



OUR HONG KONG
FOUNDATION
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Land and Housing
Policy Advocacy Series | 3

Lacunae in Land Planning: Undersized, Undersupplied and Underestimated



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Preamble

The shortage of land supply continues to put Hong Kong in a dire situation where housing – a priority concerning the public with significant implications – is regressively **undersized, undersupplied and underestimated**. It has caused local property prices to skyrocket beyond the norm of inflation, depressed the quality of life below historical trends, and hurt the city’s long-term competitiveness as a centre of international business. As such, Our Hong Kong Foundation (OHKF) believes that land and housing is currently one of Hong Kong’s greatest challenges.

For the past three years, we have been conducting research and analyses on the city’s private and public housing markets, providing periodic estimates in terms of supply and demand as well as proposing solutions in the form of policy recommendations. In the third of our “Land and Housing Policy Advocacy Series”, we provide a comprehensive forecast on the supply of private housing between 2018 and 2022, along with new findings to explore the factors behind Hong Kong’s sluggish development of liveable and workable spaces.

During the course of our research, we have noted the average size of newly constructed residential units in recent years to be substantially smaller compared to the previous norm. In other words, flats are shrinking in size, despite their surging prices today. The number of “**undersized**” flats has increased from 64 units in 2014 to 1,066 units in 2019, a 17-fold increase. Known locally as “nano-flats”, they measure less than 215 sq ft each, just enough space to park 1.6 regular-size 4-door cars.

A major reason for Hong Kong’s “**undersupplied**” housing market is that Hong Kong has run out of developable land as the city had stopped creating new land for more than a decade. As a result, rezoning has become the primary means of land supply, which is highly uncertain and ineffective because of the lead time involved and public scrutiny, causing many proposed projects to undergo rounds of delay.

Most importantly, we have found the actual demand for land and housing to be far greater than that anticipated in the government consultation, “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (“Hong Kong 2030+”). According to our analysis, the government has “**underestimated**” demand by neglecting to consider the need to improve the per capita living space and increase the area for supporting facilities. Hong Kong will need more than 9,000 hectares of new land (roughly three times the size of Sha Tin) over the next three decades, instead of 4,800 hectares by government estimates. Hence, OHKF reiterates its call for large-scale reclamation outside Victoria Harbour to create land and develop new towns as a viable option to tackle the mounting challenge of land and housing shortage.

Executive Summary

Private housing outlook

We forecast that the average annual completion of private residential units will be 20,800 between 2018 and 2022, which exceeds the supply target set by the Long Term Housing Strategy (LTHS) and is also 78% higher than the average of the preceding decade.

Despite the increase, it is insufficient to compensate for the shortfall accumulated over the past years. Specifically, a cumulative deficit of some 63,000 units remains when taking into account the annual average completion of 11,700 units between 2008 and 2017 with a supply target of 18,000 units.

Additionally, unit sizes on average are shrinking as developers are building smaller flats to cater for entry-level demand as private housing becomes increasingly unaffordable. The average size of all completed private housing units is expected to equate 681 sq ft between 2018 and 2022 (or 18% smaller than the average of 833 sq ft in the preceding decade). Previously thought as an unreal and unpopular form of housing, supply of “nano-flats” is estimated to reach over 1,000 units per year by 2019. More importantly, if the shrinkage of unit size is taken out of the equation, then the adjusted completion rate of private housing between 2018 and 2022 is only 16,900 units per annum, falling short of the LTHS target of 18,000 units per annum.

This is a reversal of the steady size-growing trend of residential units completed between 2000 and 2008 when the average home size was generally getting bigger. It is paradoxical that Hong Kong is moving backward with a significant drop in living quality where people are having to buy less for a much higher cost.

Public housing outlook

In our previous reports, we have repeatedly indicated how the supply of public housing trails significantly. It is well-known that the total number of applicants on the waiting list for Public Rental Housing (PRH) has risen to over 280,000.

Despite the urgency of the situation, we estimate that only some 217,400 PRH and Home Ownership Scheme (HOS) units can be constructed in the next 10 years (2018/19 - 2027/28). This is lower than the government’s forecast and falls 22% short of its target to provide 280,000 public housing units over the period.

Going forward, more uncertainty and unpredictability in the supply of public housing must be taken into account because development projects as planned are heavily reliant on rezoning, a form of land supply which typically falls under heavy public scrutiny and even lengthy judicial review processes, particularly for Green Belt sites.



Shortcomings in “Hong Kong 2030+”: A redefined projection of land demand

We believe the government’s land demand projection in the “Hong Kong 2030+” consultation is too conservative. In our view, the projection has insufficiently taken into account the current shortfalls in land resources and has underestimated the potential needs in the future, especially if Hong Kong is to improve the living quality of its residents.

Hong Kong is infamous for one of the world’s highest population density and lowest living space available per capita. At 170 sq ft, Hong Kong’s average living space per person lags notably behind other neighbouring cities in the region. To catch up with Singapore, Hong Kong will need a 60% enhancement in residential land in addition to the projection made in “Hong Kong 2030+”.

Besides residential land, “Hong Kong 2030+” has not considered the existing shortfalls in space for offices, hotel and retail, convention and exhibition, healthcare facilities, recreational and sports facilities and other crucial infrastructure. The government’s projection is arguably insufficient to maintain the city’s competitive edge as an international hub and to care for an ageing population. To account for these underestimations / omissions and improve the quality of living, we estimate Hong Kong needs more than 9,000 hectares of land in the next 30 years, nearly double of the government’s estimate of 4,800 hectares.

We note that 62% of land in Hong Kong is “locked up” or “semi-locked up” by law or regulatory constraints for environmental reasons as designated country parks, environmentally sensitive areas, or Green Belt zones. With the majority of the existing land mass being undevelopable, we believe that in the long run, the most effective way to create land is through large-scale reclamation outside Victoria Harbour. Compared to other avenues of land supply, reclamation is the only way of providing Hong Kong with high-quality land as a long-term solution.

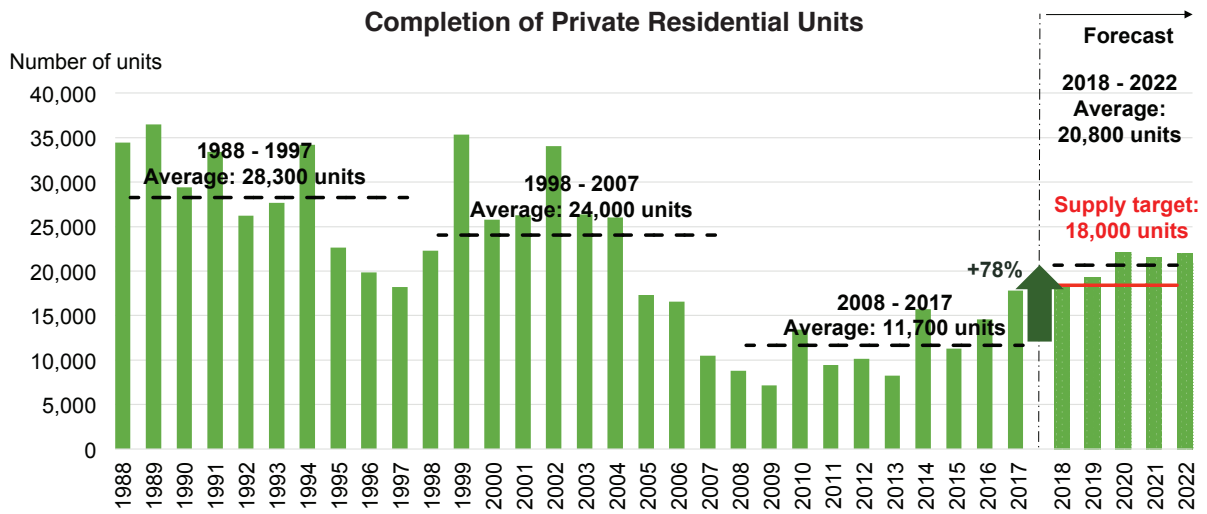
Even so, a proactive, multi-pronged approach is necessary over the short to medium term. To this end, after scrutinising some public documents, we have identified two plots of hillside areas – developable land which may have been overlooked; we have termed these areas “unzoned hills” (falling outside of country parks or any other environmentally sensitive areas and not covered by any statutory plan). We would like to invite the government to consider them as sites with serious potential for limited-scale public housing development.

The background is an abstract composition of various shades of green, ranging from light lime to dark forest green. The shapes are geometric, primarily triangles and polygons, arranged in a way that creates a sense of depth and movement, resembling a stylized leaf or a modern architectural facade. The overall effect is clean, professional, and nature-inspired.

Part One:

Private Housing Outlook

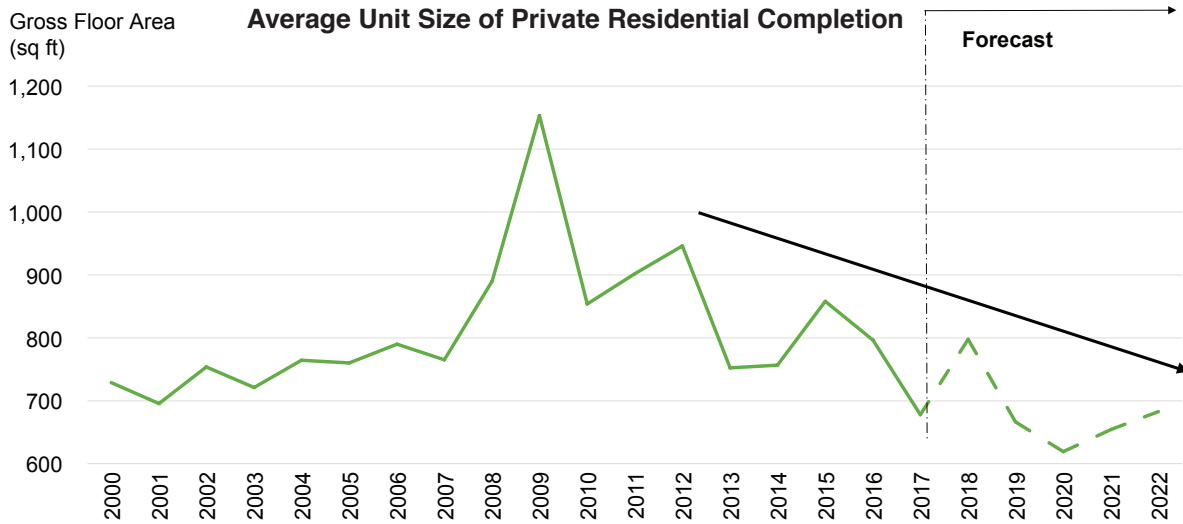
Private Housing Completion to Increase by 78% to 20,800 Units Per Annum...



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

- We have updated our forecast for the future supply of private housing (see **Appendix I** for details of each project). This year, Our Hong Kong Foundation (OHKF) provides a 5-year comprehensive forecast from 2018 to 2022.
- In 2017, 17,800 private residential units were completed, which was 1,700 units higher than our original forecast of 16,100 units. The higher-than-expected completion was due to the earlier-than-expected completion of Cullinan West (2,200 units) in December. The figure is also a 12-year high and is an encouraging sign that the government's effort in increasing private housing supply is starting to pay off.
- Going forward, we forecast that completions in the next five years will gradually increase, with an annual average of about 20,800 units. This is a 78% increase from the annual average of 11,700 units in the preceding decade. In particular, we expect the annual completion in 2018 to be 18,500 units, possibly surpassing 22,600 units in 2020, which is the highest since 2004.
- On the surface, the expected completion of 20,800 units per annum meets the government's 10-year housing target, which averages at around 18,000 units per annum.
- This, however, is still insufficient to compensate for the past shortfall. Specifically, compared to the average annual completion of 11,700 units between 2008 and 2017 with a (assumed) supply target of 18,000 units, a cumulative deficit of some 63,000 units remains.

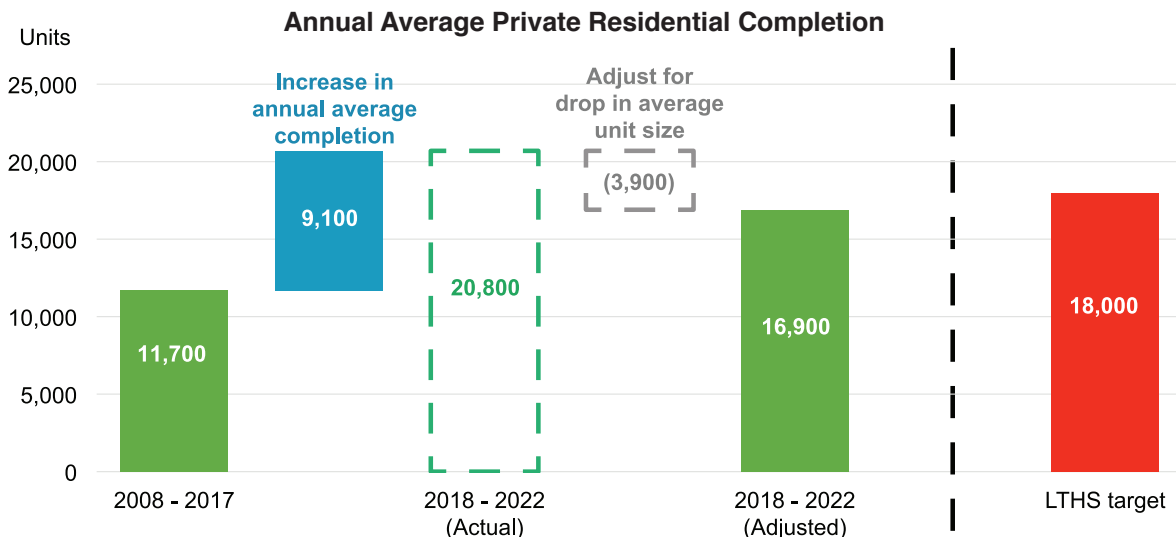
...But with Shrinking Home Size



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

- The change in unit size, however, tells a different story. Ignoring the abnormally high figure in 2009, which is due to an exceptionally low completion figure (only some 7,200 units) and the completion of mostly large-unit-size projects during the year, we can see a trend of shrinking average unit size of completed units over the past seven years, and this trend is expected to continue in the next five years.
- This is a reversal of the trend between 2000 and 2008 when the average size of completed units had increased steadily.
- In particular, the average unit size of all private housing completions is forecasted to be 681 square feet (sq ft) between 2018 and 2022, 18% smaller than the 10-year average of 833 sq ft in the preceding decade.

If We Assume Home Size Does Not Shrink, Completion Would Just Be 16,900 Units Per Annum



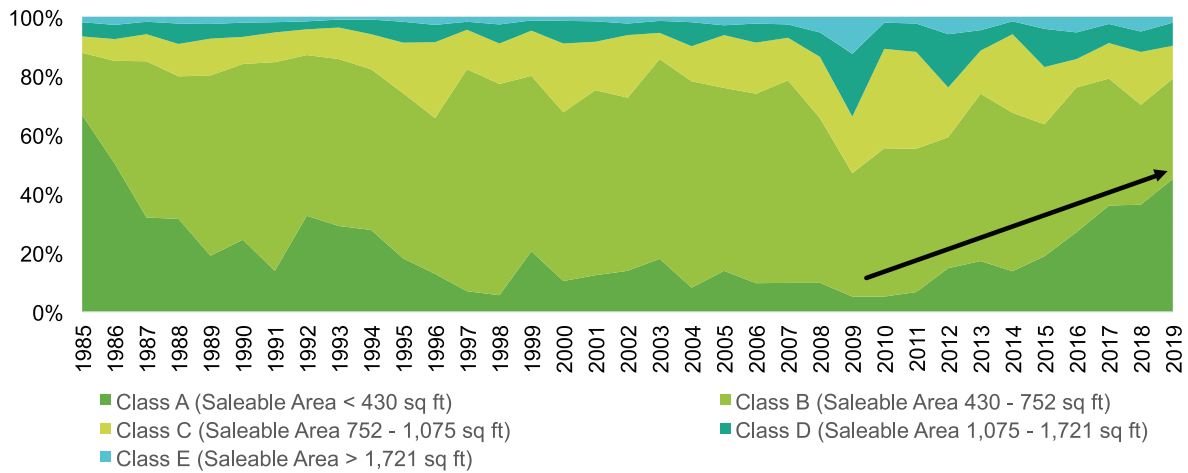
Note: The adjusted annual average completion for 2018 - 2022 is computed by assuming the average size of completed units between 2018 and 2022 is the same as the average size of completed units between 2008 and 2017 (833 sq ft).

