,040
Sai Kung	THE MEDITERRANEAN	Sino	297	249,350
Sha Tin	ST. MORIT	Sun Hung Kai	59	130,730
Tuen Mun	EIGHT REGENCY	Sun Hung Kai	321	141,570
Yuen Long	TWIN REGENCY	Sun Hung Kai	523	231,580
Sai Kung	OCEAN WINGS	Sun Hung Kai	628	483,170
Yuen Long	GRAND YOHO PHASE 2	Sun Hung Kai	826	643,000
Yuen Long	PARK VISTA PHASE 2A	Sun Hung Kai	2,315	1,512,000
Tuen Mun	Ka Wo Li Hill Road	Wah Yip	22	48,370
Sai Kung	CAPRI	Wheelock	428	344,040
Tuen Mun	NAPA	Wheelock	460	377,130
Sai Kung	SAVANNAH	Wheelock	804	494,600
Sha Tin	LA VETTA	Wing Tai	158	318,340
Islands	Peng Lei Rd, Peng Chau	Agile or related person	40	34,420
New Territories Sub-total			9,550	7,245,020
Kowloon City	CITY HUB	Chevalier	175	75,160
Kowloon City	ONE KAI TAK (I)	China Overseas	545	406,470
Kowloon City	ONE KAI TAK (II)	China Overseas	624	448,760
Kowloon City	AXIS(E)	Henderson	120	38,100
Kowloon City	THE ZUTTEN	Henderson	275	85,480
Yau Tsim Mong	ELTANIN SQUARE MILE	Henderson	448	134,400
Kowloon City	MANTIN HEIGHTS	Kerry	1,429	1,140,340
Yau Tsim Mong	78 Sai Yee Street	Li Kwok Po or related persons	128	46,700
Yau Tsim Mong	AVA62	Lo Wah	88	27,980
Sham Shui Po	CULLINAN WEST PHASE 2A	Sun Hung Kai	1,050	839,000
Yau Tsim Mong	16 & 18 Shanghai Street	Bush Limited	19	11,640
Kowloon Sub-total			4,901	3,254,030
Southern	90 Repulse Bay Road	Cheung Kong	111	71,180
Central & Western	Borrett Road, Phase 1	Cheung Kong	115	276,570
Wan Chai	12 Shiu Fai Terrace	Chinese Estate or related person	24	41,110
Eastern	PARKER33	Henderson	188	65,860
Wan Chai	Shan Kwong Road	Kerry	106	81,320
Wan Chai	101-111 Wanchai Road	L'Avenue	96	46,450
Central & Western	BOHEMIAN HOUSE	New World	191	90,140
Wan Chai	138, 140, 142 Johnston Road	Park Hotel	78	56,670
Central & Western	22 Staunton Street	Sino	57	28,450
Central & Western	KING'S HILL	Sun Hung Kai	166	76,990
Eastern	VICTORIA HARBOUR PHASE 1	Sun Hung Kai	355	318,540
Southern	28 Aberdeen Street	The Development Studio	41	25,460
Eastern	ISLAND RESIDENCE	Wheelock	170	78,460
Wan Chai	HARMONY , STUBBS ROADS	Regal More Company Ltd	18	42,930
Hong Kong Sub-total			1,616	1,300,130
Total			16,067	11,799,180
Notes:	*	Refers to the developer who leads the project. Other developers or investors may be involved.		
	#	Projection completion date is determined by the acquisition of Occupation Permit if available. Otherwise, it is based on information released by the developers or the Lands Department. For some projects, judgement is made based on actual construction progress through site inspection. Therefore, Completion date is based on OHKF's estimates. Figures are for reference only. Please refer to information released by developers.		
	®	Number of units is determined by information from the Buildings Department or pre-sale consent approval. Number of units in some projects is based on OHKF's estimates. Figures are for reference only. Please refer to information released by developers. Also, projects with less than 10 units are not shown.		
Source:		Buildings Department, Lands Department, Town Planning Board, various developers and site inspection.		

