

Land Supply in Hong Kong

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Prepared by

**Miss Eva LIU
Mr Jackie WU
Ms Vicky LEE**

**Research and Library Services Division
Legislative Council Secretariat**

4th Floor, Central Government Offices (West Wing)
11 Ice House Street, Central, Hong Kong
Telephone : (852) 2869 7735
Facsimile : (852) 2525 0990

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EXECUTIVE SUMMARY

1. Hong Kong has a total land area of 1,095 km² (109,500 hectares), of which 175 km² (17,500 hectares) are developed lands, accounting for 16.0% of the total land area. Among these developed lands, only 33.1% are for housing development, and 24.6% are left vacant.
2. The Government departments which mainly deal with land supply are the Planning Department (PD) and the Lands Department (LD). The former is responsible for land use zoning whilst the latter is accountable for land disposal.
3. The planning process involves a number of steps including conducting outline planning study and engineering feasibility study, drafting outline development plan, Outline Zoning Plan (OZP) and sometimes preparing planning brief. If a development complies with the uses under OZP, site formation will be undertaken or LD will clear and resume the land for disposal. For development requires planning permission from Town Planning Board (TPB), the developer should submit Planning Application or apply for an amendment to OZP. If the application is rejected, the applicant can seek a review and attend a hearing arranged by TPB. If the applicant is again aggrieved by the TPB's decision upon review, he can appeal to an independent Appeal Board (AB), of which the decision made will be final.
4. The land development process ranged from 108 to 232 months depending on the complication of the case.
5. Apart from land reclamation and opening of new sites, land exchange and leases modifications are other channels to increase land supply for specific purpose. In general, the time taken to process these applications is one year.
6. Since 1990s, lands made available for development per year is about 1,000 ha, among which 130 ha are for housing development. However, land supplied is not equal to land disposed. Except for land grant to the Housing Authority, land disposal should follow the 50 ha benchmark stipulated in the Sino-British Joint Declaration. Thus, the annual lands disposed for housing development was 30-40 ha during 1986/87-1993/94. However, in 1995/96, the lands disposed for this purpose boosted to 77 ha, and further increased to 90 ha in 1996/97.
7. Private residential flats are built on land disposed through auction, tender, Letter A and B tender, leases modifications and land exchange. On the other hand, assisted housing are built on lands secured from private treaty grant.
8. For PRH, lands are provided by Government. During 1991/92 to 1995/96, 221 ha of lands were taken up by HA for flat production. However, number of flats to be built on these lands are unknown due to lack of information from HA.

9. The time between the request and supply of lands varies from six months to over seven years. Over 75% of the land provided to HA are unformed lands.
10. Although HA is not responsible for land formation, in some cases, they will take the responsibility. The lead time for land formation varies from 33 to 67 months.
11. The planned land use in the future is that 25.9% (12,639 ha) are zoned as green belt area, 10.2% (4,972 ha) for residential, 5.7% (2,774 ha) for village type development, 1.1% (523 ha) for CDA, 0.8% (378 ha) for Commercial/Residential and 6 ha for LDC which may have residential buildings.
12. In 1996/97-2004/05, a total of 421 ha of new residential lands will be supplied for housing development, among which 212 ha are for private housing and 209 ha for public/assisted housing development. Although there are lands made available for these purposes, the schedule, the area that will be disposed and the number of flats to be built per year are unknown.

LAND SUPPLY IN HONG KONG

PART 1 - INTRODUCTION

1. Background

1.1 Following the studies on Demand for Housing and Housing Model formulated for the Long Term Housing Strategy (LTHS) which were completed in October 1996, members of the Sub-committee on Long Term Housing Strategy Review (LTHSR) are interested in the supply of lands in Hong Kong. Thus, the Research and Library Services Division (RLS) of the LegCo Secretariat was asked to conduct a research on this subject.

2. Objective

2.1 The objective of this paper is to analyze the supply of land and its uses in the past and in the future. The process and time involved in securing a piece of land will also be discussed. In particular, the study will focus on the supply of residential lands because of the constant strong demand for both private and public housing.

2.2 The scope of the study is to explore the amount of land made available for various uses and to identify the factors which may affect its supply. This paper is divided into seven parts. Part 1 is the introduction. Part 2 reviews the land uses in Hong Kong. Part 3 depicts the process and time involved in land supply. Part 4 discusses on land administration and disposal. Part 5 analyses the supply and disposal of lands in the past 10 years. Part 6 presents the future land supply and Part 7 is the conclusion of this study.

3. Methodology

3.1 To obtain the information for analysis, the researchers studied relevant materials such as the government information papers, research reports of various institutions, Hong Kong Hansard and LegCo Briefs. Briefing was provided to the RLS staff by the Housing Branch (HB), Planning Department (PD), Lands Department (LD) and the Hong Kong Housing Authority (HA), and follow up meetings were also held. Related academics and interested groups such as The Real Estate Developers Association of Hong Kong (REDA), Hong Kong Institute of Real Estate Administrations, The Hong Kong Association for the Advancement of Real Estate and Construction Technology were interviewed. Letters and faxes were sent and follow up telephone calls were made to enquire about the necessary information and statistics from the concerned departments.