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

- If we eliminate the effect of shrinking unit size by assuming the average unit size in the five years leading to 2022 is the same as the average of the previous decade (833 sq ft), the adjusted private housing completion between 2018 and 2022 will just be 16,900 units per annum. This would fail to meet the government's target of 18,000 units.

Class A Units Will Increase Significantly...

Private Residential Completion by Unit Size



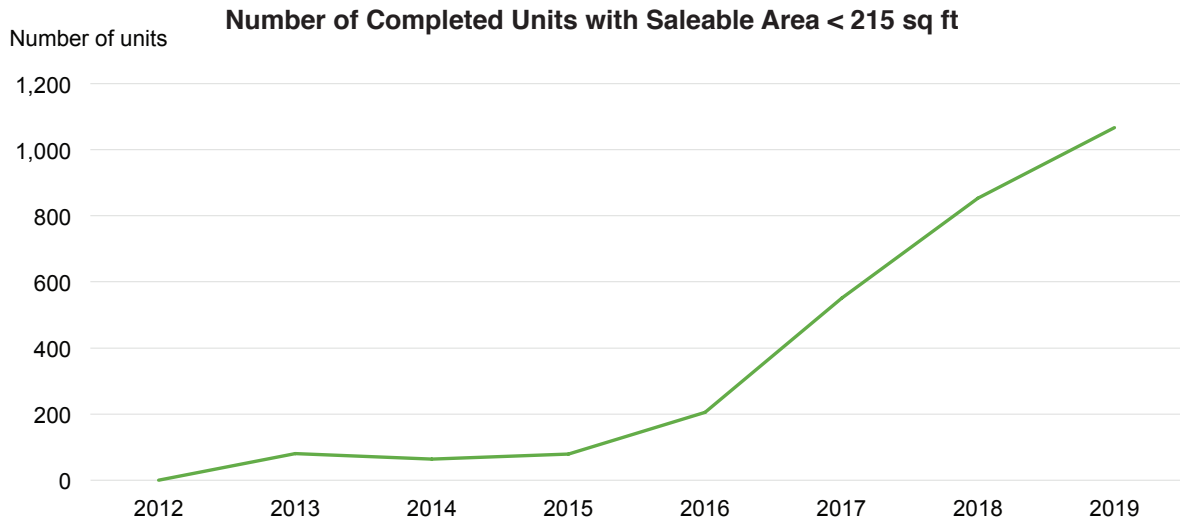
Notes: Historical data from RVD. 2017 - 2019 estimates are either actual data from sales brochures or derived data from Building Digest disclosures.

Sample includes 214 projects expected to be completed in 2017 - 2019, 94% of a total of 227 projects in the same period.

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

- Breaking down the new housing supply by their unit sizes, we can see that the proportion of Class A units (with saleable area 430 sq ft or below) has increased significantly over the past seven years, and is expected to continue to increase in the near future. The proportion of Class A units will continue to expand and reach 45% of private housing supply in 2019 by our estimates, a drastic increase from only 5% in 2010.
- While we saw a surge of bigger flats between 2003 and 2009 when developers built larger units to cater for the demand of upgraders, we are now observing a reversal. Developers are building smaller flats to cater for entry-level demand as private housing becomes increasingly unaffordable.
- The last time we saw such a high percentage of Class A units was in the late 1980s when developers constructed many starter homes.
- As our society moves forwards, we question whether our living conditions are in decline as people are having to live in smaller flats.

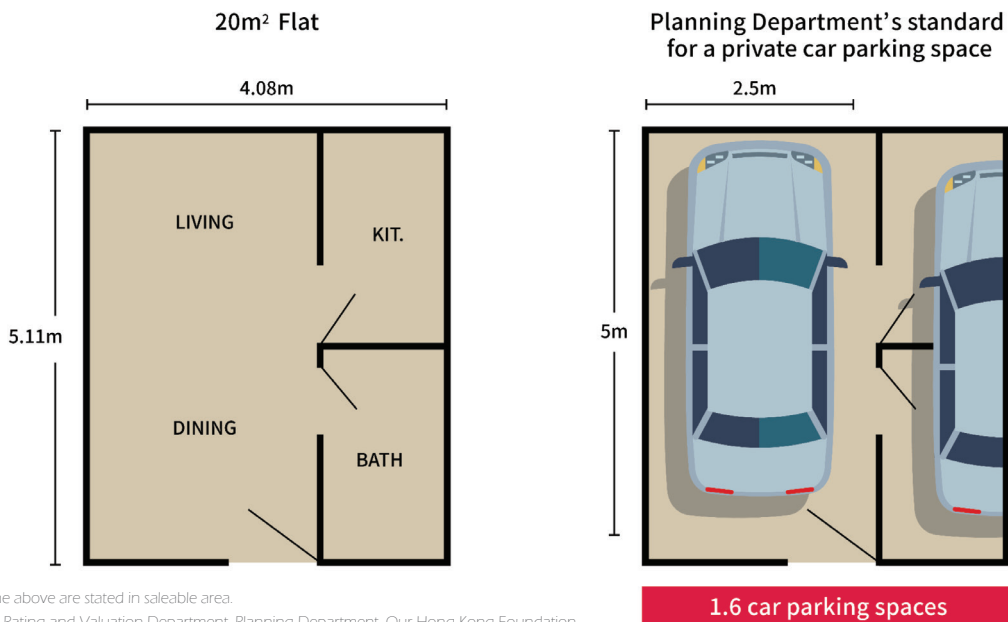
...And Comes the Rise of “Nano-Flats”



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

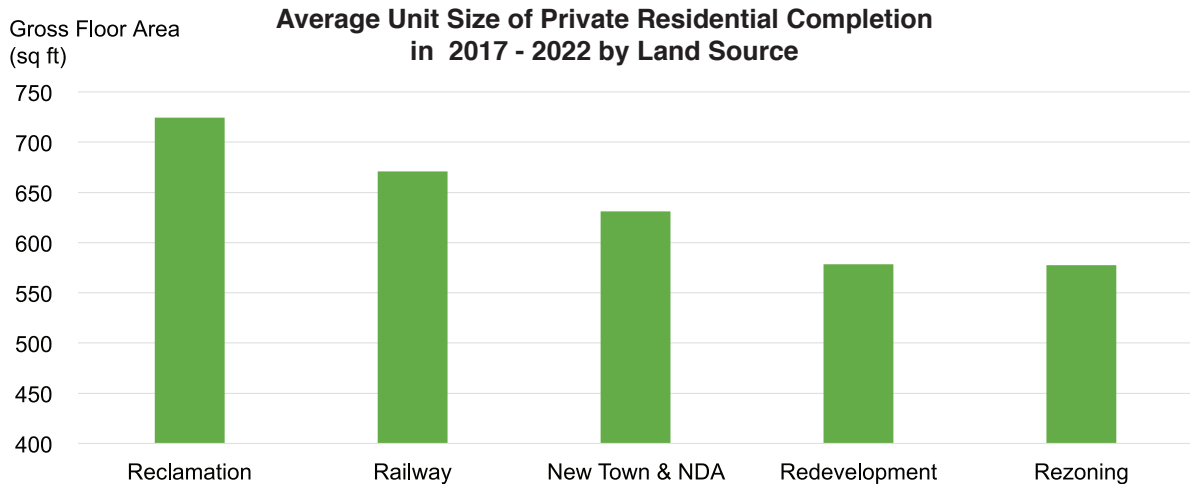
- As part of the trend of shrinking flat sizes, “nano-flats”, i.e. units with saleable area less than 215 sq ft, have become more and more prominent.
- The number of “nano-flats” completion is expected to surge from just 64 units in 2014 to 1,066 units in 2019, an increase by a staggering 17 times.
- In addition, while “nano-flats” used to be most prevalent in urban redevelopment areas, typically in small-scale single-block projects, they are increasingly being supplied in large-scale developments in the New Territories.

A “Nano-Flat” Is Just About the Size of 1.6 Car Parking Spaces



- How big is a “nano-flat”? A unit of 215 sq ft represents a shoebox apartment of 4.08 metres by 5.11 metres, which typically comes in a studio design with a bathroom and a kitchen.
- Compared to a standardised parking space for a private car with a minimum width of 2.5 meters and length of 5 meters, a “nano-flat” is just about the size of 1.6 car parking spaces.

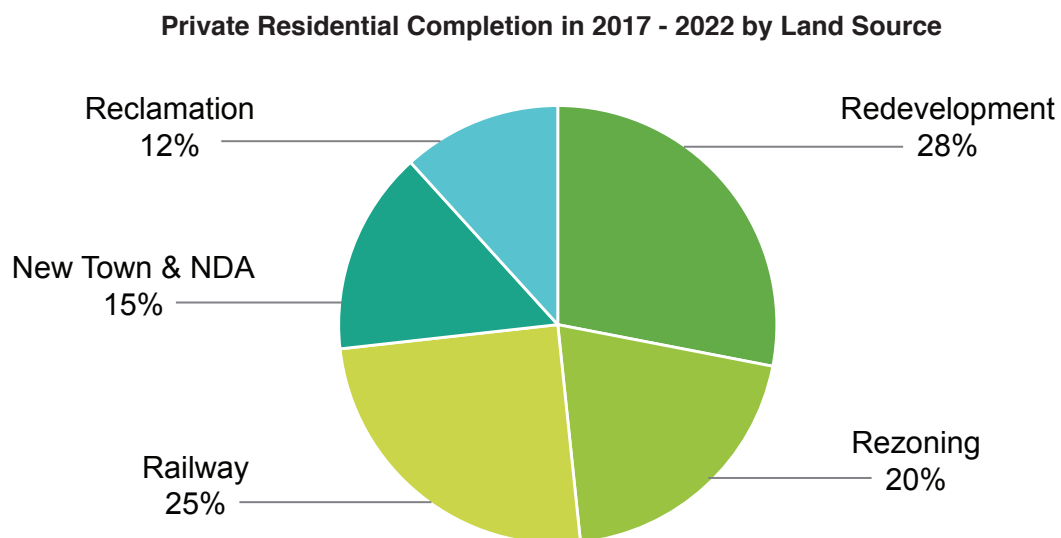
Sites Sourced from Reclamation Have the Biggest Unit Size...



Note: Sample includes 208 projects to be completed in 2017 - 2022, which 1) have disclosed the number of units in design and 2) have an average unit size of no more than 2,000 sq ft, to exclude houses and high-end apartments for a more meaningful comparison.
Sources: Rating and Valuation Department, Buildings Department, Lands Department, Town Planning Board, company data from various developers, Our Hong Kong Foundation.

- By analysing the unit sizes of projects that were completed last year and are to be completed in the next five years by the type of land source, we found that sites on reclaimed land are expected to produce units with the largest average size (724 sq ft gross floor area (GFA)). Railway projects come in second with a GFA of 671 sq ft. On the contrary, sites from redevelopment and rezoning are expected to have the smallest average unit sizes of less than 580 sq ft GFA.
- As compared to redevelopment and rezoning, sites sourced from reclamation usually encompass a larger site area and higher plot ratio, thus allowing a more comprehensive and optimal planning process as well as the development of large-scale residential complexes with larger units.

...But Redevelopment and Rezoning Will Contribute to Half of the Supply



Note: Sample includes 208 projects to be completed in 2017 - 2022, which 1) have disclosed the number of units in design and 2) have an average unit size of no more than 2,000 sq ft, to exclude houses and high-end apartments for a more meaningful comparison.
Sources: Rating and Valuation Department, Buildings Department, Lands Department, Town Planning Board, company data from various developers, Our Hong Kong Foundation.

- Despite being a better premise for development, sites sourced from reclamation are expected to account for only 12% of private housing supply for the past year and the next five years.
- On the other hand, about half of the completions are expected to come from redevelopment and rezoning, indicating a depletion of “spade ready sites” (i.e. land that is readily developable) as Hong Kong had stopped creating new land for more than a decade.

Development Cycle of a Private Residential Project Now Takes Approximately Five Years

	Time taken from land acquisition to completion	Time taken from land acquisition to presale launch
Average for all projects	4.8 years	3.5 years
Average for projects of >1,000 units	5.6 years	4.3 years
Average for projects of ≤1,000 units	4.7 years	3.4 years

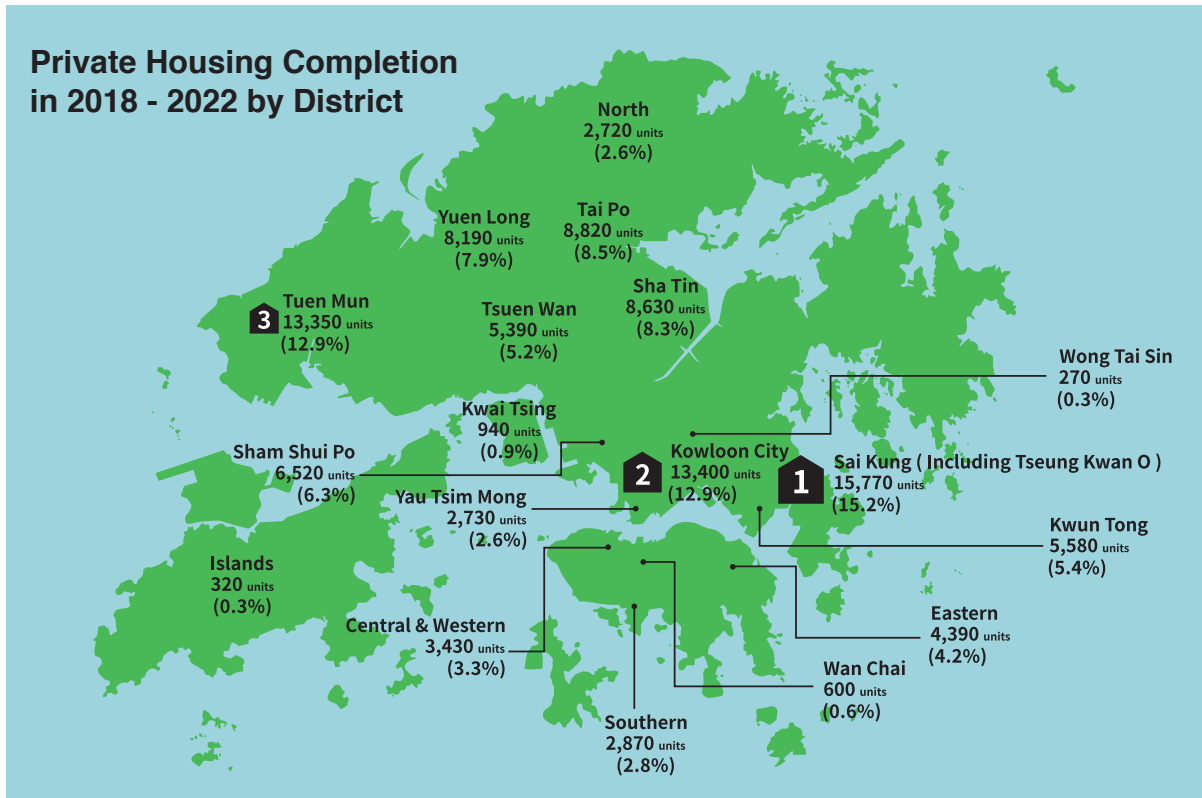
Note: Sample includes 54 projects to be completed in 2017 - 2019. They are sourced from public land sales (from the government, railway or URA) and have already released their sales brochures, such that the date of land acquisition and expected completions are both certain.

