

## Legislative Council Panel on Housing

### Land Supply for Public Housing

#### Purpose

This paper provides Members with latest information on the land supply for public housing development.

#### Background

2. The objective of the Government and the Housing Authority (HA) is to provide subsidized rental housing to low-income families who cannot afford private accommodation with an average waiting time (AWT) of around three years<sup>1</sup>. Under the HA's current five-year Public Housing Construction Programme (PHCP), the forecast production of public rental housing (PRH) from 2008/09 to 2012/13 is about 77 000 flats (**Annex 1** refers), i.e. around 15 000 flats per year on average. The HA estimates that this level of production, together with the about 16 000 PRH flats estimated to be recovered every year<sup>2</sup>, would allow it to meet the AWT pledge.

3. As at March 2008, there were over 110 000 applicants on the Waiting List (WL) for PRH, with an average of 2 000 to 3 000 new applications received every month. Whilst we would adjust the production requirements under the PRH development programme from time to time to take into account changes in population growth projections, household formation rate, etc., it remains a challenge for the HA to secure adequate and timely provision of suitable public housing land to meet the AWT pledge in a sustainable manner.

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4. The projects under the PHCP for the coming five years have generally been firmed up and most of the new flat production will come from the urban/extended urban areas<sup>3</sup> with the remaining from the New Territories. Most

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<sup>1</sup> The AWT pledge does not apply to non-elderly one-person PRH applicants on the WL.

<sup>2</sup> There were about 16 000 PRH flats recovered per year in the past five years.

<sup>3</sup> Extended urban areas include Tsuen Wan, Kwai Tsing, Shatin, Tseung Kwan O and Tung Chung.

of the projects within this period are either at the construction stage or advanced detailed design stage. Therefore, the flat production volume in the coming five years would not be subject to major variation.

5. However, most of the sites available for PRH development beyond the coming five years are still at an early planning stage. In view of the valuable land resources in Hong Kong, we have to optimise the development potential of all available public housing sites. On the other hand, we have to take into account the views of the local community. Hence, in taking forward PRH projects, we would need to take considerable time in discussing with the locals in an attempt to formulate mutually acceptable solutions. Shatin Area 4C is a recent case where consensus has been reached with the local community as a result of consultation and discussion. Other sites under discussion include Tai Pak Tin Street, Ho Man Tin South Phase 2, Tuen Mun Area 18 and Area 29 West, Tseung Kwan O Area 65B, Yuen Long Estate, etc.

6. In principle, ancillary facilities are provided in PRH development in accordance with the relevant planning standards and guidelines. However, having regard to the local aspirations and development needs, certain district community facilities are constructed by the HA so that the needs of the local community can be met in tandem with the PRH development. The district open space in Choi Wan Road and the community hall in Tuen Mun Area 18 are two cases to quote.

7. The HA also encounters problem with timely availability of land. Even if suitable sites are identified, they may not be immediately available for PRH development. For example, Town Planning Board's approval is required for change of land use for Tuen Mun Area 29 West, land resumption and clearance are required for Tuen Mun Area 54, and site formation is required for the PRH development at Anderson Road, etc.

### **Strengthening Ties with Local Community**

8. We will enhance the roles of the residents and District Councils in the planning and design of major PRH developments by formalising the consultation process. This includes organizing workshops which involve the public and inviting veteran members of the industry who will act as facilitators to put forth specific proposals in respect of various community and infrastructural facilities such as footbridges, open spaces, as well as pedestrian linkages joining the estates with local facilities, so as to solicit the views of the local residents to achieve social cohesion and enhanced communication. In this connection, we will appoint

district co-ordinators at Assistant Director-level to co-ordinate all consultation matters related to PRH development projects at district level, and will actively co-ordinate and liaise with the relevant government departments so that the projects can be implemented more smoothly. We are fully aware of the rising public expectations on public housing development and therefore hope that we can work together with members of the local community to create a better living environment for the public. We believe that the future PRH estates will be able to meet the needs of the local community in both its design and provision of ancillary facilities.

### **Way Forward**

9. In the meantime, in order to ensure an adequate and steady land supply for public housing development, we will :

- (i) continue to liaise closely with the relevant bureaux and government departments to identify suitable sites for public housing development in different parts of the territory;
- (ii) retain cleared PRH sites for public housing development as far as possible; and
- (iii) optimise the development potential of all available public housing sites to make more effective use of our precious land resources. Irrespective of the sizes of individual sites, we will devise development plans on the principles of cost effectiveness and sustainable development so as to meet the needs for public housing.

**Transport and Housing Bureau**  
**May 2008**

**Production of Public Rental Flats in the Coming Five Years  
(2008/09 – 2012/13)**

<b>Year of Completion / District<sup>#</sup></b>	<b>Sub-District</b>	<b>Planned Flat Number</b>
<b>2008/2009</b>		
Urban	Kwun Tong	14,811
	Sham Shui Po	337
Extended Urban	Sha Tin	2,333
New Territories	North	3,167
<b>Sub-total</b>		<b>20,648</b>
<b>2009/2010</b>		
Urban	Eastern	1,600
	Kwun Tong	6,355
	Wong Tai Sin	2,791
Extended Urban	Sha Tin	1,958
New Territories	Yuen Long	2,365
<b>Sub-total</b>		<b>15,069</b>
<b>2010/2011</b>		
Urban	Kowloon City	1,158
	Kwun Tong	7,207
Extended Urban	Kwai Tsing	1,470
	Sha Tin	2,587
	Sai Kung (Tseung Kwan O)	1,974
<b>Sub-total</b>		<b>14,396</b>
<b>2011/2012</b>		
Urban	Kowloon City	780
	Kwun Tong	4,238
	Sham Shui Po	5,536
	Wong Tai Sin	1,351
<b>Sub-total</b>		<b>11,905</b>
<b>2012/2013</b>		
Urban	Kowloon City	7,742
	Sham Shui Po	2,478
Extended Urban	Kwai Tsing	839
	Sha Tin	2,715
New Territories	Tuen Mun	1,007
<b>Sub-total</b>		<b>14,781</b>
<b>Total</b>		<b>76,799</b>

(Based on Public Housing Construction Programme as at April 2008)

# Extended Urban includes Kwai Tsing, Tsuen Wan, Sha Tin, Tseung Kwan O and Tung Chung.