Forecast of Future Private Housing Supply (2018)#

District	Development Name	Developer*	No. of Units®	Residential GFA (sf)
Islands	Kau Yuk Road, Peng Chau	Agile or related person	10	13,990
Sha Tin	SEANORAMA	Cheung Kong	454	562,410
Tsuen Wan	OCEAN PRIDE PHASE 1	Cheung Kong	970	685,550
Tsuen Wan	L'AQUATIQUE	China Metallurgical Group	198	132,030
Sai Kung	THE PAPILLONS	Chinachem	857	679,740
Tsuen Wan	TW5 (Cityside)	CHinachem	953	711,930
Tuen Mun	T PLUS	Chun Wo	356	85,170
Tuen Mun	Yan Ching Street	CSI	200	67,840
Tuen Mun	Castle Peak Road, Siu Lam	Emperor	14	28,690
Sha Tin	Mei Tin Road	Far East	118	41,680
North	MARIN POINT	Far East	263	116,520
Tuen Mun	2GETHER	HK Resort	222	105,820
Sai Kung	ALTO RESIDENCES	Lai Sun	605	458,420
Kwai Tsing	EDITION 178	Nan Fung	136	48,850
Tuen Mun	ORI	Nan Fung	370	179,660
Yuen Long	Tai Tong	New World	63	19,290
Tuen Mun	76-92 Tuen Mun Heung Sze Wui Road	New World	100	69,960
Yuen Long	Tong Yan San Tsuen	New World	123	77,170
Tsuen Wan	THE PAVILIA BAY	New World	983	675,280
Sai Kung	Hong Kin Road	Sino	32	51,580
North	COMMUNE MODERN	Sino	296	135,890
Sha Tin	ST. BARTHS	Sun Hung Kai	420	68,040
Sha Tin	THE MET. BLISS	Wang On	364	115,350
Sha Tin	THE MET. BLOSSOM	Wang On	640	200,480
Sai Kung	MONTEREY	Wheelock	926	708,640
Yuen Long	Fraser Village	Ip & Fu Investment Co Ltd	15	30,140
New Territories Sub-total			9,688	6,428,580
Kowloon City	301 Prince Edward Road West	Easyknit	86	40,300
Sham Shui Po	532-542 Fuk Wing Street	Emperor	136	48,120
Sham Shui Po	229A-G Hai Tan Street	Far East	87	34,820
Wong Tai Sin	ASPEN CREST	Far East	234	80,470
Sham Shui Po	HARBOUR PARK	Henderson	161	48,920
Kowloon City	SEVEN VICTORY AVENUE	Henderson	250	73,990
Kowloon City	K CITY	K Wah	900	551,290
Kowloon City	VICTORIA SKYE	K&K	822	520,040
Kowloon City	UPPER EAST	Kowloon Development	1,008	325,990
Kowloon City	93 Pau Chung Street	Lai Sun	209	94,490
Sham Shui Po	ASCENT	Paliburg	157	64,140
Kowloon City	VIBE CENTRO	Poly	930	600,790
Sham Shui Po	CULLINAN WEST (PHASE 3)	Sun Hung Kai	1,150	764,000
Kowloon City	ONE HOMANTIN	Wheelock	561	388,000
Kowloon City	Kai Tak Area 1H Site 3	Wheelock	648	403,880
Kowloon City	6-12 Maidstone Road	Yu Tai Hing	48	34,910
Yau Tsim Mong	29-31 Argyle Street	Fortune Century Development Ltd	36	17,230
Kowloon Sub-total			7,423	4,091,380
Eastern	3 Comfort Terrace(e)	Vickwin Development Ltd	37	22,950
Central & Western	Borrett Road Phase 2	Cheung Kong	66	158,730
Central & Western	Graham Street	Cheung Kong	185	159,410
Eastern	HARBOUR GLORY	Cheung Kong	378	432,710
Southern	55-57 Bisney Road	Chinachem	21	77,160
Central & Western	UNIVERSITY HEIGHT	Chinachem	64	153,080
Wan Chai	47-49 Perkins Road	CSI	18	68,160
Wan Chai	17-19 Yik Yam Street	Emperor	68	13,610
Central & Western	WELLESLEY	Henderson	90	156,900
Eastern	ONE PRESTIGE	Henderson	128	29,340
Southern	8-12 Deep Water Bay Drive	Nan Fung	54	248,600
Eastern	ISLAND GARDEN	Nan Fung	470	457,600
Central & Western	ARTISAN HOUSE	New World	250	82,660