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

- Our analysis shows that of the 54 private housing projects completed or to be completed between 2017 and 2019 from which we could pinpoint the key progress dates, it takes on average 4.8 years to go from land acquisition to actual completion, 20% longer than the past expectation of a 4-year development cycle.
- Based on our interviews with relevant stakeholders and practitioners, we believe the longer cycle is partly a result of more “virgin sites” (i.e. land that is not readily developable) being acquired through the government’s land sale programme, short supply of construction workers and a more time-consuming administrative process.
- In the case of large-scale development, i.e. projects that supply more than 1,000 units, it takes an even longer period, on average 5.6 years, to complete.
- It also takes developers longer to launch a presale, which usually starts on average one year before completion, although presales may begin as early as 30 months before completion. This is partly due to a lengthy period before applications for presale are approved by the government.
- Therefore, we suggest that the government streamline and expedite the process of land development, as elaborated in our recommendations in the third report of our “Land and Housing Policy Research Series” released in October 2017.

Top Three Districts Contribute 40% of the Supply

Private Housing Completion in 2018 - 2022 by District



Note: Figures in () represent as % of total private housing completion in Hong Kong.

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

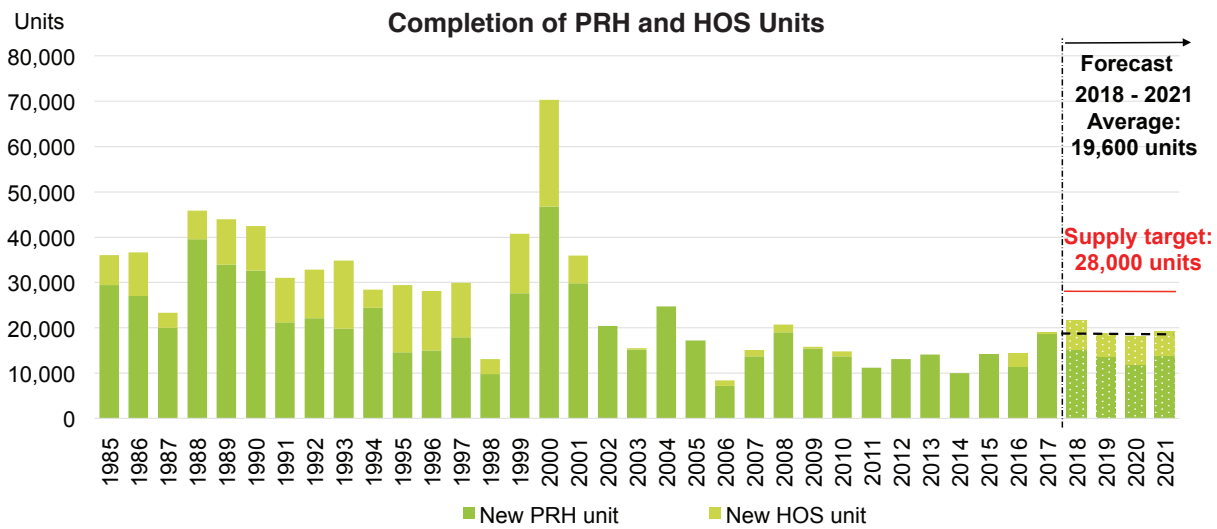
- Breaking down the private housing supply by district, Sai Kung (including Tseung Kwan O), Kowloon City and Tuen Mun are the three districts with the largest supply in the next five years. Together they will supply 40% of all private housing during the period.
- Among them, Sai Kung (including Tseung Kwan O) alone will represent 15% of the total private housing supply, or some 15,800 units. The majority of these units, or some 11,800 units, are part of packages 4 to 10 of Lohas Park which are to be completed between 2019 and 2022 in phases.
- Kowloon City and Tuen Mun will both see completions of some 13,400 units in the next five years.
- Comparing future completion with the existing stock, both Tai Po and Sai Kung (including Tseung Kwan O) will see their private housing stock increase by about a quarter over the next five years.



Part Two:

Public Housing Outlook

Supply of PRH and HOS Still Falls Behind

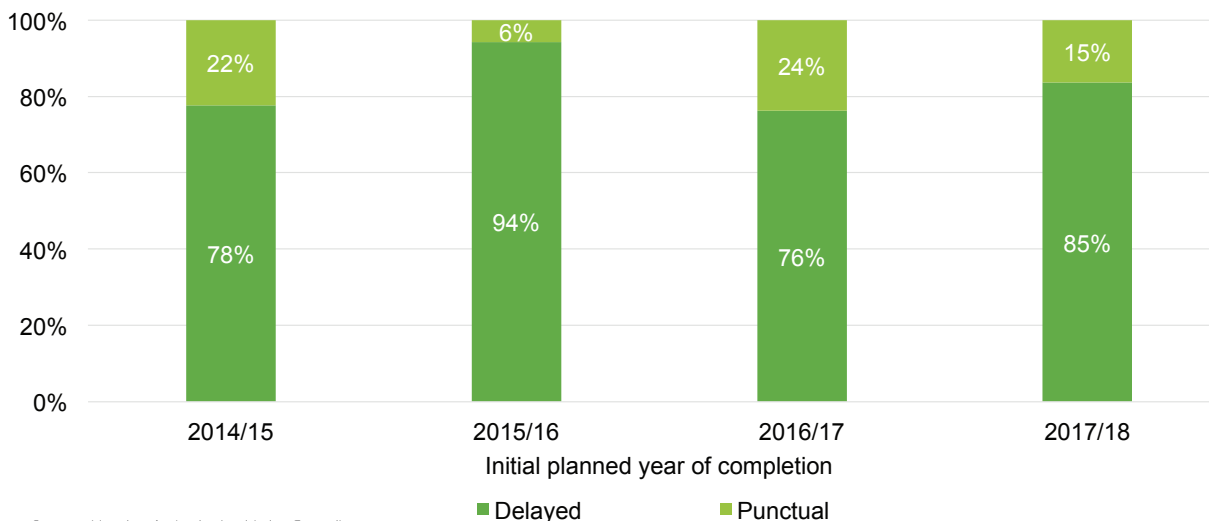


Note: Year represents fiscal year. For example, 2017 refers to the fiscal year of 2017/18. Figures do not include public housing of the Housing Society.
Sources: Transport and Housing Bureau, Our Hong Kong Foundation.

- In public housing, the annual average combined completion of Home Ownership Scheme (HOS) and Public Rental Housing (PRH) units is expected to be about 19,600 units in the next four fiscal years (2018/19 - 2021/22), falling 30% short of the supply target of 28,000 units.
- Of the 19,600 units, 5,800 units will come under HOS and 13,800 units under PRH. While the total public housing supply is expected to increase moderately, the increase is solely due to a rise in completed HOS units; the supply of PRH, on an annual average basis, is expected to be 200 units less than in the previous decade.

Delay of Public Housing Projects Seems to be the Norm

Percentage of Delayed Public Housing Units by Initial Planned Year of Completion



Sources: Housing Authority, Legislative Council.

- By comparing the time lapse between the planned completion and actual completion of public housing projects, we found that delay is rather prevalent, especially in the last few years.
- In the last four years, the percentage of public housing units undergoing delays by one year or more has consistently been above 75%. In particular, as much as 94% of the 16,900 units originally planned for completion in 2015/16 failed to complete on time.

Reasons for the Delay

Estate	District	Initial planned year of completion	Actual year of completion	Number of units involved	Main reason for delay
Yan Tin Estate	Tuen Mun	2016/17	2017/18	4,700	Poor weather conditions
Shui Chuen O Estate (Phase Three & Four)	Sha Tin	2015/16	2016/17	4,600	"Lead in Drinking Water Incidents"
Shek Mun Estate (Phase Two)	Sha Tin	2017/18	2018/19 [^]	3,000	More complex construction process
Fo Tan Project*	Sha Tin	2018/19	2019/20 [^]	2,400	Land resumption and clearance

Notes: (*) Estate name to be confirmed.

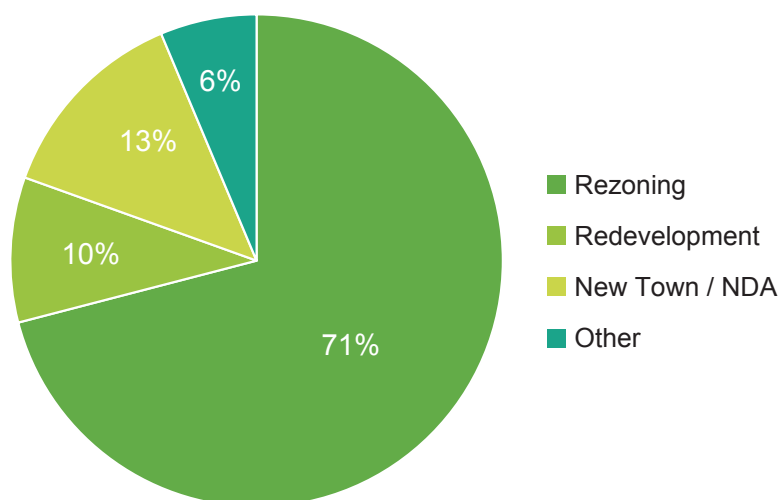
([^]) Latest expected year of completion.

Sources: Legislative Council, Housing Authority, various newspapers.

- We have monitored some projects that were delayed for a variety of reasons. They are listed in the table above.
- The completion of Yan Tin Estate, involving 4,700 units, was delayed from 2016/17 to 2017/18. As reported by local newspapers, poor weather conditions which adversely affected the construction process was cited as the main reason.
- Shui Chuen O Estate (Phase Three and Four), involving 4,600 units altogether, was delayed from 2015/16 to 2016/17. This was due to the "Lead in Drinking Water Incidents" which occurred in 2015, where water pipes containing lead had to be replaced.
- Phase Two of Shek Mun Estate is expected to be delayed from 2017/18 to 2018/19. The construction process is found to be more complex than initially planned. Complexities include the need to construct refuge floors, complex slope conditions, etc.
- It took around 24 months to complete the land resumption and clearance procedures for the Fo Tan site, causing a considerable delay in the entire project.

Heavy Reliance on Rezoning for Future Public Housing Supply...

Completion of Public Housing Units by Land Source, 2017/18 - 2021/22



Sources: Legislative Council, Housing Authority.

- We found that rezoning has become a primary source of land supply for public housing units to be completed in the next four years, providing 71% of the units.
- New Towns such as Tung Chung and Tseung Kwan O, as well as New Development Areas (NDAs) such as Kai Tak will account for 13% of new public housing units; redevelopment of old public housing projects, including Pak Tin Estate, So Uk Estate and Shek Kip Mei Estate, is expected to provide 10% of the new public housing units.
- **Appendix II** shows the details of each public housing project indicating their land sources.

...But Rezoning Takes Time and is Highly Uncertain

Potential Rezoning Sites for Public Housing Announced by the Government by Rezoning Status and Year of Announcement

Year of announcement	2013	2014	2017	Total
Rezoning completed	15	30	0	45
Rezoning in progress	0	23	1	24
Rezoning to be initiated	0	33	14	47
Rezoning rejected	0	1	0	1
Total	15	87	15	117

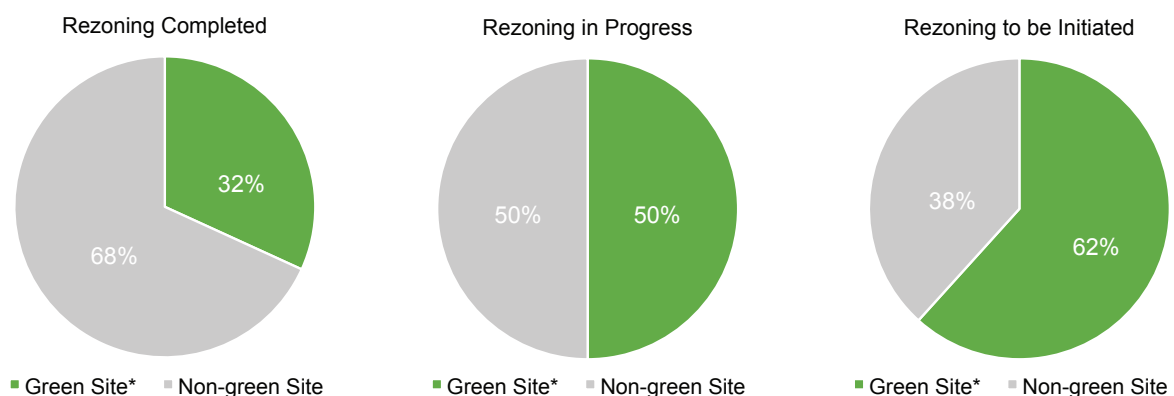
Note: Rezoning status as of 31 January 2018.

Sources: Legislative Council, Town Planning Board, District Councils.

- However, rezoning often takes time and is highly uncertain; in particular, each potential site is required to undergo an administrative process of its respective District Council and of the Town Planning Board, often involving public consultation.
- The normal rezoning process takes about 11 months, but may take an additional six months for projects deemed more controversial. For instance, the rezoning of the Junction of Tsing Yi Road and Tsing Hung Road in Tsing Yi from “Open Space” to “Residential” purpose for building PRH came under heavy opposition from the public, resulting in a reduction of scale by half – from 4.29 hectares to 2.29 hectares – and a decrease in the number of housing units from 3,800 to 2,800.
- The previous administration had identified 210 potential sites for rezoning into residential use, of which 117 were proposed for public housing development. Among them, only 45 sites have been successfully rezoned as of 31 January 2018; 24 sites are still under the rezoning process; and 47 sites, or 40% of the total, have yet to start the rezoning process. So far, one site has had its rezoning application rejected, and the possibility of more rejection as a result of public opposition cannot be ruled out.

And the Sites are Getting More “Green”

Potential Rezoning Sites for Public Housing[^] by Original Land Use



Notes: (*) Green sites are defined as sites that are partially or wholly zoned as Green Belt

([^]) Only includes the 117 potential rezoning sites for public housing announced by the government in 2013, 2014 and 2017 respectively.

Sources: Legislative Council, Town Planning Board, District Councils.

- It is widely believed that the government has adopted a principle of “dealing with the low-hanging fruits first” as far as land rezoning is concerned. Relevant statistics confirm this conjecture. Among the potential rezoning sites planned for public housing that have been successfully rezoned, only 32% of them are green sites (i.e. sites that are partially or wholly zoned as Green Belt). This compares to 50% and 62%, respectively, for sites that are still undergoing the rezoning process and sites that have yet to begin the process.
- Coupled with the fact that the rezoning of Green Belt typically receives significant opposition from the public, we can therefore expect that the remaining sites will undergo noticeably longer rezoning processes, and public housing supply from these sites will be of even higher uncertainty.

Medium Term Supply Likely to Fall Short of Government's Own Projection

Completion (Units)	4 Years (2018/19 - 2021/22)	10 Years (2018/19 - 2027/28)
Government's target [^]	112,000	280,000
Government's forecast [*]	78,400	237,000
OHKF estimation[*]	78,400	217,400

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

(^{*}) Excludes housing supply from the Housing Society.

