

香港特別行政區政府  
The Government of the Hong Kong Special Administrative Region

運輸及房屋局  
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(Translation)

19 December 2012

Clerk to LegCo Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong

(Attn: Ms Miranda Hon)

Dear Ms Hon,

**Panel on Development and Panel on Housing  
Follow-up to the joint meeting on 9 November 2012**

Thank you for your letter of 13 November 2012, referring the request from the Hon WONG Kwok-hing on information relating to the supply of residential units and land in Hong Kong for the coming 10 years. I am pleased to provide you with information on the supply of residential units. As for issues relating to the supply of land, Development Bureau will provide you with the information separately.

**Supply of Residential Units**

Public Housing

On the supply of Public Rental Housing (PRH) and Home Ownership Scheme units, according to the Public Housing Construction Programme of the Housing Authority (HA), it is the HA's target to provide a total of some 75 000 PRH units over the next five years from 2012/13 to 2016/17. As for HOS, it is also the HA's target to provide some 17 000 units over four years from 2016/17 onwards. The table below shows the breakdown of these units by flat types for the coming five years –

**Flats production of PRH and HOS from 2012/13-2016/17**

Year	Number of PRH Units <sup>1</sup>					Number of HOS Units
	<i>1/2 to 2/3 Person(s)</i>	(%)	<i>1 to 2 Bedrooms</i>	(%)	<i>Total<sup>2</sup></i>	<i>(All 2 Bedrooms)</i>
<b>2012/13</b>	7 467	57%	5 633	43%	13 100	—
<b>2013/14</b>	7 614	54%	6 486	46%	141 00	—
<b>2014/15</b>	5 588	44%	7 112	56%	12 700	—
<b>2015/16</b>	8 772	43%	11 628	57%	20 400	—
<b>2016/17</b>	5 814	38%	9 486	62%	15,300	2 200
<b>Total</b>	35 255		40 345		<b>75 600</b>	<b>2 200</b>

Note: Figures are rounded to equal to its sub-total

Since projects, whether PRH or HOS projects, beyond the next five years (2017/18-2021/22) are still mostly at an early planning and design stage, and the exact number as well as the sizes of the flats are subject to various factors such as land availability, rezoning of land use, consultation with various stakeholders including respective District Councils and local communities, we are not able to provide a detailed breakdown of the respective number and size of the flats to be supplied at this stage.

**Private Housing**

As for private residential units, as at September 2012, the projected supply in the coming three to four years is about 65 000, comprising—

- (a) 4 000 unsold units of completed projects, of which 3 800 are from private developers and the remaining 200 from the Urban Renewal Authority (URA) (details at Annex);
- (b) 50 000 units now under construction but not yet sold or not yet offered for sale; and
- (c) 11 000 units from disposed land where construction has not started but may start anytime.

<sup>1</sup> The actual proportion of flat size may be subject to change at the detailed design stage.

<sup>2</sup> Based on the Public Housing Construction Programme as at September 2012.

As the building plans for items (b) and (c) above are still subject to change, we are not able to provide the detailed breakdown and the sizes of these private residential units at this stage.

For the supply of private housing beyond the coming three to four years, it is the Government's objective to make available land for an average of 20 000 private residential flats to be available for sale each year.

Interim Housing units, PRH units reserved for clearance and compassionate rehousing, and Government Staff Quarters

At present, the HA provides some 4 600 interim housing units at Long Bin, Shek Lei and Po Tin. There is no intention to increase the number of these units at this stage.

As for the PRH units reserved for rehousing, under the PRH allocation plan for 2012/13, HA has decided to set aside 430 PRH flats for clearance rehousing purposes, of which 180 flats will be reserved for the URA to rehouse affected residents under its redevelopment projects scheduled for 2012/13. The remaining 250 flats will be set aside for Government clearance projects, including those earmarked for meeting the rehousing needs arising from the clearance operations of the Lands Department and the enforcement actions taken by the Buildings Department against illegal rooftop structures in single staircase or non-single staircase buildings. Moreover, 2 000 flats will be reserved for compassionate rehousing recommended by the Social Welfare Department. Beyond this, and to ensure the rational use of public housing resources, we will regularly review the allocation progress of these flats, and if necessary, we will allocate the flats which are not yet required for the above purposes to applicants from other housing categories (e.g. applicants on the Waiting List).

As for Government staff quarters, the Government has no intention to increase the number of Government staff quarters in the coming years.

Yours sincerely,

( Original Signed )

( Vincent TANG )

for Secretary for Transport and Housing

c.c. Secretary for Development (Attn: Mr Tony Li)

*Size of the 4 000 unsold units of completed projects*

<b>Flat size</b> <sup>Note</sup>	<b>Unsold units of completed projects</b>
Class A	400
Class B	900
Class C	900
Class D	900
Class E	900
<b>Total</b>	<b>4 000</b>

**Note:**

*Class A: saleable area below 40 sqm*

*Class B: saleable area of 40 sqm to 69.9 sqm*

*Class C: saleable area of 70 sqm to 99.9 sqm*

*Class D: saleable area of 100 sqm to 159.9 sqm*

*Class E: saleable area of 160 sqm or above*