Eastern	FLEUR PAVILIA	New World	611	573,300
Wan Chai	Sik On Street	Sino	22	11,190
Central & Western	BABINGTON HILL	Sun Hung Kai	78	66,470
Central & Western	97 Belcher's Street	Sun Hung Kai	128	73,240
Eastern	LIME GALA	Sun Hung Kai	650	315,840
Wan Chai	12-24 Lun Fat Street	Vanke	105	52,730
Eastern	Oi Kan Road and Oi Tak Street	Wing Tai	75	46,150
Eastern	363-367 Shau Kei Wan Road	Yu Tai Hing	20	18,940
Hong Kong Sub-total			3,518	3,218,770
Total			20,629	13,738,730
Notes:	*	Refers to the developer who leads the project. Other developers or investors may be involved.		
	#	Projection completion date is determined by the acquisition of Occupation Permit if available. Otherwise, it is based on information released by the developers or the Lands Department. For some projects, judgement is made based on actual construction progress through site inspection. Therefore, Completion date is based on OHKF's estimates. Figures are for reference only. Please refer to information released by developers.		
	@	Number of units is determined by information from the Buildings Department or pre-sale consent approval. Number of units in some projects is based on OHKF's estimates. Figures are for reference only. Please refer to information released by developers. Also, projects with less than 10 units are not shown.		
Source:		Buildings Department, Lands Department, Town Planning Board, various developers and site inspection.		

Forecast of Future Private Housing Supply (2019)#

District	Development Name	Developer*	No. of Units®	Residential GFA (sf)
Tai Po	Fo Chun Road, Pak Shek Kok	Billion	667	715,800
Tsuen Wan	OCEAN PRIDE PHASE 2	Cheung Kong	1,436	1,113,120
Yuen Long	LONG PING STATION	Chinachem	720	451,970
North	EDEN MANOR	Henderson	590	555,670
Yuen Long	GREEN LODGE	Henderson	16	27,870
Islands	Discovery Bay	HK Resort	21	43,050
Tai Po	Chong San Road, Pak Shek Kok	K Wah	600	663,280
Sha Tin	Kau To Lai Ping Road	Kingboard	104	323,310
Yuen Long	San Tam Road	L'Avenue	16	45,220
Islands	Fa Peng Rd, Cheung Chau	Ming Hing Waterworks	40	29,360
Sai Kung	Lohas Park Package 6	Nan Fung	2,392	1,474,340
Sha Tin	Kau To Lai Ping Road	Paliburg	160	349,540
Tuen Mun	King Sau Lane	Sun Hung Kai	800	475,680
Tai Po	Fo Chun Road, Pak Shek Kok	Sun Hung Kai	1,495	900,400
Yuen Long	Near Wetland Park, Tin Shui Wai	Sun Hung Kai	1,710	1,020,000
Yuen Long	Yuen Long Station	Sun Hung Kai	1,876	1,361,000
Sai Kung	Lohas Park Package 4	Sun Hung Kai	2,184	1,316,460
Yuen Long	Near Wetland Park, Tin Shui Wai	Sun Hung Kai	2,194	1,199,000
Sha Tin	THE MET. ACAPPELLA	Wang On	335	148,060
Sai Kung	Lohas Park Package 5	Wheelock	1,600	1,101,540
Tuen Mun	Castle Peak Road Tai Lam	Wing Tai	180	158,200
New Territories Sub-total			19,136	13,472,870
Kowloon City	18-24 Ko Shan Road	BONDS	100	26,970
Kowloon City	420-422 Prince Edward Road West	Chow Tai Fok	33	20,290
Kowloon City	Argyle St 139-147	CLP Power	172	309,710
Kowloon City	14-20 Inverness Road	Easyknit	60	46,500
Sham Shui Po	PARK ONE	Henderson	129	64,190
Yau Tsim Mong	8-30 Fuk Chak Street	Henderson	514	154,200
Kowloon City	2 Grampian Road	K Wah	62	66,040
Kowloon City	La Salle Road 10-12A	Kerry	70	45,450
Sham Shui Po	Lung Cheung Road, Beacon Hill	Kerry	45	116,650
Kwun Tong	Lei Yue Mun Path	Kowloon Development	646	215,700
Kowloon City	AVA 55	Lo Wah	68	31,390
Sham Shui Po	CULLINAN WEST PHASE 5	Sun Hung Kai	1,210	708,000
Kowloon City	Ma Tau Wai Road	URA	493	218,770
Yau Tsim Mong	2-4 Yin Chong Street	Power Rich Investment LTd	18	11,770
Kowloon City	48-56 Fuk Lo Tsun Road	Tak Wah Investment Co Ltd	72	42,660
Kowloon Sub-total			3,692	2,078,290
Central & Western	8-10A Mosque Street	Emperor	100	32,000
Southern	Shouson Hill Road West	Emperor	20	87,670
Central & Western	6-22 Chung Ching Street	Henderson	192	57,660
Eastern	Mansion Street Project	Henderson	447	150,560
Wan Chai	Schooner Street	Hopewell	40	14,530
Wan Chai	53 Ship Street	Hopewell	56	18,400
Central & Western	5-8 Hing Hon Road	Kerry	90	68,000
Eastern	VICTORIA HARBOUR PHASE 2	Sun Hung Kai	347	258,000
Wan Chai	15-18 Stubbs Road	Sun Hung Kai	72	180,890
Central & Western	48 Caine Road	Yuzhou Properties	85	25,220
Southern	128 Pok Fu Lam Road	Samsbury Investments Ltd	32	62,660
Hong Kong Sub-total			1,481	955,590
Total			24,309	16,506,750
Notes:	*	Refers to the developer who leads the project. Other developers or investors may be involved.		
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Source:		Buildings Department, Lands Department, Town Planning Board, various developers and site inspection.		