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

•All in all, the supply of public housing still trails significantly. In particular, in the four years leading to 2021/22, it is expected that only 78,400 PRH and HOS units will be completed. This falls 30% short of the government's target of providing 112,000 public housing units as stipulated in the Long Term Housing Strategy (LTHS). In addition, according to the government's latest figure, only 237,000 public housing units can be constructed in the next 10 years (2018/19 - 2027/28), even if all sites identified can be delivered on time for housing development.

•Nevertheless, we believe the government's figure is too optimistic. According to our own estimation, only some 217,400 public housing units are likely to be completed over the period, which is lower than the government's forecast and 62,600 less than its target.

•Our estimation is based on two assumptions:

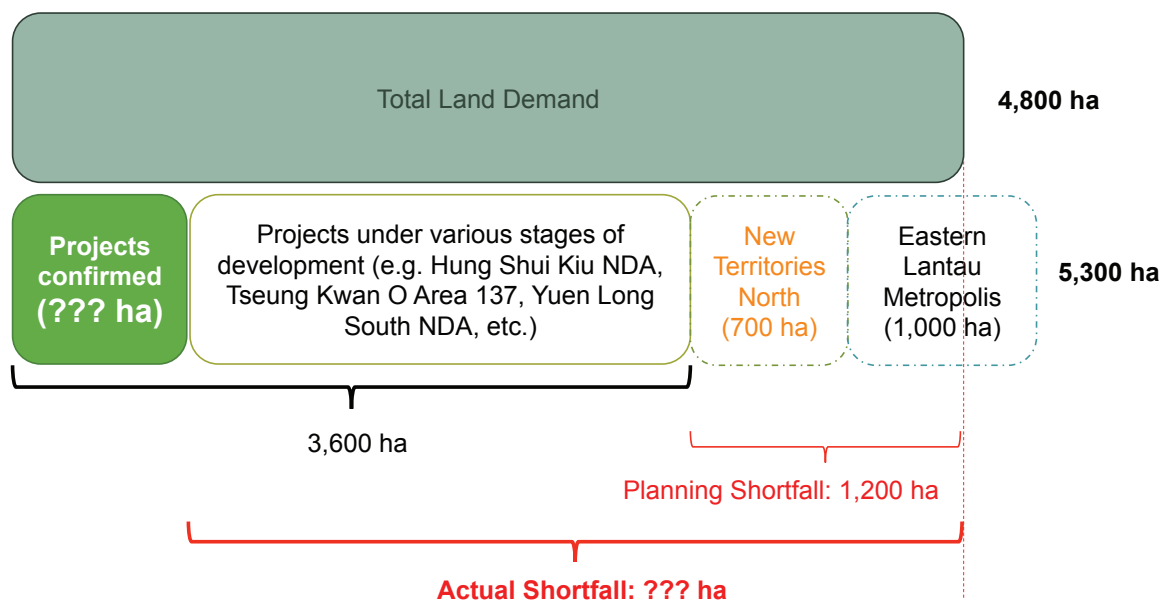
1. As far as rezoning is concerned, we assume that only sites that have completed or started their rezoning process as of 31 January 2018 could provide public housing units within the next 10 years. This is not an unrealistic assumption given a higher proportion of green sites that have yet to start the rezoning process.
2. We assume rezoning will account for roughly 70% of all public housing supply in 2022/23 - 2027/28, similar to the percentage in the four years leading to 2021/22. Other sources of supply could include redevelopment of existing public housing estates, and planned development projects in various NDAs, etc.

The background is an abstract composition of various shades of green, ranging from light lime to dark forest green. The shapes are geometric, primarily triangles and polygons, arranged in a way that creates a sense of depth and movement, resembling a stylized arrow or a fan shape pointing towards the right. The text is centered within this graphic.

Part Three:

**Shortcomings in
“Hong Kong 2030+”:
A Redefined Projection
of Land Demand**

Planning Shortfall vs Actual Shortfall

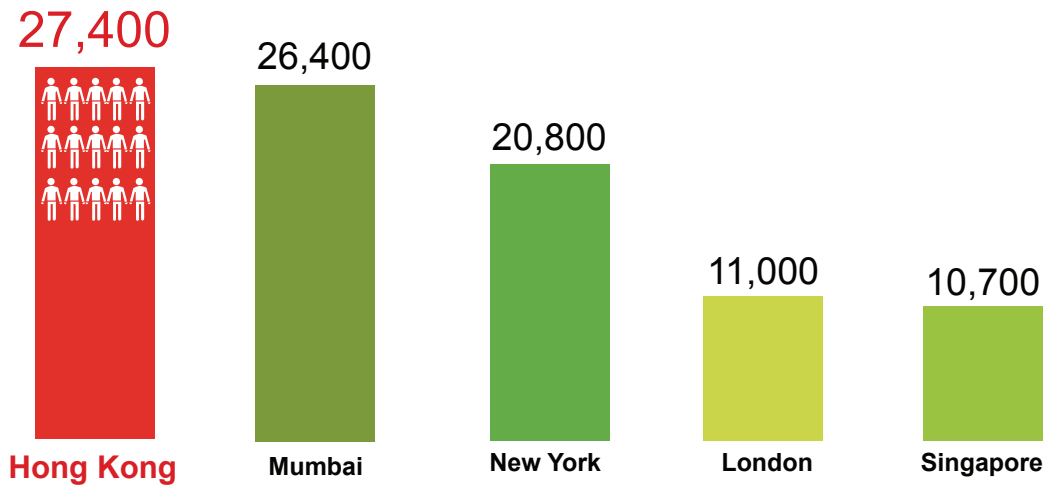


Sources: Development Bureau, Our Hong Kong Foundation.

- OHKF believes that the land demand projection in the government’s “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” consultation (“Hong Kong 2030+”) is too conservative. In our view, the said projection has insufficiently taken into account the current shortfalls in land resources and hence underestimated future needs, especially if Hong Kong is to improve the living quality of residents.
- There are at least five problems associated with the government’s projection assumptions that may call for consideration / discussion regarding:
 1. Uncertainty on the delivery of land supply projects;
 2. Hong Kong’s population density per developed land area;
 3. Hong Kong’s per capita living space;
 4. Current shortfall of land resources in multiple areas; and
 5. Other land demand items omitted in the projection.
- Firstly, it is important to distinguish between what could be termed the “planning shortfall” and “actual shortfall”. “Hong Kong 2030+” puts the estimated land demand and supply over the next three decades at 4,800 hectares and 3,600 hectares respectively, giving rise to a shortfall of 1,200 hectares. Here, “supply” encompasses “committed and planned projects”, including the NDAs where planning is in progress.
- However, at this stage, it is unknown how much of these 3,600 hectares of land supply is actually free of uncertainty regarding their delivery of completed housing units and / or other types of space. The said 3,600 hectares of land supply might not materialise in full if, say, any of the NDAs delayed their implementation schedule.
- In other words, it is on the assumption that the entirety of these 3,600 hectares of land supply could all be delivered on time that such a 1,200 hectare shortfall is derived. This should be more accurately characterised as “planning shortfall”, whereas the difference between 4,800 hectares and the actual amount of land supply free of delivery uncertainty should be referred to as the “actual shortfall”.

Hong Kong Is One of the Most Densely Populated Places in the World...

Number of Persons Per sq km of Developed Land

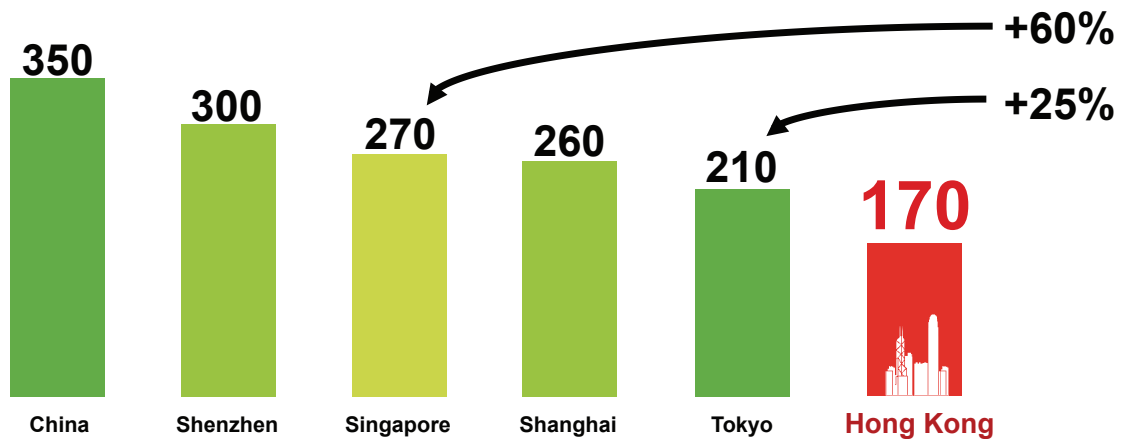


Sources: Development Bureau, Commission on Strategic Development, Demographia.

- Hong Kong is infamous for its high population density. Strikingly, at 27,400 persons per square kilometre (sq km), Hong Kong's current population density puts us on par with Mumbai, despite our GDP per capita being more than eight times that of Mumbai.
- On the contrary, cities comparable to Hong Kong such as London, New York and Singapore are well below that level. In particular, Hong Kong is almost three times more crowded than Singapore.

... And Our Per Capita Living Space Lags Behind Our Neighbours

Living Space Per Capita (sq ft)



Sources: Rating and Valuation Department, Housing Authority, Shanghai Academy of Social Sciences, SCMP, Real Estate Japan, Centaline Group Research Centre, Our Hong Kong Foundation.

- At 170 sq ft, Hong Kong's average living space per person notably lags behind other cities within our geographical proximity. In particular, our living space per capita is 25% lower than Tokyo and 60% lower than Singapore.
- Having a low living space per capita has negative connotations on the adequacy of dwellings and the quality of life in the city. OHKF believes that Hong Kong's low value should be improved to catch up with our neighbouring cities.

LTHS Has Neglected Past Shortfall

Number of housing units	2013	2014	2015	2016	2017	Total
Average annual completion target of LTHS	47,000	48,000	46,000	46,000	46,000	233,000
Actual completion*	22,300	25,700	25,600	28,900	36,200 [^]	138,700
Shortfall	24,700	22,300	20,400	17,100	9,800	94,300

Notes: (*) Completion of public housing units as per financial year.

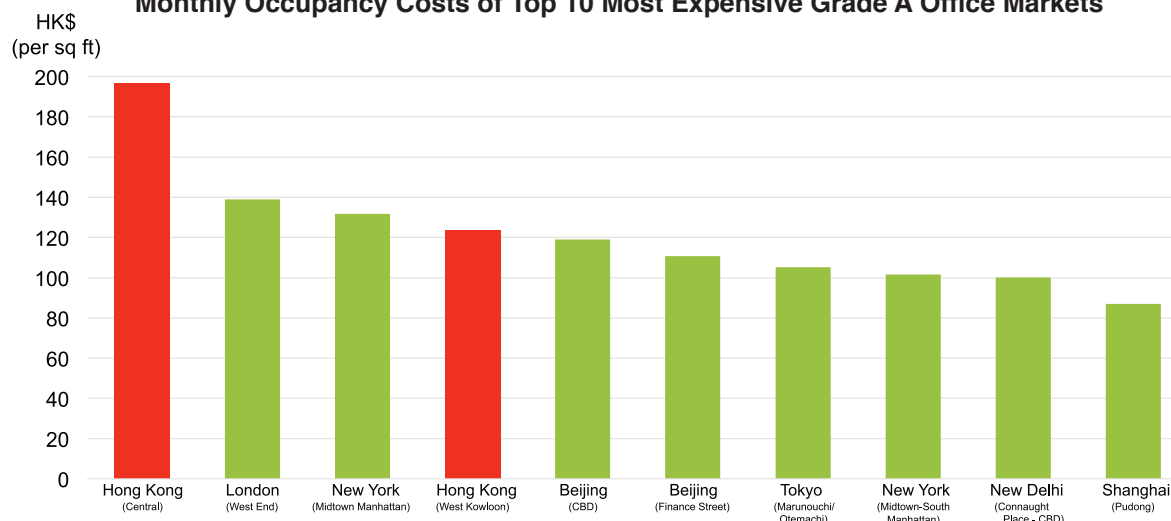
([^]) 2017 public housing completion as per Housing Authority's Public Housing Construction Programme (2017/18 to 2021/22).

Sources: Long Term Housing Strategy, Housing Authority, Rating and Valuation Department.

- As far as residential land is concerned, the “Hong Kong 2030+” projections are largely based on the LTHS supply target, which was first produced in 2013. The first 10-year housing supply target stated that Hong Kong would need 470,000 housing units over the immediate decade, or an average of 47,000 units per year. Yet, only 22,300 units (public and private units combined) were completed in 2013, indicating a shortfall of 24,700 units. Still, in each subsequent year when the LTHS rolled over its 10-year housing supply target, it did not take into account the past year's shortfall. In this regard, the estimated accumulated shortfall of housing supply over the past five years (from 2013 to 2017) totals 94,300 units.

Shortage in Grade A Offices Has Been Underestimated

Monthly Occupancy Costs of Top 10 Most Expensive Grade A Office Markets

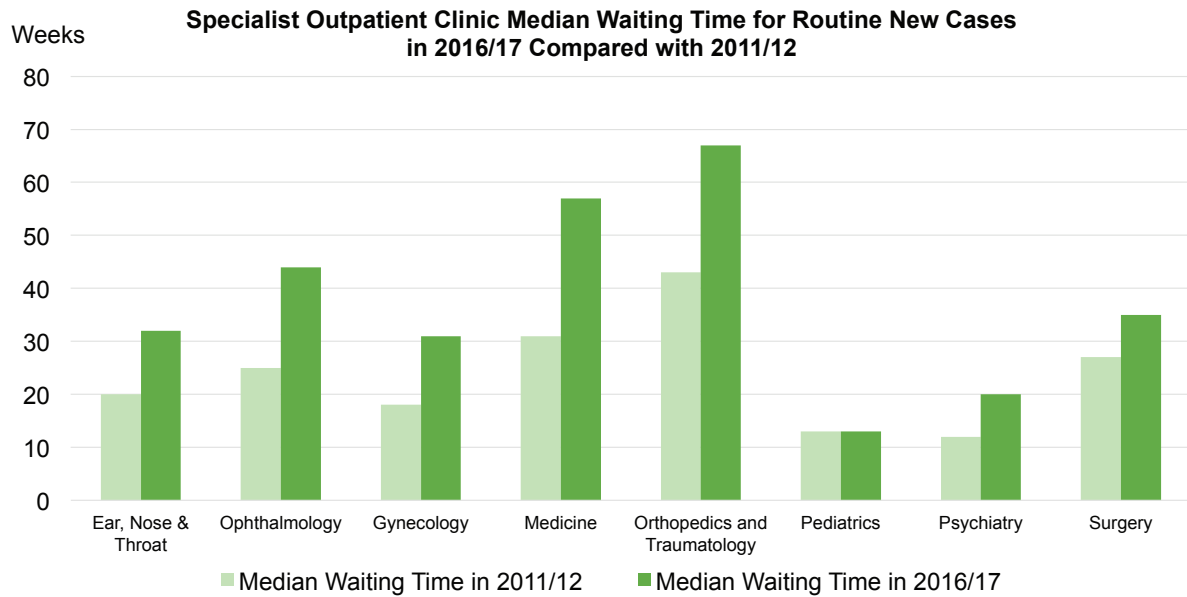


Note: As of Q1 2017. Occupancy costs include service charges and taxes and are standardised on a net internal area basis.

Source: CBRE.