3.2 This research paper is based on the information available from these sources.

PART 2 - LAND USE IN HONG KONG

4. Overview

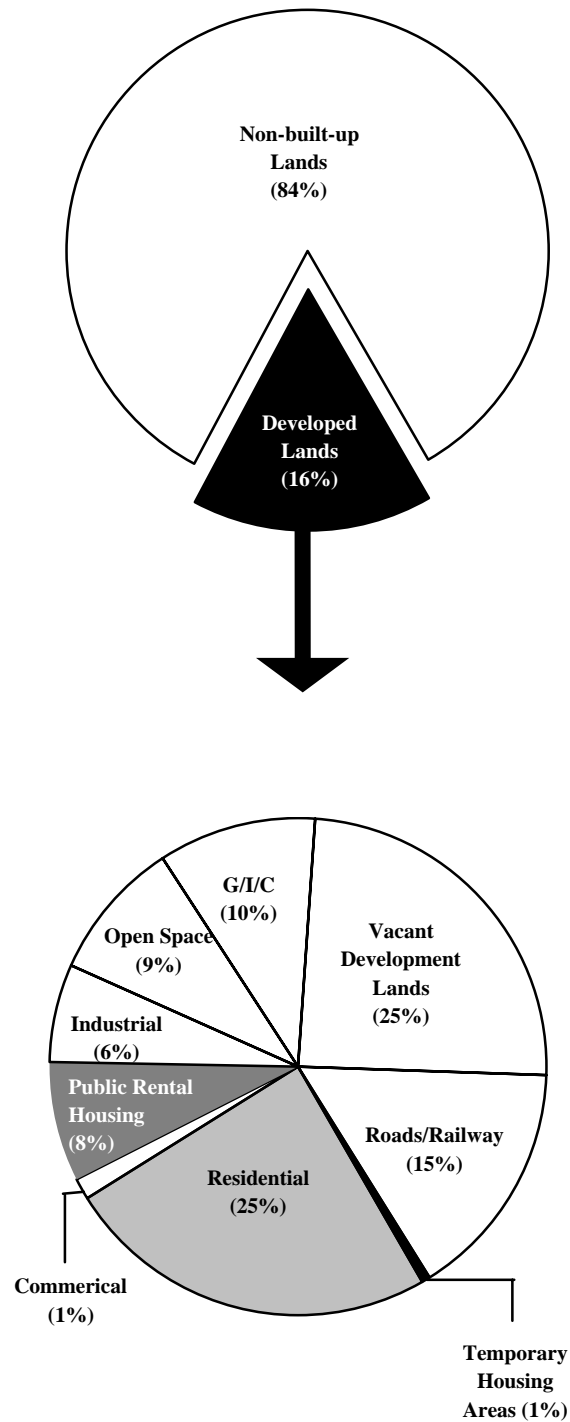
4.1 Hong Kong¹ has a total land area of 1,095 km² (109,500 hectares)², of which 175 km² (17,500 hectares) are developed lands, accounting for 16.0% of the total land area.

4.2 Figure 1 and Table 1 show the classification of land use in Hong Kong as at 31st March 1996. Among the 17,500 hectares (ha) of developed lands, 5,800 ha were for housing development, taking up only 33.1% of total developed land area. These included 4,300 ha of residential lands, 1,400 ha Public Rental Housing (PRH) area and 100 ha temporary housing area. Despite the small proportion of residential lands, there were 4,300 ha of vacant development lands available, accounting for 24.6% of total developed land area.

¹ Including Hong Kong Island, Kowloon, New Kowloon and the New Territories.

² 1 km² = 100 hectares

Figure 1 - Classification of Land Use in Hong Kong as at 31st March 1996



Source: Planning, Environment and Lands Branch

Table 1 - Classification of Land Use in Hong Kong as at 31st March 1996

Class	Hectares	% to total area
A. Developed Lands		
1) Commercial	200	0.2
2) Residential	4,300	3.9
3) Public Rental Housing	1,400	1.3
4) Industrial	1,100	1.0
5) Open Space	1,600	1.5
6) Government, Institution and Community Facilities	1,800	1.6
7) Vacant Development Land	4,300	3.9
8) Roads / Railways	2,700	2.5
9) Temporary Housing Areas	100	0.1
Sub-total:	17,500	16.0
B. Non-built-up Lands*		
1) Woodlands	22,000	20.1
2) Grass and Scrub	51,900	47.4
3) Badlands, Swamp and Mangrove	4,400	4.0
4) Arable	6,200	5.6
5) Fish Ponds / Temporary Structures / Livestock Farms	2,700	2.5
6) Reservoir	2,600	2.4
7) Other Uses	2,200	2.0
Sub-total:	92,000	84.0
Total:	109,500	100.0