Forecast of Future Private Housing Supply (2020)[#]

District	Development Name	Developer*	No. of Units [@]	Residential GFA (sf)
Tsuen Wan	Yeung Uk Road	Billion	840	423,720
Sai Kung	Lohas Park Package 8	Cheung Kong	1,430	1,044,110
Sha Tin	Yiu Sha Road, Whitehead	China City Construction	503	386,690
Tuen Mun	Yip Wong Road	Chuang's	290	117,080
Sha Tin	LOK WO SHA	CITIC	144	225,900
Sha Tin	Tai Po Road - TaiWai	Far East	70	88,800
Tai Po	Fo Yin Road, Pak Shek Kok	Great Eagle	500	730,930
Sai Kung	Nam Pin Wai, Sai Kung	Nan Fung	56	97,120
Sha Tin	Tai Wai Station	New World	3,000	2,050,600
Tuen Mun	Castle Peak Rd Area 48	Poly	150	114,830
Sha Tin	To Shek	Sun Hung Kai	600	434,000
Yuen Long	GRAND YOHO PHASE 3	Sun Hung Kai	626	453,000
Tuen Mun	Junction of Hoi Wing Road & Hang Fu Street	Sun Hung Kai	580	286,000
Yuen Long	Tin Wing Station	Sun Hung Kai	1,938	980,000
Tuen Mun	So Kwun Wat Road	Vanke	1,100	832,110
Sai Kung	Lohas Park Package 9	Wheelock	1,780	1,120,600
Sai Kung	Lohas Park Package 7	Wheelock	1,254	756,280
Tuen Mun	So Kwun Wat Road	Wing Tai	470	263,770
New Territories Sub-total			15,331	10,405,540
Sham Shui Po	Hai Tan Street	Cheung Kong	875	537,580
Sham Shui Po	205-211A Hai Tan Street	ITC	69	33,140
Yau Tsim Mong	48-56 Ki Lung Street	Lai Sun	100	37,200
Kowloon City	Kwoloon City Road	New World	216	111,730
Sham Shui Po	Kwoloon Road	Sino	80	43,810
Kwun Tong	Hip Wo Street	Sino	2,000	1,495,980
Kowloon City	195 Prince Edward West	Sun Hung Kai	60	45,000
Kowloon City	Pak Tei Street	Sun Hung Kai	160	88,000
Yau Tsim Mong	13-31 Pine Street & 87 Oak Street	Yau Lee	115	59,870
Kowloon Sub-total			3,675	2,452,310
Southern	Wong Ma Kok Road, Stanley	K&K	70	226,040
Central & Western	49-65 Pok Fu Lam Road	Kowloon Development	300	127,720
Eastern	Sai Wan Ho Street	Lai Sun	144	61,100
Central & Western	Caine Road 18-20	Sun Hung Kai	292	139,680
Hong Kong Sub-total				
Total				
Notes:	*	Refers to the developer who leads the project. Other developers or investors may be involved.		
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Source:		Buildings Department, Lands Department, Town Planning Board, various developers and site inspection.		