- An insufficient supply of commercial sites has, for a long time, made Hong Kong office rents increasingly unaffordable, driving up the cost of doing business and seriously undermining the city's competitiveness. In particular, the average monthly occupancy cost for Grade A offices in Central fetches over HK\$190 per sq ft, making it the highest in the world.
- In fact, the average rent for Grade A offices in Hong Kong has risen by about 50% over the last ten years.
- The upsurge in rents is largely due to a significant slowdown in the supply of Grade A office space. In the past decade (2008 - 2017), there were only a total of 1.4 million square metres (sqm) of completions, down from the 2.1 million sqm in the period between 1998 and 2007. This notable drop is in part due to the underestimation in the government's 2007 plan, “Hong Kong 2030: Planning Vision and Strategy”, in which it was projected that demand for Grade A office space would only be on average 0.1 million sqm per year.
- Despite this, under the more recent “Hong Kong 2030+” consultation, the latent (unsatisfied) demand for Grade A offices in core districts in Hong Kong was put at only 0.2 million sqm in GFA terms, which is roughly the combined office floor space of One and Two International Finance Centre (IFC).
- The estimation in “Hong Kong 2030+” did not take into consideration the need to bring the city's Grade A office rents back to a more competitive level. Judging by the persistent growth in rental levels over the past years, if the estimation were conducted such that market rental levels are taken into account, the demand in question would surely be higher than the current projection.

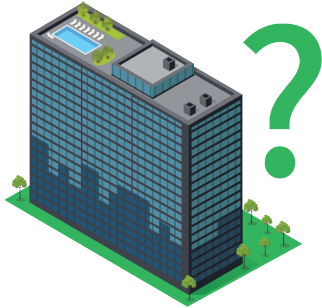
Our Hospitals Are Also Chronically Undersupplied



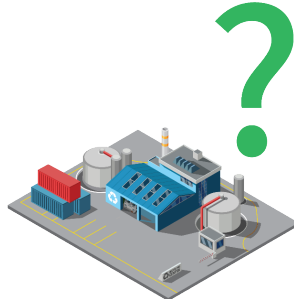
- As far as demand for medical services is concerned, the specialist out-patient clinic waiting time in public hospitals has increased so substantially over the past five years that it is simply unacceptable.
- One can expect the situation to only deteriorate significantly in the future, given the substantial increase of the elderly population over the next three decades. According to the Census and Statistics Department's projection, the number of people aged above 65 will increase by 1.4 times from 1.17 million in 2016 to 2.37 million in 2036.
- The demand for in-patient hospitalisation of a patient aged above 65 is nine times higher than those aged below 65; likewise, a patient aged above 80 is 20 times more likely to take up a hospital bed. In other words, not only does our public healthcare system need to cope with more than twice the current workload in terms of patient volume, it also must cope with patients whose medical needs are multiple times higher.
- However, in "Hong Kong 2030+", despite an ageing population, the projected land demand for medical facilities under "Major Special Facilities" was put at a mere < 5 hectares of land, an area less than the size of Queen Mary Hospital.

Numerous Demand Items Have Not Been Included in “Hong Kong 2030+”

Hotel & retail



Recycling & construction industry related



Convention & exhibition beyond 2028



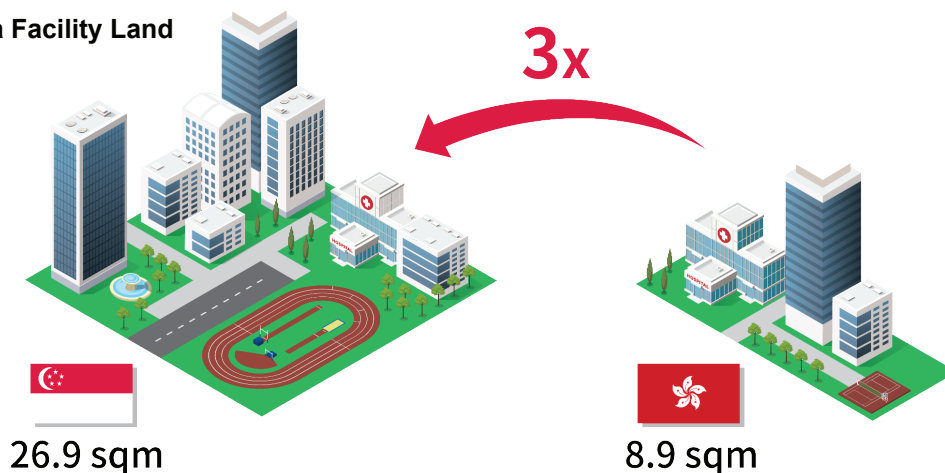
Source: Planning Department.

•Moreover, some important items of infrastructure were absent in the calculation of the land demand forecast in “Hong Kong 2030+”, such as:

1. Hotels and retail: since these categories were not included in the relevant consultants’ reports in preparation for “Hong Kong 2030+”, they were also not included in the forecast of land demand for “Market-driven Economic Uses”.
2. Recycling and construction-related facilities: as these two categories were being studied by the Environmental Protection Department and the Civil Engineering and Development Department respectively, they were somehow omitted in the forecast for “Other Economic Uses”.
3. Exhibition and convention: as another example, projected demand for exhibition-related facilities beyond 2028 was also not included in the forecast.

Our Per Capita Land for Supporting Facilities is Much Lower than Singapore

Per Capita Facility Land

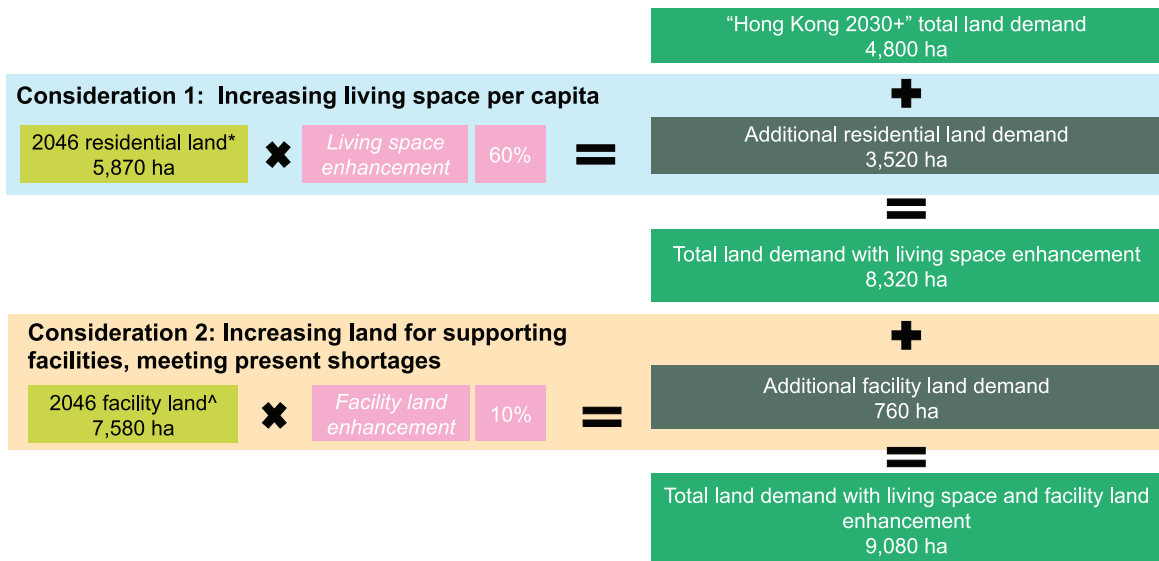


Sources: Planning Department, Singapore Ministry of National Development, Our Hong Kong Foundation.

•In fact, Hong Kong’s per capita land mass for supporting facilities is only 8.9 sqm, whereas in Singapore it is three times as much at 26.9 sqm. This explains, for instance, how the Lion City can accommodate an urban park (Gardens by the Bay) that is five times the size of Victoria Park.

•If Hong Kong is to reach the standards of Singapore, it will need a whopping 6,500 hectares of facility land additionally.

To Improve Living Standards, We Need More Than 9,000 Hectares of New Land



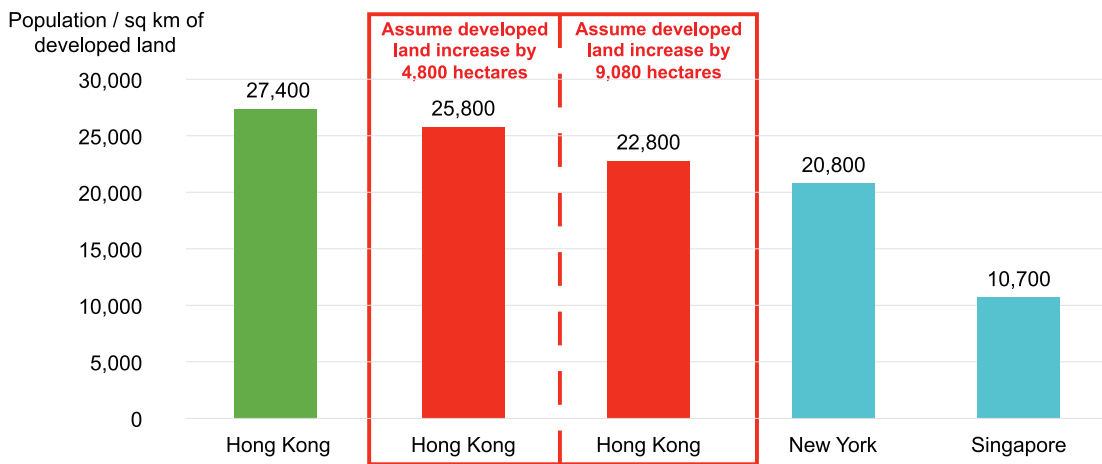
Notes: (*) Calculated by adding current residential land (4,200 ha) with forecasted residential land demand in "2030+" (1,670 ha).

(^) Calculated by adding current facility land (6,500 ha) with forecasted facility land demand in "2030+" (1,080 ha). In our calculations, current "facility land" only includes commercial, industrial and GIC land, and excludes land used for transportation, warehouse and open storage, utilities, cemeteries and crematoria or other vacant land, while forecasted facility land demand only includes land for "population-related facilities". Therefore, our estimation tends to be conservative.

Sources: Planning Department, Our Hong Kong Foundation.

- "Hong Kong 2030+" estimates that Hong Kong needs 4,800 hectares of new land over the next 30 years. However, we believe the forecast in "Hong Kong 2030+" is too conservative as it fails to take into account two important considerations: (1) the need to increase living space per capita and (2) the need to meet the present shortage in land for supporting facilities.
- Regarding the first consideration, if we add a 60% enhancement in residential land (to catch up with Singapore's living space per capita), then a further 3,520 hectares will be needed, bringing the total land demand to 8,320 hectares.
- Regarding the second consideration, taking into account the underestimations and omissions previously mentioned, if we are to provide more land to ease the growing pressure on the public healthcare system and to increase Hong Kong's competitiveness, the total demand for land in order to support a range of infrastructure and facility will surely have to be higher than the "Hong Kong 2030+" forecast.
- As aforementioned, to catch up with Singapore, a hefty 6,500 hectares of land will have to be created. Here, we propose a less aggressive and more pragmatic approach: only a 10% increase (or 760 hectares) of land for the purpose of more facilities. Combining the "Hong Kong 2030+" figure (4,800 hectares) and our estimated additional residential land demand (3,520 hectares) with 760 hectares of facility land, the total amounts to 9,080 hectares.

Even with More than 9,000 Hectares of New Land, Population Density Remains Double of that in Singapore

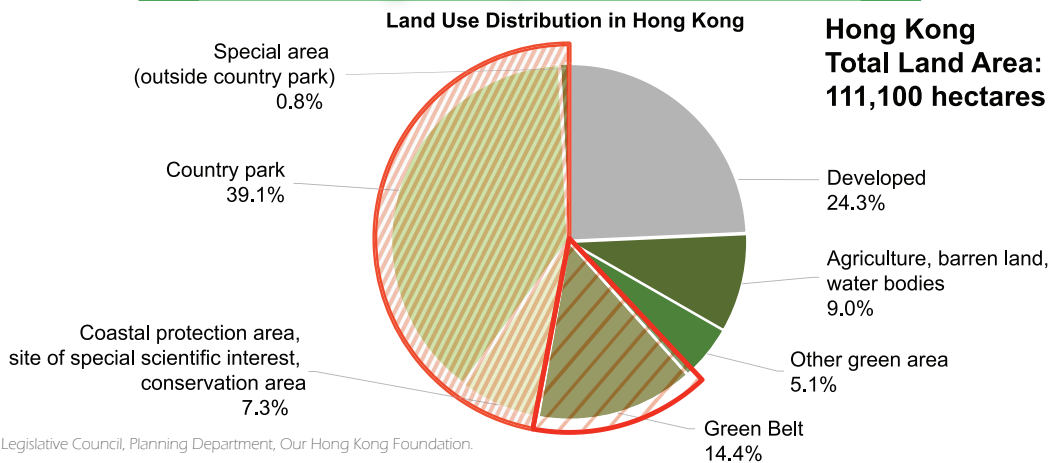


Note: Assume that population grows from 7.4 million in 2017 to 8.22 million in 2043.

Sources: Development Bureau, Commission on Strategic Development, Census and Statistics Department, Our Hong Kong Foundation.

- Assuming that Hong Kong increases its developed land by 4,800 hectares as per “Hong Kong 2030+”, population density will only be reduced faintly to 25,800 per sq km of developed land.
- On the other hand, assuming OHKF’s proposal of 9,080 hectares is adopted, population density will further be reduced to 22,800 persons per sq km, putting Hong Kong closer to the level of New York, but still double the density of present day Singapore.

62% of Land in Hong Kong is “Locked Up” / “Semi-Locked Up” by Law or Regulatory Constraints



Sources: Legislative Council, Planning Department, Our Hong Kong Foundation.

- About 39% of the 111,100 hectares of land in Hong Kong is designated as country parks, while another 8% is zoned as a type of environmentally sensitive area under Outline Zoning Plan (OZP). In total, 47% of land in Hong Kong is “locked up” by law from any form of development.
- Additionally, 14% of land is zoned as Green Belt under OZP, making it “semi-locked up”. Together, some 62% of land in Hong Kong is “locked up” or “semi-locked up” by law or regulatory constraints due to environmental reasons in terms of land development. This compares to 22% in London and 8% in Singapore.
- On the other hand, we are only using 24% of the land for purposes related to residential, commercial, industrial, institutional, open space, transportation and other utilities, while the remaining 14% of land are mostly farmland and other green area with different levels of development restrictions.
- Thus, it is extremely difficult to source enough land supply for the city’s future needs from the existing land mass; it is crucial that we look for a new source of land supply, namely through large-scale land reclamation outside Victoria Harbour.

Potential Short to Medium Term Land Supply: “Unzoned Hills”

“Unzoned hills”: hillside areas that are undeveloped, outside country parks and not covered by any OZP.

1

Mostly government-owned

- No need to go through process of handling land disputes and compensation.

2

Absence of obvious legal restrictions to development

- No need to go through legal procedure of amending the country park boundary (as in the case of developing land within the Country Parks Ordinance).
- No need to go through the rezoning process in the urban planning procedure (as in the case of Green Belt rezoning / land covered by OZP).

• While reclamation is arguably the most effective way to create land in the long term, a multi-pronged approach is needed over the short to medium term. To this end, we have identified some overlooked hillside areas that are both non-country park / non-environmentally sensitive area and not covered by any OZP (hereinafter “unzoned hills”).

• There are two distinct advantages of developing the unzoned hills. Firstly, since the unzoned hills are mostly government-owned, they bypass the potentially gruelling process of land disputes and compensation issues.

