

For information on
19 February 2010

**Subcommittee on Land (Compulsory Sale for Redevelopment)
(Specification of Lower Percentage) Notice**

Profile of Old Buildings in Hong Kong

Purpose

This paper outlines the profile of old buildings in Hong Kong and the likely changes in the coming decade.

Background

2. In Hong Kong, the design working life of an ordinary building is 50 years. The older the physical age of a building, the more likely it is fraught with building condition problems requiring attention over time. Rehabilitation will help extend the working life of buildings. Redevelopment remains an effective tool to tackle the problem of urban decay in the long run.

3. As at end 2009, there are about 41 000 buildings in Hong Kong, of which about 4 000 buildings are aged 50 years or above. The buildings aged 50 years or above account for 9% of the total number of buildings in the territory (**Annex I**).

4. A breakdown of the age of existing buildings by type is at **Annex II**. It is noted that residential/composite use buildings account for most of the building stock. As at today, the number of residential/composite use buildings aged 50 years or above is about 2 600.

5. Based on the records of the Buildings Department (BD), we estimate that over the next ten years, approximately an average 570 buildings per annum will reach the age of 50 (**Annex III**). It is estimated that the number of buildings in this category will rise from about 4 000 in 2009 to about 9 500 in 2019. Without proper repair and maintenance, the magnitude of urban decay is bound to grow much faster in the coming decade.

6. As the majority of buildings reaching 50 years of age in the coming decade are residential and composite commercial/residential buildings (**Annex IV**) in multiple ownership, to assemble owners' consent for redevelopment can be particularly difficult.

7. The Urban Renewal Authority ("URA"), established in 2001 to replace the former Land Development Corporation (LDC) as the public redevelopment agent, has been carrying out redevelopment projects to help arrest urban decay in Hong Kong. As at end 2009, the URA has directly, or through collaboration with the Hong Kong Housing Society (HKHS), commenced 37 redevelopment projects and four preservation projects (a list of all these projects is set out at **Annex V**). The URA has also inherited 10 already commenced redevelopment projects from the former LDC. Since its establishment in 2001, the URA has demolished/will demolish about 800 old buildings¹ for redevelopment in projects it has commenced. As the pace at which the URA has been carrying out urban renewal has been much slower than originally envisaged, there is a need to more actively involve the private sector in the urban renewal process. It is to be noted that the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) is also the Ordinance that facilitates joint sale actions of the individual minority owners acting together.

8. While building age is certainly not a conclusive indicator for redevelopment, nonetheless, it remains a fact that older buildings are more prone to building maintenance problems. According to the BD's records, building repair orders served on buildings aged 50 years or above in Hong Kong (representing about 8% of all existing buildings) account for 19% of all building repair orders that the Department has served over the past five years.

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¹ The URA will have preserved a total of no less than 57 old buildings as well as various historic features, upon completion of the preservation projects and redevelopment projects with preservation elements.

Annex I

Age Profile of Buildings (as at 31 December 2009)

Age	Number of Buildings	Percentage
<10	5 814	14.0%
10 – 19	8 569	20.6%
20 – 29	11 148	26.7%
30 – 39	6 688	16.1%
40 – 49	5 712	13.7%
≥ 50	3 690	8.9%
Total	41 621	100%

Source : Buildings Department

Annex II

Age of Buildings by Type

Age	Office/ Commercial	Industrial	Residential/ Composite	Others*	Total
Less than 10	223	68	4 843	680	5 814
10 – 19	729	393	6 636	811	8 569
20 – 29	646	623	9 165	714	11 148
30 – 39	523	552	5 124	489	6 688
40 – 49	177	252	4 768	515	5 712
≥ 50	29	40	2 582	1 039	3 690
Total	2327	1 928	33 118	4 248	41 621

Note * : Includes telephone exchanges, churches, schools and 838 pre-war buildings etc.

Source : Buildings Department

Annex III

Estimated number of buildings turning 50 if not demolished

Year	Number of buildings turning 50
2010	366
2011	360
2012	453
2013	719
2014	904
2015	839
2016	799
2017	563
2018	398
2019	314
Total	5 715

Source : Buildings Department

Annex IV

Estimates of Old Buildings (50 years or above)

Year	Office/ Commercial	Industrial	Residential/ Composite	Others*	Total
2009	29	40	2 582	1 039	3 690
2010	33	50	2 900	1 073	4 056
2011	39	70	3 204	1 103	4 416
2012	45	88	3 579	1 157	4 869
2013	54	112	4 169	1223	5 588
2014	67	139	2 012	1274	6 492
2015	82	203	5 707	1 339	7 331
2016	118	247	6 384	1 381	8 130
2017	161	263	6 829	1 440	8 693
2018	191	277	7 109	1 511	9 088
2019	206	292	7 350	1 554	9 402

Note * : Include telephone exchanges, churches, schools and 838 pre-war buildings etc.