Forecast of Future Private Housing Supply (2021 and Beyond)[#]

District	Development Name	Developer*	No. of Units [®]	Residential GFA (sf)
Tuen Mun	Lam Tei	Asia Standard	117	67,540
Yuen Long	Hung Shui Kiu	Asia Standard	943	488,540
Tai Po	Chong San Road, Pak Shek Kok	Billion	1,200	1,111,550
Sha Tin	Au Pui Wan Street, Fu Tan	Central China International	914	831,340
Sha Tin	Lai Ping Rd, Kau To	Cheung Kong	120	244,080
Tai Po	Shan Tong Road	China Overseas	1,700	1,152,820
Kwai Tsing	Sai Shan Road, Tsing Yi	Grand Ming	700	474,190
Yuen Long	Tai Tong Road	Henderson	N/A	172,070
Tuen Mun	Castle Peak Road	Henderson	N/A	663,060
Tuen Mun	Kwun Chui Road	Henderson	1,100	785,340
Yuen Long	Wo Shan Wai	Henderson	342	893,020
Tai Po	Lo Fai Rd	HK Resort	N/A	336,080
Tai Po	Lo Fai Rd	HK Resort	N/A	161,210
Tuen Mun	Tsing Ha Lane	L'Avenue	300	206,030
Tai Po	Tai Po Road, Tai Po Kau	Manhattan	N/A	259,710
Sai Kung	Sha Ha, Sai Kung	New World	769	922,580
Sai Kung	Lohas Park Pacakage 10	Nan Fung	1,170	811,610
Yuen Long	Au Tau	Road King	N/A	367,570
Tai Po	Fo Yin Rd, Pak Shek Kok	Sino	N/A	412,530
Tuen Mun	Castle Peak Road, Tai Lam	Wing Tai	500	293,640
New Territories Sub-total				10,691,630
Kowloon City	Ho Man Tin Station Phase 1	Goldin Finance	800	740,030
Kowloon City	Sheung Shing Street	Goldin Finance	550	586,040
Kwun Tong	Yau Tong Bay	Henderson	6,556	4,291,230
Sham Shui Po	11-19 Wing Lung Street	Henderson	140	48,820
Sham Shui Po	456-462A Sai Yeung Choi Street North	Henderson	200	92,050
Kowloon City	69-83 Fuk Lo Tsun Road	Henderson	160	68,690
Kowloon City	Kai Tak Area 1K, Site 3	HNA	N/A	630,350
Kowloon City	Kai Tak Area 1L, Site 3	HNA	N/A	397,970
Kowloon City	Kai Tak Area 1L Site 2	HNA	N/A	551,140
Kowloon City	Kai Tak Area 1L, Site 1	HNA	N/A	425,360
Kowloon City	Kai Tak Area 1K, Site 2	K Wah	N/A	563,820
Sham Shui Po	Lung Cheung Rd, Beacon Hill	Kerry	N/A	342,770
Kwun Tong	Shung Shun St, Yau Tong	Minmetals Land Limited	N/A	566,720
Sham Shui Po	Yin Ping Road, TaiWo Ping	Shimao	980	632,390
Sham Shui Po	Fuk Wing Street	Vanke	460	256,150
Kwun Tong	Sin Fat Road	Wheelock	N/A	826,550
Kowloon City	78-80 Maidstone Road	Fame Top Investment Ltd.	N/A	37,590
Kowloon Sub-total				11,057,670
Southern	Wong Chuk Hang Station Package 1	Road King	800	577,000
Central & Western	Norum West	Henderson	N/A	224,360
Central & Western	4A-4P Seymore Road	Henderson	N/A	471,460
Central & Western	1-3 Chung Ching Street	Henderson	N/A	26,910
Central & Western	6 Seymore Terrace	Henderson	N/A	34,300
Southern	12-18 Tin Wan Street	Henderson	N/A	35,580
Central & Western	30 Po Shan Road	K Wah	45	39,830
Eastern	225-227 Shau Kei Wan Road	Sun Hung Kai	50	12,300
Southern	Lee Nam Road, Ap Lei Chau	Logan, KWG	N/A	762,090
Central & Western	14-18 Mosque Street	Huarong Real Estate	N/A	5,560
Eastern	62-68 Chun Yeung Street	Ample-Yield Co Ltd	63	28,400
Central & Western	7-17 Western Street	Richford Trading Ltd	N/A	33,900
Hong Kong Sub-total				2,251,690
Total				24,000,990
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