• Secondly, there is an absence of obvious legal restrictions to development. For example, we can use the sites for public housing just by granting the land to the Housing Authority / Housing Society:

1. Without having to go through the legal procedure of amending the country park boundary as opposed to development within country parks; and
2. Without having to go through the rezoning process in the urban planning procedure as opposed to rezoning Green Belt or other land covered by OZP.

A Closer Look at the “Unzoned Hills”

Next to existing major roads

1

Next to existing mid-density development

2

Outside existing NDAs

3

With relatively gentler slopes

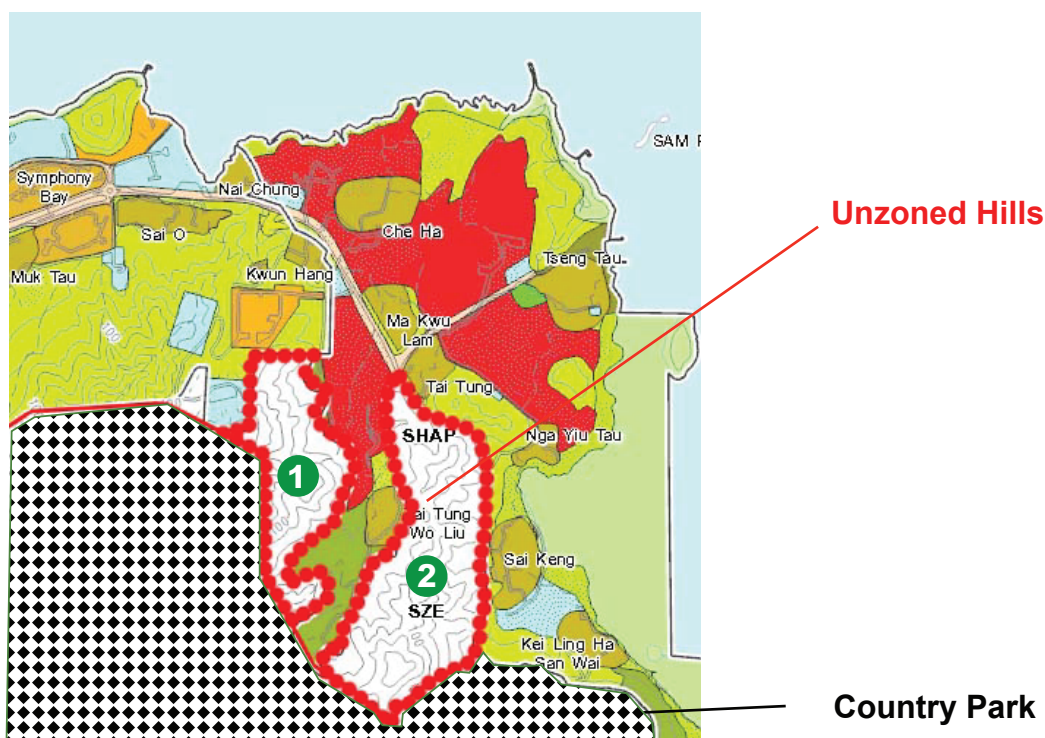
4

- We observed the sites with the highest potential of becoming new land supply according to the **four** criteria.



- Additionally, we identified 2 sites that were worth further investigation.

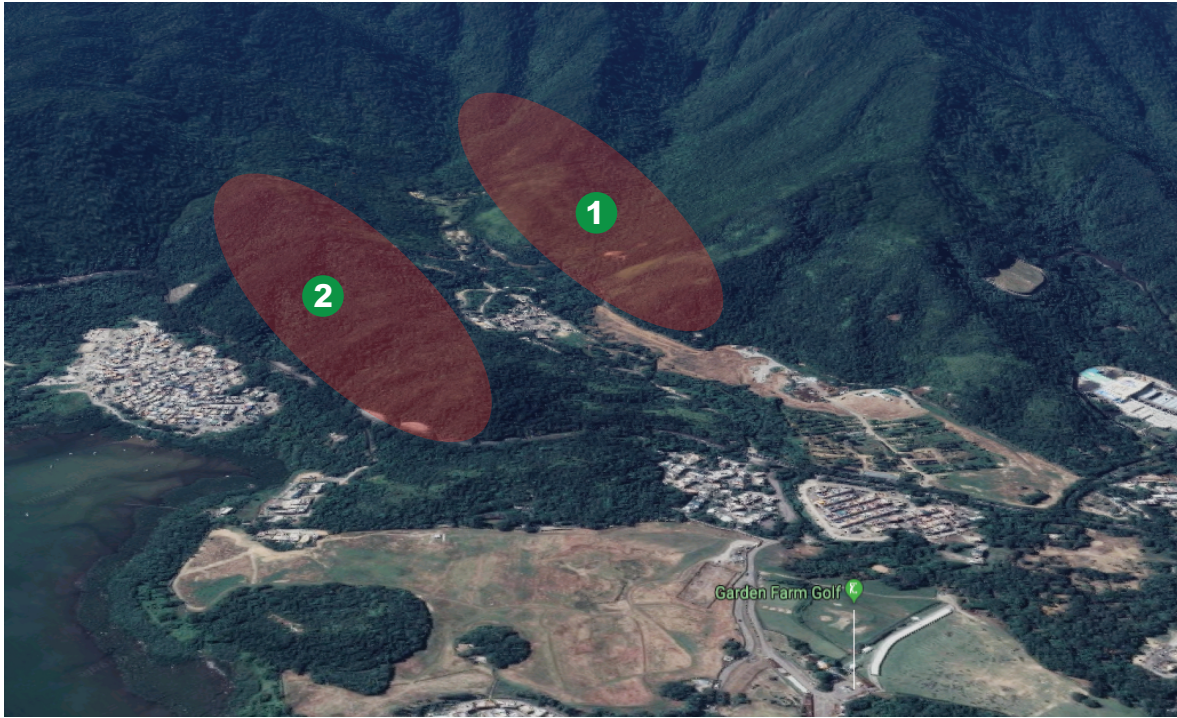
Two “Unzoned Hills” at Shap Sze Heung



Source: Town Planning Board, Agriculture, Fisheries and Conservation Department, Our Hong Kong Foundation.

- The two identified sites are both located at Shap Sze Heung in Sai Kung, with a total area of 64 hectares. They are adjacent to Sai Sha Road and are an eight minute drive from Wu Kai Sha MTR station.

Two “Unzoned Hills” at Shap Sze Heung: Aerial Photo



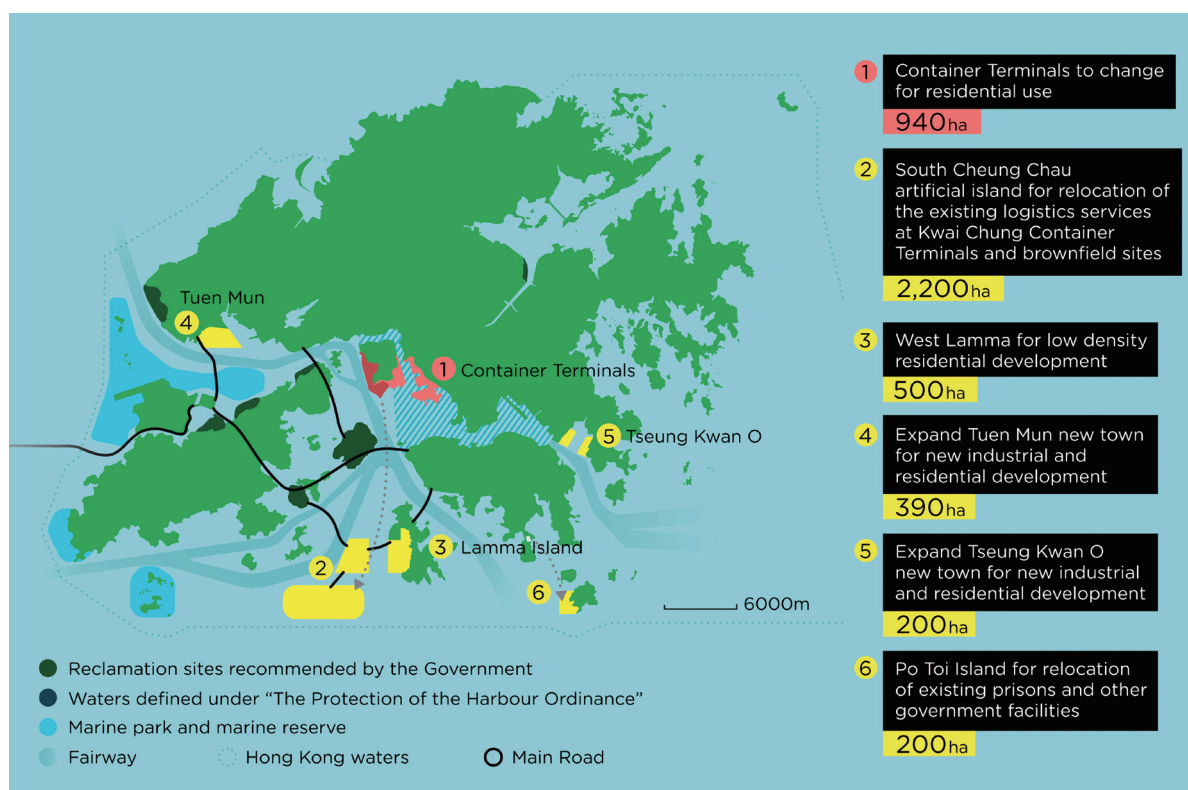
Source: Google Earth.

Two “Unzoned Hills” at Shap Sze Heung: On-site Photos



Source: Our Hong Kong Foundation.

Ultimate Solution: Restart Large-Scale Reclamation Outside Victoria Harbour



Note: The size and shape of reclamation sites on this plan are preliminary assumptions for the purpose of concept expression only.

They do not represent any future design to be implemented.

Source: Our Hong Kong Foundation.

- Ultimately, Hong Kong's housing market has many additional hurdles to bypass: shrinking unit sizes, heavy reliance on rezoning and longer development cycles, just to name a few. These hurdles are in part a result of the fact that Hong Kong has halted reclamation in the past decade, leading to an undersupply of flat, good quality land to build upon. Therefore, it is crucial that we restart large-scale reclamation, which is arguably the most efficient option of land supply in the long term.
- Reclamation as a predominant form of land supply is not unprecedented in Hong Kong; in fact, it has been the cornerstone of success for Hong Kong for many years in the past. Against this backdrop, we have sketched out a preliminary concept map with five potential reclamation sites in our previous reports. The five sites, including an artificial island of 2,200 hectares in South Cheung Chau, can provide more than 3,500 hectares of land.
- Our recommendation has already prompted response from the government; and we are very pleased to hear the current Chief Executive of the HKSAR announce in her 2017 Policy Agenda a new initiative to carry out a strategic study to explore the preliminary feasibility of reclamation at the southern part of the central waters, including the waters off South Cheung Chau.



Appendix I:

**Forecast of Future
Private Housing
Supply (2018 – 2022)**

Forecast of Future Private Housing Supply (2018)

District	Development Name	Developer	No. of Units	Residential GFA (sq ft)	Source of land
Tsuen Wan	Pavilia Bay	New World & Vanke	983	675,000	Railway
Tsuen Wan	Ocean Pride	Cheung Kong	970	686,000	Railway
Tsuen Wan	Parc City	Chinachem	953	808,000	Railway
Sai Kung	Monterey	Wheelock	926	708,000	Reclamation
Sai Kung	Papillons	Chinachem	857	821,000	Reclamation
Sai Kung	Alto Residences	Lai Sun	605	573,000	Reclamation
Sha Tin	Seanorama	Cheung Kong	454	562,000	Rezoning
Tuen Mun	ORI	Nan Fung	370	201,000	Rezoning
Tuen Mun	T Plus	Chun Wo & Excel Billion	356	85,000	Rezoning
Sha Tin	St. Barths (Ph1)	Sun Hung Kai Properties	353	280,000	Reclamation
Tuen Mun	Eight Regency	Sun Hung Kai Properties	321	141,000	Rezoning
North	Commune Modern	Sino Land	296	136,000	Rezoning
North	Marin Point	Far East Consortium	261	117,000	Rezoning
Tsuen Wan	L'AQUATIQUE	Metallurgical Corporation of China Ltd.	198	132,000	Rezoning
Islands	Discovery Bay Phase 16	HKR & CITIC	196	184,000	Rezoning
Yuen Long	Park Vista (Ph3)	Sun Hung Kai Properties	164	93,000	New Town & NDA
Sha Tin	23 Lai Ping Road, Kau To	Paliburg & Regal Hotel	160	350,000	Rezoning
Sha Tin	La Vetta	Wing Tai & Manhattan	158	318,000	Rezoning
Kwai Tsing	Edition 178	Nan Fung	136	49,000	Rezoning
Yuen Long	Lot 120 in DD129, Deep Bay Road	Lvgem China	116	887,000	Redevelopment
Tuen Mun	Parkville	New World	100	69,000	Redevelopment
Sha Tin	St. Barths (Ph2)	Sun Hung Kai Properties	67	69,000	Reclamation
Islands	Discovery Bay (Ph17)	HKR & CITIC	26	43,000	Rezoning
Yuen Long	Lot 4303 in DD 124, Tan Kwai Tsuen	Far East Consortium	24	51,000	New Town & NDA
Islands	Discovery Bay (Ph18)	HKR & CITIC	21	53,000	New Town & NDA
Yuen Long	Lot 1752 in DD 122, Tong Yan San Tsuen	Henderson	16	28,000	New Town & NDA
Yuen Long	Lot 4041 in DD 120, Fraser Village	Ip & Fu Investment Co. Ltd.	16	30,000	New Town & NDA
Tuen Mun	TMTL 490, Tai Lam	Emperor International	13	29,000	New Town & NDA
Sha Tin	Mount Vienna	Hanison	12	27,000	Redevelopment
Sai Kung	18 Pik Sha Road	Chinachem	10	32,000	Redevelopment
Sai Kung	3 Clear Water Bay	Nuo Feng Ltd.	8	33,000	Rezoning
Yuen Long	Royal Gem	Batch Profit Enterprise Ltd.	8	15,000	New Town & NDA
Tsuen Wan	One Kowloon Peak (Ph2)	Cheuk Nang	5	9,000	Redevelopment
Sai Kung	3 Fei Ngo Shan Road	COLI	5	16,000	Redevelopment
Islands	Lot 673 in DD Peng Chau, Peng Chau	Ocean Gain Construction Ltd.	4	9,000	Rezoning
Islands	New Villa Cecil (Ph2), Cheung Chau	Cheuk Nang	4	3,000	Rezoning
Sai Kung	2 Serenity Path	Chinachem	3	10,000	Redevelopment
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
Yuen Long	Lot 4823 in DD 104, Ngau Tam Mei	Wonder Pacific Development Ltd.	1	3,000	Redevelopment
Yuen Long	Kam Sheung Road, 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	Pineberg Ltd.	1	3,000	Redevelopment
Tai Po	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
New Territories sub-total			9,185	8,363,000	