Source : Buildings Department

1. Commenced redevelopment projects inherited from the ex-LDC* (total 10)

Item	Project Code	Project Name	Number of Old Buildings Affected
1.	H1	Queen Street, Sheung Wan [Queen's Terrace]	50
2.	H9	Tai Yuen Street/Wan Chai Road, Wan Chai [The Zenith]	31
3.	H12	New Praya, Kennedy Town [The Merton]	15
4.	H13	Ka Wai Man Road, Kennedy Town [Mount Davis 33]	0
5.	K2	Argyle Street/Shanghai Street, Mong Kok [Langham Place]	58
6.	K8	Kwong Yung Street, Mong Kok [Paradise Square]	10
7.	K10	Waterloo Road/Yunnan Lane, Yau Ma Tei [8 Waterloo Road]	19
8.	K11	Hanoi Road, Tsim Sha Tsui [The Masterpiece]	20
9.	K13	Tsuen Wan Town Centre, Tsuen Wan [Vision City]	22
10.	K17	Yeung Uk Road, Tsuen Wan [The Dynasty]	0
Total			225

* excluding the 25 projects announced by the LDC before dissolution

2. Ex-LDC Projects Commenced by the URA (total 25)

Item	Project Code	Project Name	Number of Old Buildings Affected
1.	H16	Johnston Road [J Residence]	21
2.	K3	Cherry Street [Florient Rise]	33
3.	K26	Fuk Wing Street/Fuk Wa Street [Vista]	8
4.	K19	Po On Road/Shun Ning Road [Beacon Lodge]	8
5.	K27	Reclamation Street [MOD 595]	4
6.	H20	First Street/Second Street [Inland Crest]	30
7.	H19	Wing Street Street/Staunton Street	24
8.	H17	Queen's Road East	5
9.	H18	Peel Street/Graham Street	37
10.	H15	Lee Tung Street/McGregor Street	52
11.	K1	Nga Tsin Wai Village	36
12.	K7	Kwun Tong Town Centre	24
13.	K9	MacPherson Stadium	1
14.	K28	Sai Yee Street	14

Item	Project Code	Project Name	Number of Old Buildings Affected
15.	K30	Beford Road/Larch Street [i-home]	7
16.	K33	Baker Court	2
17.	K31	Larch Street/Fir Street	12
18.	K32	Pine Street/Anchor Street	12
19.	H14 [#]	Sai Wan Ho Street	2
20.	H21 [#]	Shau Kei Wan Road	17
21.	K25 [#]	Po On Road/Wai Wai Road	19
22.	K20 [#]	Castle Peak Road/Cheung Wah Street	10
23.	K21 [#]	Castle Peak Road/Un Chau Street	22
24.	K22 [#]	Un Chau Street/Fuk Wing Street	22
25.	K23 [#]	Castle Peak Road/Hing Wah Street	11
Total			433

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3. URAO projects commenced by the URA (total 16)

Item	Project Code	Project Name	Number of Old Buildings Affected
1 & 2.	SSP/1/001&002	Lai Chi Kok Road/Kwelin Street and Yee Kuk Street	17
3.	WC/001	Mallory Street/Burrows Street	5
4.	H05-026 [#]	Stone Nullah Lane/Hing Wan Street	9
5.	SYP/1/001	Yu Lok Lane/Centre Street	14
6.	TKT/2/001	Fuk Tsun Street/Pine Street	3
7,8 & 9	SSP/1/003-005	Hai Tan Street/Kweilin Street/Pei Ho Street	37
10.	K03/2/001	Fuk Tsun Street/Anchor Street	6
11.	TKW/1/001	Chi Kiang Street/Ha Heung Road	5
12.	MTK/1/001	Pak Tai Street/Mok Cheong Street	5
13.	MK/01	Shanghai Street/Argyle Street	14
14.	MK/02	Prince Edward Road West/Yuen Ngai Street	10
15.	MTK/1/002	San Shan Road/Pau Chung Street	7
16.	SSP/3/001	Shun Ning Road	5
Total			137

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