

**Legislative Council Panel on Housing
Meeting on 9 December 2014**

**Supplementary Information on
2014/15-2018/19 Public Housing Construction Programme**

PURPOSE

The Transport and Housing Bureau (THB) briefed the Legislative Council (LegCo) Panel on Housing on 9 December 2014 on the 2014/15-2018/19 Public Housing Construction Programme (PHCP). At the meeting, Panel members asked for information on new public housing projects launched since 2012/13, and new public housing projects that may be affected by funding approval in 2014/15.

NEW PUBLIC HOUSING PROJECTS LAUNCHED SINCE 2012/13

2. The Hong Kong Housing Authority (HA) has put in place a five-year PHCP which rolls forward on a yearly basis. THB briefs the Panel on updates of the PHCP regularly. Based on the actual production volume and the latest projection as at September 2014, the estimated total public housing production has been increasing for the three five-year PHCPs starting from 2012/13¹.

3. In the past three years, the HA consulted District Councils (DCs) on a total of about 70 public housing projects, involving a total of about 102 000 public housing units. About 30 projects and about 37 300 flats are expected to be completed in 2014/15 to 2018/19 (i.e. within the 2014/15-2018/19 PHCP). Details are at **Appendix A**. About 40 projects and about 64 900 flats are expected to be completed in 2019/20 or beyond. Details are at **Appendix B**.

4. Projects scheduled for completion in 2019/20 or beyond are

¹ Based on the actual production volume and the latest projection as at September 2014, the estimated total public housing production (including public rental housing (PRH) units and Home Ownership Scheme (HOS) flats) for the three five-year PHCPs starting from 2012/13 is as follows -

2012/13 - 2016/17: about 75 000 units
2013/14 - 2017/18: about 85 000 units
2014/15 - 2018/19: about 88 000 units

generally at the preliminary planning and design stages, and are subject to various factors such as change of land use, consultation with local communities, land matters, infrastructure construction and site formation works. Moreover, in many cases, the feasibility of the project sites for public housing is still subject to study or investigation. Some of the sites also involve land resumption. As these projects are yet to be finalised and are subject to changes, it is difficult to list out the number of public housing units and programme at this stage. Such information will be released when appropriate as we roll forward the five-year production programme. We will also consult the relevant DCs and the local communities when appropriate.

5. Apart from those projects on **Appendix A** and **Appendix B** which the HA has consulted DCs, the Government has also consulted DCs on the recommendations of the following planning studies which include sites for public housing development -

- (a) North East New Territories New Development Areas Planning and Engineering Study;
- (b) Land Use Review for Kam Tin South and Pat Heung;
- (c) Planning Study on Future Land Use at Anderson Road Quarry;
- (d) Hung Shui Kiu New Development Area Planning and Engineering Study;
- (e) Planning and Engineering Study for Housing Sites in Yuen Long South;
- (f) Tung Chung New Town Extension Study; and
- (g) Planning and Engineering Study on Future Land Use at Ex-Lamma Quarry Area at Sok Kwu Wan, Lamma Island.

NEW PUBLIC HOUSING PROJECTS THAT MAY BE AFFECTED BY FUNDING APPROVAL in 2014/15

6. As stated in the paper LC Paper No. CB(1)289/14-15(05) submitted to the Panel, the progress of individual public housing projects may be affected by the funding approval process this year for the construction of the necessary ancillary facilities and would delay the issuance of occupation permits. This includes Fo Tan Phase 1 and Pak Tin Estate Redevelopment projects which may be affected by the funding approval of the infrastructural works/re-provisioning of community hall. For the public housing projects of Kiu Cheong Road East and Ex-Kwai Chung Police Quarters, if the relevant funding approval for constructing the associated public transport interchanges cannot be secured within this year and the construction cannot be completed

before the population in-take in order to meet the approving conditions of the Town Planning Board, the population in-take will be delayed even though the construction of the residential buildings is completed as scheduled. These four public housing projects involve a total of about 8 800 units. Details are at **Appendix C**.

**Transport and Housing Bureau
February 2015**

Appendix A

Public housing projects which the HA had consulted with District Councils in the past three years and are expected to be completed within 2014/15 to 2018/19

District Council	Name of Projects	Estimated Completion Year	Estimated Number of Units
Public Housing Projects with DC Consultation in 2012			
Eastern	Conversion of Chai Wan Factory Estate	2015/16	200
	Lin Shing Road	2017/18	300
Island	Ngan Kwong Wan Road East		200
Kowloon City	Sheung Lok Street	2018/19	600
Kwai Tsing	Ching Hong Road	2016/17	500
	Ex-Kwai Chung Police Quarters	2017/18	900
North	Choi Yuen Road	2018/19	1 100
	Fanling Area 49		900
Shatin	Mei Mun Lane, Sha Tin Area 4C	2016/17	200
	Pik Tin Street, Sha Tin Area 4D		300
	Hin Tin Street, Sha Tin Area 31	2017/18	200
Tsuen Wan	Sha Tsui Road	2016/17	1 000
Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1		2 600
	Tuen Mun Area 54 Site 2 Phase 2		1 000
		2017/18	1 000
Wong Tai Sin	Ex-San Po Kong Flatted Factory	2016/17	900
Yuen Long	Wang Yip Street West		200
Sub-total for 2012			12 100