Kowloon City	Upper East	Kowloon Development	1,008	261,000	Redevelopment
Kowloon City	Vibe Centro	Poly Property	930	601,000	New Town & NDA
Kowloon City	K. City	K. Wah	900	551,000	New Town & NDA
Kowloon City	Victoria Skye	K&K	822	520,000	New Town & NDA
Kowloon City	Oasis Kai Tak	Wheelock	648	405,000	New Town & NDA
Kowloon City	Seven Victory Avenue	Henderson	250	74,000	Redevelopment
Wong Tai Sin	Aspen Crest	Far East Consortium	234	80,000	Redevelopment
Sham Shui Po	93 Pau Chung Street	Lai Sun	209	113,000	Redevelopment
Sham Shui Po	Harbour Park	HK Ferry	161	49,000	Redevelopment
Sham Shui Po	Ascent	Paliburg & Regal Hotel	157	64,000	Redevelopment
Sham Shui Po	Amused	Emperor International	136	48,000	Redevelopment
Sham Shui Po	Park One	Henderson	129	64,000	Redevelopment
Kowloon City	6 La salle Road	Easyknit	79	86,000	Redevelopment
Kowloon City	48-56 Fuk Lo Tsun Road	Tak Wah Investment Co Ltd.	72	43,000	Redevelopment
Kowloon City	18-24 Ko Shan Road	Bonds	60	27,000	Redevelopment
Kowloon City	14-20 Inverness Road	Easyknit	60	47,000	Redevelopment
Kowloon City	1-3 San Lau Street & 2 Shek Tong Street	Greater Hero Ltd.	51	19,000	Redevelopment
Kowloon City	6-12 Maidstone Road	Yu Tai Hing	48	35,000	Redevelopment
Sham Shui Po	NKIL 6532, Beacon Hill	Kerry	45	116,000	Rezoning
Yau Tsim Mong	J/O 29-31 Argyle Street & 468 Reclamation Street	Fortune Century Development Ltd.	36	17,000	Redevelopment
Wong Tai Sin	420-422 Prince Edward Road West	Chow Tai Fook Jewellery Co. Ltd. & Fook Tai Investment Co. Ltd.	33	20,000	Redevelopment
Yau Tsim Mong	2-4 Yin Chong Street	Power Rich Investment Ltd.	18	12,000	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
Kowloon City	46 Fuk Lo Tsun Road	Billion Eagle Development Ltd.	2	1,000	Redevelopment
Kowloon City	12 Stafford Road	Wong Wing Keung & Yeung Yuk Ying	1	3,000	Redevelopment
Kowloon sub-total			6,093	3,266,000	
Eastern	Lime Gala	Sun Hung Kai Properties & Others	650	316,000	Redevelopment
Eastern	Fleur Pavilia (Ph1)	New World & Others	611	573,000	Redevelopment
Eastern	Harbour Glory	Cheung Kong	378	433,000	Rezoning
Central & Western	Artisan House	New World	250	83,000	Redevelopment
Central & Western	My Central	Cheung Kong	185	159,000	Redevelopment
Central & Western	97 Belcher's Street	Sun Hung Kai Properties & Others	128	73,000	Redevelopment
Eastern	One Prestige	Henderson Land's family	128	29,000	Redevelopment
Central & Western	21 Borrett Road (Ph1)	Cheung Kong	115	286,000	Rezoning
Central & Western	Wellesley	Henderson & Others	90	157,000	Redevelopment
Eastern	17 Shau Kei Wan Main Street East	Ho Shing Cheong Tong Ltd.	85	45,000	Redevelopment
Central & Western	Upper Central	Yuzhou Properties	85	25,000	Redevelopment
Central & Western	Babington Hill	Sun Hung Kai Properties & New World	79	66,000	Redevelopment
Eastern	1 Oi Tak Street	Wing Tai	75	46,000	Rezoning
Central & Western	21 Borrett Road (Ph2)	Cheung Kong	66	149,000	Rezoning
Central & Western	42-44 Kotewall Road	Chinachem	64	153,000	Redevelopment

Southern	8-12 Deep Water Bay Drive	Nan Fung	54	248,000	Rezoning
Wan Chai	130-136, 138, 140, 142 Johnston Road (Ph2)	Chi Residence	42	29,000	Redevelopment
Eastern	3 Comfort Terrace	Vickwin Development Ltd.	37	23,000	Redevelopment
Wan Chai	Sik On Street	Sino Land	22	11,000	Rezoning
Wan Chai	47-49 Perkins Road	CSI Properties, Asia Standard & Grosvenor	22	68,000	Redevelopment
Eastern	363-367 Shau Kei Wan Road	Yu Tai Hing	20	19,000	Redevelopment
Central & Western	6-16 Peel Rise	L'Avenue	4	18,000	Redevelopment
Southern	16-18 Cape Road	Circle Property	4	21,000	Redevelopment
Central & Western	Falconridge	Henderson Land's family	3	27,000	Redevelopment
Central & Western	34 Mount Kellett Road	Best Resource Industrial Ltd. & Master Step Ltd.	2	6,000	Redevelopment
Wan Chai	53 Perkins Road	Mirabell	1	4,000	Redevelopment
Wan Chai	2&2A Henderson Road	Asia Standard	1	10,000	Redevelopment
Southern	18 Carmel Road	Horizon East Investment Ltd.	1	5,000	Redevelopment
Central & Western	15 Gough Hill Road	Chuang's	1	9,000	Redevelopment
Southern	17 Shek O Road	Chang Wa Shan	1	20,000	Redevelopment
Hong Kong sub-total			3,204	3,111,000	
2018 Total			18,482	14,740,000	

Notes:

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Sources: Buildings Department, Lands Department, Town Planning Board, developers' company data and news clips of interviews, Our Hong Kong Foundation estimate.s.

Forecast of Future Private Housing Supply (2019)

District	Development Name	Developer	No. of Units	Residential GFA (sq ft)	Source of land
Tuen Mun	TMTL 500, Kwun Chui Road	Henderson	1,982	785,000	New Town & NDA
Tai Po	TPPTL 221, Lai Chi Shan	COLI	1,700	1,153,000	Rezoning
Sai Kung	Malibu, Lohas Park	Wheelock	1,600	1,102,000	Railway
Tsuen Wan	Ocean Supreme	Cheung Kong	1,436	1,113,000	Railway
Sai Kung	Wings at Sea II, Lohas Park	Sun Hung Kai Properties	1,132	623,000	Railway
Sai Kung	Wings at Sea, Lohas Park	Sun Hung Kai Properties	1,040	693,000	Railway
Tai Po	TPPTL 214, Pak Shek Kok	Great Eagle	737	731,000	Reclamation
Yuen Long	Long Ping Station (South)	Chinachem	720	452,000	Railway
Tai Po	TPPTL 213, Pak Shek Kok	Billion Development	667	716,000	Reclamation
North	Eden Manor	Henderson	590	555,000	New Town & NDA
Sha Tin	Met. Acappella	Wang On & Others	336	148,000	Rezoning
Tuen Mun	COO Residence	CSI Properties	204	68,000	Rezoning
Tuen Mun	TMTL 435, 168 Castle Peak Road - Tai Lam	Wing Tai	178	159,000	New Town & NDA
Yuen Long	Park Hillcrest	New World	123	79,000	Redevelopment
Sha Tin	28 Mei Tin Road	Far East Consortium	118	33,000	New Town & NDA
Sha Tin	STTL 579, Kau To	Chun Wo & Kingboard	104	323,000	New Town & NDA
Yuen Long	Park Reach	Henderson & New World	63	19,000	Redevelopment
Tuen Mun	TMTL 542, Castle Peak Road - Castle Peak Bay	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
Tuen Mun	TMTL 434, Ka Wo Li Hill Road	Wah Yip	22	48,000	New Town & NDA
Islands	Area 2a Discovery Bay	HKR & CITIC	21	46,000	New Town & NDA
Yuen Long	Lot 2115 in DD 105, Ngau Tam Mei	L'Avenue	16	45,000	Rezoning
North	Lot 1909 in DD 100, Sheung Shui	CSI Properties & Others	6	33,000	Rezoning
Tuen Mun	TMTL 495, Siu Lam	Fortune Loyal Development Ltd.	3	8,000	New Town & NDA
Tuen Mun	TMTL 512, Lok Chui Street	Asia Standard	3	13,000	New Town & NDA
Islands	CCIL 11, Cheung Chau	Lucky Ltd.	1	4,000	Redevelopment
New Territories sub-total			12,917	9,145,000	
Kwun Tong	1 Lei Yue Mun Path	Kowloon Development	646	251,000	Rezoning
Yau Tsim Mong	8-30A Ka Shin Street, Tai Kok Tsui	Henderson	514	167,000	Redevelopment
Kowloon City	Ma Tau Wai Road & Chun Tin Street URA Project	URA	493	219,000	Redevelopment
Sham Shui Po	NKIL 6533, Beacon Hill	Kerry	343	343,000	Rezoning
Yau Tsim Mong	Novi	Lai Sun	138	41,000	Redevelopment
Kowloon City	128 Waterloo Road	Chun Wo	132	86,000	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	AVA 55	Lo Wah	88	31,000	Redevelopment
Sham Shui Po	Astoria Crest	Far East Consortium	87	35,000	Redevelopment
Kowloon City	10-12A La Salle Road & 168-168C Boundary Road	Kerry	70	45,000	Redevelopment
Kowloon City	2 Grampian Road	K. Wah	62	66,000	Redevelopment
Kwun Tong	297-299 Kwun Tong Road	King Tier Ltd.	7	3,000	Redevelopment
Kowloon City	12 Hereford Road	Sunshine (Far East) Ltd.	1	5,000	Redevelopment
Kowloon sub-total			2,777	1,361,000	

Central & Western	Novum West	Henderson	645	209,000	Redevelopment
Eastern	Island Garden	Nan Fung	470	458,000	Redevelopment
Eastern	Novum East	Henderson	464	139,000	Redevelopment
Eastern	Victoria Harbour (Ph1)	Sun Hung Kai Properties	355	320,000	Redevelopment
Eastern	Victoria Harbour (Ph2)	Sun Hung Kai Properties	351	258,000	Redevelopment
Southern	49-65 Pok Fu Lam Road	Kowloon Development	350	128,000	Redevelopment
Central & Western	18-20 Caine Road	Sun Hung Kai Properties & Others	292	138,000	Redevelopment
Southern	12-18 Tin Wan Street	Henderson	142	38,000	Redevelopment
Wan Chai	5-8 Hing Hon Road	Kerry & Others	106	48,000	Redevelopment
Central & Western	8-10A Mosque Street	Emperor International	100	32,000	Redevelopment
Central & Western	15-18 Stubbs Road	Sun Hung Kai Properties	72	181,000	Rezoning
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
Southern	128 Pok Fu Lam Road	Samsbury Investments Ltd.	32	63,000	Redevelopment
Southern	25 Wong Nai Chung Road	City Cheer Co Ltd.	22	17,000	Redevelopment
Southern	J/O Shouson Hill Road West & Wong Chuk Hang Path	Emperor International, Shimao Chairman & Mingfa	20	88,000	Rezoning
Central & Western	23 Po Shan Road	ITC Properties, Asia Standard & CSI Properties	16	80,000	Redevelopment
Central & Western	Ho Tung Garden redevelopment, 75 Peak Road	Season Glitter Ltd.	15	29,000	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	5 Henderson Road	Lam Lung On	1	9,000	Redevelopment
Hong Kong sub-total			3,560	2,322,000	
2019 Total			19,254	12,828,000	

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Forecast of Future Private Housing Supply (2020)

District	Development Name	Developer	No. of Units	Residential GFA (sq ft)	Source of land
Sha Tin	STTL 576, Fo Tan	Central China International	2,443	2,057,000	Redevelopment
Sai Kung	Lohas Park Package 6	Nan Fung	2,392	1,474,000	Railway
Sai Kung	Lohas Park Package 9	Wheelock	1,780	1,121,000	Railway
Tuen Mun	TMTL 483 (Ph1), Siu Hong	Sun Hung Kai Properties	1,659	800,000	New Town & NDA
Sai Kung	Lohas Park Package 7	Wheelock	1,254	756,000	Railway
Tuen Mun	99 So Kwun Wat Road	Vanke	1,154	832,000	Rezoning
Tai Po	TPTL 226, Pak Shek Kok	K. Wah	1,122	663,000	Reclamation
Tai Po	TPTL 225 (Ph1), Pak Shek Kok	Sun Hung Kai Properties	804	502,000	Reclamation
Tuen Mun	TMTL 539, J/O Hoi Wing Road & Hang Fu Street	Sun Hung Kai Properties	668	286,000	Rezoning
Tai Po	TPTL 225 (Ph2), Pak Shek Kok	Sun Hung Kai Properties	640	399,000	Reclamation
Sha Tin	STTL 609, To Shek	Sun Hung Kai Properties	542	434,000	Rezoning
Tuen Mun	8 King Sau Lane (Ph1)	Sun Hung Kai Properties	522	244,000	New Town & NDA
Yuen Long	YLTL 524, Tai Tong Road	Henderson & New World	504	171,000	Redevelopment
Sha Tin	STTL 601, Ma On Shan	Wang On & Country Garden	503	388,000	Reclamation
Tuen Mun	8 King Sau Lane (Ph2)	Sun Hung Kai Properties	495	232,000	New Town & NDA
Tai Po	TPTL 228, Pak Shek Kok	Sino Land	485	413,000	Reclamation
Tuen Mun	TMTL 514, Yip Wong Road	Chuang's	371	117,000	Rezoning
Sha Tin	STTL 605, Ma On Shan	CITIC	148	226,000	Reclamation
Tuen Mun	TMTL 516, Tsing Ha Lane	L'Avenue	137	206,000	Rezoning
Yuen Long	131 & 135 Tong Yan San Tsuen	Smart Gain Development Ltd.	15	23,000	Redevelopment
Islands	Lot 758 in DD 332, Cheung Sha	Neutron Property Fund Ltd.	6	36,000	Rezoning
New Territories sub-total			17,644	11,380,000	
Sham Shui Po	Cullinan West (Ph5)	Sun Hung Kai Properties	1,172	670,000	Railway
Sham Shui Po	Hai Tan Street/ Kweilin Street & Pei Ho Street URA project	Cheung Kong	876	538,000	Redevelopment
Yau Tsim Mong	35-47 Li Tak Street, 2-16 Kok Cheung Street & 32-44 Fuk Chak Street	Henderson	517	181,000	Redevelopment
Kwun Tong	13&15 Sze Shan Street	Wang On & CIFI	326	231,000	Redevelopment
Kowloon City	38 Pak Tai Street	Sun Hung Kai Properties	231	88,000	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
Kowloon City	49-55 Kai Tak Road	MT SISTERS Ltd. & Maxtech Ltd.	88	32,000	Redevelopment
Sham Shui Po	205-211A Hai Tan Street URA project	ITC Properties	76	33,000	Redevelopment
Sham Shui Po	2 Beacon Hill Road	Chao Wei Ting Ronna	6	17,000	Redevelopment
Kowloon City	146 Waterloo Road	Union Chain Enterprise (HK) Ltd.	2	13,000	Redevelopment
Kowloon City	145 Waterloo Road & 2 York Road	Hughes & Hough Ltd. & Star Kingdom Industrial Ltd.	1	7,000	Redevelopment
Kowloon sub-total			3,533	1,886,000	
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	6-22 Chung Ching Street	Henderson & Peterson	240	74,000	Redevelopment
Eastern	13-23 Jupiter Street	Henderson	221	66,000	Redevelopment
Eastern	9-15 Sai Wan Ho Street	Lai Sun	144	61,000	Redevelopment
Central & Western	150-158 Queen's Road West	Circle Property	132	40,000	Redevelopment
Central & Western	14-18 Mosque Street	Huarong Real Estate	83	50,000	Redevelopment
Eastern	180 Shau Kei Wan Road	Joint Sun Corporation Ltd. & Ease Day Ltd.	61	25,000	Redevelopment
Wan Chai	103-105 Caroline Hill Road	Bonds	36	36,000	Redevelopment

Central & Western	1 Plantation Road	Wharf Holdings	20	91,000	Redevelopment
Central & Western	47 Barker Road	CSI Properties	2	4,000	Redevelopment
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			1,486	624,000	
2020 Total			22,663	13,890,000	

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Forecast of Future Private Housing Supply (2021)

District	Development Name	Developer	No. of Units	Residential GFA (sq ft)	Source of land
Yuen Long	Tin Wing Light Rail Stop	Sun Hung Kai Properties	1,938	980,000	Railway
Yuen Long	Yuen Long Station	Sun Hung Kai Properties	1,876	1,361,000	Railway
Yuen Long	TSWTL 34, Tin Shui Wai	Sun Hung Kai Properties	1,710	1,020,000	Rezoning
Sai Kung	Lohas Park Package 8	Cheung Kong	1,430	1,044,000	Railway
Tai Po	TPTL 227, Pak Shek Kok	Billion Development	1,408	1,112,000	Reclamation
Tsuen Wan	TWTL 393, Yeung Uk Road	Billion Development	840	424,000	Rezoning
Kwai Tsing	TYTL 190, Tsing Yi	Grand Ming	800	474,000	Rezoning
Yuen Long	Grand YOHO (Ph 3)	Sun Hung Kai Properties	626	452,000	New Town & NDA
Tuen Mun	TMTL 417, Tai Lam Chung	Host Duty Ltd.	610	915,000	Redevelopment
Tuen Mun	TMTL 497, So Kwun Wat Road	Wing Tai	470	264,000	Rezoning
Tai Po	TPTL 230, Tai Po Road - Tai Po Kau	Manhattan	325	260,000	Rezoning
Yuen Long	Lot 1066 in DD 103, Au Tau	Road King	245	368,000	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	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	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			12,612	9,268,000	
Kwun Tong	NKIL 6584, Off Sin Fat Road	Wheelock	1,378	827,000	Rezoning
Kwun Tong	Kwun Tong Town Centre Development Areas 2&3 (Ph1)	Sino Land & Chinese Estates	1,024	766,000	Redevelopment
Kwun Tong	Kwun Tong Town Centre Development Areas 2&3 (Ph2)	Sino Land & Chinese Estates	975	730,000	Redevelopment
Kowloon City	57-69 Ma Tau Wai Road, 2-20 Bailey Street & 18A-30 Sung Chi Street	Henderson	691	207,000	Redevelopment
Kwun Tong	YTIL 44, Yau Tong	Minmetals Land Ltd.	688	482,000	Rezoning
Yau Tsim Mong	25-29 Kok Cheung Street, Tai Kok Tsui	Henderson	600	206,000	Redevelopment
Sham Shui Po	1-15 Berwick Street & 202-220 Nam Cheong Street	Henderson	464	162,000	Redevelopment
Sham Shui Po	27-29 Tonkin Street, 340-342 Fuk Wing Street & 249-263 Un Chau Street	New World	377	194,000	Redevelopment
Kowloon City	30-44 Gillies Avenue South & 75-77 Baker Street	Henderson	339	119,000	Redevelopment
Yau Tsim Mong	2A-2F Tak Shing Street	Henderson	256	90,000	Redevelopment
Yau Tsim Mong	1 Ka Shin Street, 39-53 Tai Kok Tsui Road & 2 Pok Man Street	Henderson	248	87,000	Redevelopment
Kowloon City	Kowloon City Road & Sheung Heung Road URA project	New World	216	112,000	Redevelopment
Sham Shui Po	456-466 Sai Yeung Choi Street North & 50-56 Wong Chuk Street	Henderson	208	204,000	Redevelopment
Sham Shui Po	11-19 Wing Lung Street	Henderson	195	59,000	Redevelopment
Sham Shui Po	342-354 Un Chau Street	Henderson	194	68,000	Redevelopment
Yau Tsim Mong	Reclamation Street & Shantung Street URA project	Sino Land & Chuang's	187	135,000	Redevelopment
Yau Tsim Mong	Pine Street & Oak Street URA Project	Yau Lee	142	62,000	Redevelopment
Kowloon City	195 Prince Edward Road West	Sun Hung Kai Properties	113	45,000	Redevelopment
Kowloon sub-total			8,295	4,555,000	

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			65	64,000	
2021 Total			20,972	13,887,000	

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Forecast of Future Private Housing Supply (2022)

District	Development Name	Developer	No. of Units	Residential GFA (sq ft)	Source of land
Tuen Mun	TMTL 483 remaining phases, Siu Hong	Sun Hung Kai Properties	3,041	1,466,000	Rezoning
Sha Tin	Tai Wai Station	New World	3,000	2,050,000	Railway
Sai Kung	TKOTL 121, Tseung Kwan O	Kowloon Development	1,518	519,000	Reclamation
Sai Kung	Lohas Park Package 10	Nan Fung	1,170	811,000	Railway
North	FSSTL 262, Fanling	Henderson	1,096	603,000	Redevelopment
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	163	244,000	New Town & NDA
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
New Territories sub-total			11,758	6,834,000	
Kowloon City	NKIL 6526, Kai Tak	K. Wah	1,037	570,000	New Town & NDA
Kowloon City	Ho Man Tin Station (Ph1)	Goldin Finance	900	740,000	Railway
Kowloon City	NKIL 6567, Kai Tak	KWG & Longfor	719	575,000	New Town & NDA
Kowloon City	NKIL 6562, Kai Tak	Henderson	612	398,000	New Town & NDA
Kowloon City	KIL 11257, Homantin	Goldin Finance	550	586,000	Rezoning
Sham Shui Po	J/O Fuk Wing Street, Camp Street & Fuk Wa Street	Vanke	460	256,000	Rezoning
Yau Tsim Mong	2-12 and 18-24 Gillies Avenue South	Henderson	437	153,000	Redevelopment
Sham Shui Po	Yin Ping Road, Tai Wo Ping, NKIL 6542	Shimao	422	632,000	Rezoning
Yau Tsim Mong	1-11C and 19-21C Whampoa Street and 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
Kowloon City	69-83 Fuk Lo Tsun Road	Henderson	237	83,000	Redevelopment
Yau Tsim Mong	23-29, 35-37 Whampoa Street & 79-81 Baker Street	Henderson	222	78,000	Redevelopment
Kowloon City	139-147 Argyle Street (CLP headquarter redevelopment)	Sino Land	175	310,000	Redevelopment
Sham Shui Po	3-8 Yiu Tung Street	Henderson	167	59,000	Redevelopment
Kwun Tong	8 Tung Yuen Street, Yau Tong	Glass Bead Ltd.	133	113,000	Redevelopment
Yau Tsim Mong	39-41 Whampoa Street, 12A-12B, 22-22A Bulkeley Street	Henderson	126	44,000	Redevelopment
Kowloon City	74 Waterloo Road & 15-25 Yau Moon Street	Henderson & New World	100	80,000	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
Yau Tsim Mong	245-247 Tai Kok Tsui Road	Export Success Investments Ltd., Mint Spirit Ltd.	76	20,000	Redevelopment
Kowloon City	46-48 Lion Rock Road	Bonds	25	16,000	Redevelopment
Yau Tsim Mong	17 Braga Circuit	Enrique Chan	24	19,000	Redevelopment
Yau Tsim Mong	10 Braga Circuit	Kadoorie	1	6,000	Redevelopment
Kowloon City	12 Braga Circuit	Kadoorie	1	5,000	Redevelopment
Kowloon City	14 Braga Circuit	Kadoorie	1	8,000	Redevelopment
Kowloon sub-total			7,796	5,752,000	

Southern	Wong Chuk Hang Station Package 1	Road King & Ping An Real Estate	800	577,000	Railway
Southern	Lee Nam Road, APIL 136	Logan & KWG	762	762,000	Reclamation
Southern	Wong Chuk Hang Station Package 2	Sino Land & Kerry	600	493,000	Railway
Wan Chai	206-212 Johnston Road	Henderson	186	65,000	Redevelopment
Central & Western	73-73E Caine Road	Henderson	173	61,000	Redevelopment
Wan Chai	9-13 Sun Chun Street	Henderson	130	45,000	Redevelopment
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
Central & Western	29 Lugard Road	Henderson	4	12,000	Redevelopment
Southern	11A Shouson Hill Road West	Optimal Gains Venture Ltd.	3	10,000	Redevelopment
Hong Kong sub-total			2,979	2,406,000	
2021 Total			22,533	14,992,000	

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.
3. The information contained in this table is meant for reference only. OHKF does not guarantee the accuracy and reliability of the information, and accepts no liability for any loss or damage howsoever arising from or in reliance upon the content of this table. Readers should refer to the relevant materials provided by the developers of the relevant projects for further details.

Sources: Buildings Department, Lands Department, Town Planning Board, developers' company data and news clips of interviews, Our Hong Kong Foundation estimate.



Appendix II:

Forecast of Future

Public Housing

Supply (2018/19 – 2021/22)

Forecast of Future Public Housing Supply (2018/19)

District	Development Name	No. of Units	Housing Type	Source of land
Sha Tin	Shek Mun Estate (Phase Two)	3,024	PRH	Rezoning
Islands	Mun Tung Estate	3,866	PRH	New Town & NDA
Yuen Long	Ping Yan Court	2,409	HOS	Rezoning
Islands	Ngan Wai Court	170	HOS	Rezoning
Islands	Ngan Ho Court	529	HOS	Rezoning
New Territories sub-total		9,998		
Kwun Tong	Yau Lai Estate (Phase Seven)	518	PRH	Other
Kwun Tong	Sau Mau Ping Estate (Sau Yun House)	322	PRH	Rezoning
Sham Shui Po	So Uk Estate (Phase One)	374	PRH	Redevelopment
Sham Shui Po	Hoi Ying Estate	1,322	PRH	Rezoning
Sham Shui Po	Lai Chi Estate (Phase One)	2,544	PRH	Rezoning
Sham Shui Po	Lai Chi Estate (Phase Two)	1,314	PRH	Rezoning
Sham Shui Po	Shep Kip Mei Estate (Phase Three)	240	PRH	Redevelopment
Sham Shui Po	Shep Kip Mei Estate (Phase Seven)	240	PRH	Redevelopment
Sham Shui Po	So Uk Estate (Phase Two)	1,698	PRH	Redevelopment
Kwun Tong	Choi Hing Court	1,358	HOS	Rezoning (Green Site)
Kowloon City	Sheung Lok Street	600	HOS	Other
Kowloon City	Kai Long Court	683	HOS	New Town & NDA
Sham Shui Po	Hoi Lok Court (Phase One)	800	HOS	Rezoning
Kowloon sub-total		12,013		
Eastern	Lin Tsui Estate	288	PRH	Rezoning
Hong Kong sub-total		288		
2018/19 Total		22,299		

Notes: 1. Only include public housing projects of the Housing Authority.

2. Green sites are defined as sites that are partially or wholly zoned as Green Belt.

Sources: Housing Authority, Lands Department, Town Planning Board, news clips, Our Hong Kong Foundation estimates.

Forecast of Future Public Housing Supply (2019/20)

District	Development Name	No. of Units	Housing Type	Source of land
Sha Tin	Fo Tan (Phase One)	2,423	PRH	Rezoning (Green Site)
Sha Tin	Fo Tan (Phase Two)	2,423	PRH	Rezoning (Green Site)
North	Fai Ming Estate	938	PRH	Rezoning
North	Po Shek Wu Estate	1,144	PRH	Rezoning
Sai Kung	Tseung Kwan O Area 65C2 (Phase One)	1,370	HOS	New Town & NDA
New Territories sub-total		8,298		
Sham Shui Po	Shep Kip Mei Estate (Phase Six)	1,056	PRH	Redevelopment
Sham Shui Po	Northwest Kowloon Reclamation Site 6 (Phase One)	900	PRH	Other
Sham Shui Po	Pak Tin Estate (Phase Seven)	1,015	PRH	Redevelopment
Sham Shui Po	Pak Tin Estate (Phase Eight)	1,015	PRH	Redevelopment
Sham Shui Po	Pak Tin Estate (Phase Eleven)	1,088	PRH	Redevelopment
Wong Tai Sin	Fung Shing Street, Wong Tai Sin	754	PRH	Rezoning
Wong Tai Sin	Tung Tau Estate (Phase Eight)	1,033	PRH	Redevelopment
Sham Shui Po	Hoi Lok Court (Phase Two)	1,722	HOS	Rezoning
Sham Shui Po	Fat Tseung Street West	811	HOS	Rezoning
Kwai Tsing	Texaco Road	494	HOS	Other
Kowloon sub-total		9,888		
Hong Kong sub-total		0		
2019/20 Total		18,186		

Notes: 1. Only include public housing projects of the Housing Authority.

2. Green sites are defined as sites that are partially or wholly zoned as Green Belt.

Sources: Housing Authority, Lands Department, Town Planning Board, news clips, Our Hong Kong Foundation estimates.

Forecast of Future Public Housing Supply (2020/21)

District	Development Name	No. of Units	Housing Type	Source of land
North	Queen's Hill (Phase One)	3,800	PRH	Rezoning
North	Queen's Hill (Phase Two)	1,200	PRH	Rezoning
North	Queen's Hill (Phase Five)	1,300	PRH	Rezoning
Tai Po	Chung Nga Road East, Tai Po	655	PRH	Rezoning (Green Site)
Kwa Tsing	Near Lai King Hill Road	500	PRH	Rezoning
Sha Tin	Hang Kin Street, Ma On Shan	750	HOS	Rezoning
Islands	Tung Chung Area 27	1,200	HOS	Rezoning
North	Queen's Hill (Phase Three)	3,200	HOS	Rezoning
Sha Tin	Wo Sheung Tun Street, Fo Tan	806	HOS	Rezoning
Sha Tin	Au Pui Wan Street	810	HOS	Rezoning
New Territories sub-total		14,221		
Kwun Tong	Choi Fook Estate (Phase Three)	1,075	PRH	Rezoning
Sham Shui Po	Northwest Kowloon Reclamation Site 6 (Phase Two)	1,400	PRH	Other
Wong Tai Sin	Diamond Hill (Phase One)	1,000	PRH	New Town & NDA
Kowloon sub-total		3,475		
Eastern	Wing Tai Road, Chai Wan	800	PRH	Rezoning
Hong Kong sub-total		800		
2020/21 Total		18,496		

Notes: 1. Only include public housing projects of the Housing Authority.

2. Green sites are defined as sites that are partially or wholly zoned as Green Belt.

Sources: Housing Authority, Lands Department, Town Planning Board, news clips, Our Hong Kong Foundation estimates.

Forecast of Future Public Housing Supply (2021/22)

District	Development Name	No. of Units	Housing Type	Source of land
North	Queen's Hill (Phase One)	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
Sha Tin	Ma On Shan Road	2,100	HOS	Rezoning (Green Site)
Islands	Tung Chung Area 54	3,300	HOS	New Town & NDA
New Territories sub-total		17,400		
Sham Shui Po	Northwest Kowloon Reclamation Site 6 (Phase Three)	1,000	PRH	Other
Kowloon sub-total		1,000		
Eastern	Chai Wan Road	800	PRH	Rezoning (Green Site)
Hong Kong sub-total		800		
2021/22 Total		19,200		

Notes: 1. Only include public housing projects of the Housing Authority.

2. Green sites are defined as sites that are partially or wholly zoned as Green Belt.

Sources: Housing Authority, Lands Department, Town Planning Board, news clips, Our Hong Kong Foundation estimates.

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Our Hong Kong Foundation (OHKF) is devoted to gathering knowledge, wisdom and the pinnacle of professional expertise, capitalising on the city's competitive edge in talent, business opportunities generated by the Mainland's economic prosperity to cultivate the long-term interests of Hong Kong.

Established in November 2014, OHKF has gathered ideas from different sectors to drive positive progression in three major areas: public policy research and advocacy, enhancing the understanding of the Mainland by the people of Hong Kong, and fostering innovation and entrepreneurship.

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