District Council	Name of Projects	Estimated Completion Year	Estimated Number of Units
Public Housing Projects with DC Consultation in 2013			
Island	Tung Chung Area 39	2017/18	3 900
	Ngan Kwong Wan Road West		500
Kowloon City	Kai Tak Site 1G1(B)	2018/19	700
Kwun Tong	Eastern Harbour Crossing Site Phase 7		500
	Choi Hing Road, Choi Hung		1 300
Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	2017/18	1 300
	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1		800
	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	2018/19	1 700
	Shek Kip Mei Phase 3		200
	Shek Kip Mei Phase 7		200
	Lai Chi Kok Road – Tonkin Street Phases 1 and 2		3 900
Shatin	Shek Mun (Shek Mun Estate Phase 2)	2017/18	2 300
		2018/19	700
	Fo Tan Phases 1 and 2	4 800	
Yuen Long	Kiu Cheong Road East, Ping Shan	2017/18	2 400
Sub-total for 2013			25 200
Total for 2012 to 2014²			37 300 (about 30 projects)

² The HA did not consult DC on any public housing projects which are expected to be completed within 2014/15 to 2018/19 in 2014.

Appendix B

Public housing projects which the HA had consulted with District Councils in the past three years and are expected to be completed in 2019/20 or beyond

District Council	Name of Projects	Estimated Completion Year	Estimated Number of Units Note
Public Housing Projects with DC Consultation in 2012			
Sham Shui Po	Pak Tin Estate Phases 7 to 13	2019/20 or beyond	
Tuen Mun	Tuen Mun Area 2		
	Tuen Mun Area 29 West		
	Tuen Mun Area 54 Sites 1 and 1A		
	Tuen Mun Area 54 Sites 3 and 4 (East) Phases 1 and 2		
	Tuen Mun Area 54 Site 5		
Sub-total for 2012			15 700
Public Housing Projects with DC Consultation in 2013			
Kwai Tsing	Tai Wo Hau Road Phases 1 and 2	2019/20 or beyond	
Kwun Tong	Pik Wan Road South and North, Yau Tong		
Sham Shui Po	Fat Tseng Street West		
	Northwest Kowloon Reclamation Site 6 Phases 1 to 3		
	Shek Kip Mei Phase 6		
Shatin	Wo Sheung Tun Street, Fo Tan		
	Hang Tai Road, Ma On Shan Area 86B		
	Ma On Shan Road South and North		
Sub-total for 2013			10 500

Note: Figures may not add up to total due to rounding.

District Council	Name of Projects	Estimated Completion Year	Estimated Number of Units <small>Note</small>
Public Housing Projects with DC Consultation in 2014			
Island	Tung Chung Area 27	2019/20 or beyond	
Tai Po	Tai Po Area 9 Phases 1 to 3		
	Chung Nga Road East		
	Chung Nga Road West		
Sai Kung	Tseung Kwun O Area 65C2		
Kwun Tong	Hiu Ming Street		
	Choi Wing Road		
North	Queen's Hill		
Tuen Mun	San Hing Road, Tuen Mun		
Wong Tai Sin	Fung Shing Street, Wong Tai Sin (Ex-Kei Sum Primary School at Fu Shan Estate)		
	Diamond Hill		
	Tung Tau Estate Phase 8		
Yuen Long	Wang Chau Phase 1		
Sub-total for 2014			38 600
Total for 2012 – 2014			64 900 (about 40 projects)

Note: Figures may not add up to total due to rounding.

Appendix C

New public housing projects that may be affected by funding approval in 2014/15

Items to seek funding approval in 2014/15	Relevant public housing project	No. of flats involved (about)
Roads and drains in Area 16 and Area 58D, Sha Tin	Fo Tan Phase 1	4 800 PRH units
Re-provisioning of Pak Tin Community Hall and special child care centre-cum-early education training centre in Pak Tin Estate Redevelopment site, and construction of footbridge link at Nam Cheong Street	Redevelopment of Pak Tin Estate	700 PRH units
Public Transport Interchange and Associated Works at Kiu Cheong Road East, Ping Shan	Kiu Cheong Road East, Ping Shan	2 400 HOS units
Public Transport Interchange at Container Port Road and Junction Improvement Works along Kwai Chung Road, Kwai Chung	Ex-Kwai Chung Police Quarters	900 PRH units
	Total	8 800 public housing units