Remarks:

- * implies within the non-built-up lands, there are 413km² (41,300 ha) of country parks and special areas designated under the Country Parks Ordinance for protection of vegetation and wild life and for recreation.
- 1 km² = 100 ha

Source: Planning, Environment and Lands Branch

5. Changes in Land Use 1988-1996

5.1 It can be seen from Appendix 1 that the size of Hong Kong is increasing. Total land area has increased by 2,400 ha from 107,100 ha in 1988 to 109,500 ha in 1996. During this period, total developed lands have boosted by 3,700 ha whilst non-built-up lands have dropped by 1,300 ha.

5.2 Among the additional 3,700 ha of developed lands, residential and PRH uses took up 500 ha and 600 ha respectively. Whilst another 1,000 ha were retained under the vacant development lands category.

5.3 Regarding to the non-built-up lands, the size of arable lands have declined significantly by 1,000 ha from 7,200 ha in 1988 to 6,200 ha in 1996.

PART 3 - PROCESS IN LAND DEVELOPMENT

6 The Government departments involved and their roles and responsibilities in land supply are listed in Appendix 2. The departments which draw the most attention include the Planning Department (PD) which is responsible for land use zoning and the Lands Department (LD) which is accountable for land disposal.

7. Planning Department

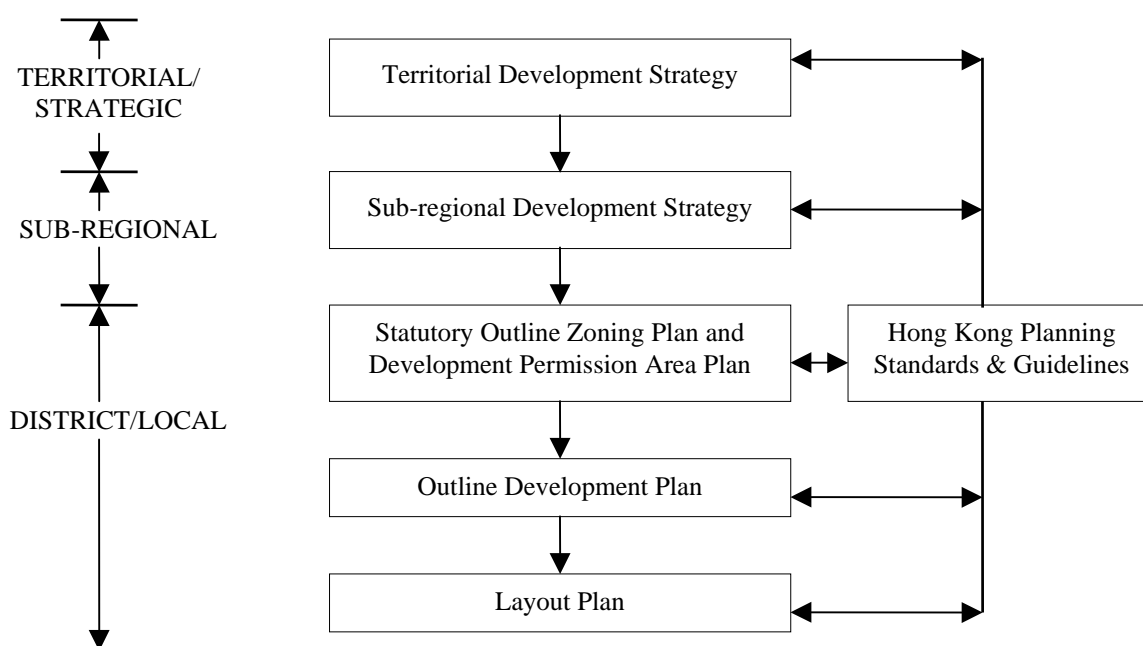
7.1 The Planning Department is responsible for formulating, monitoring and reviewing urban and rural planning policies and associated programmes for the physical development of Hong Kong. It deals with planning at the territorial, sub-regional and district levels, and also services the Town Planning Board.

8. Town Planning Board

8.1 The Town Planning Board (TPB) is a statutory body which prepares and publishes the outline zoning plans (OZPs) and Development Permission Area (DPA) plans. It also considers applications, objections and reviews of applications and amendments to these plans. TPB also in charge of approving the Development Scheme Plans prepared by the Lands Development Corporation (LDC).

9. Types of Plans in Planning Process

9.1 In Hong Kong, planning is carried out at three levels, namely the territorial, sub-regional and district planning. Figure 2 presents the types of plans involved in each level.

Figure 2 - Hierarchy of Plans Involved in the Planning Process

Source: Town Planning in Hong Kong, A Quick Reference, Planning Department, pp7

Territorial Development Strategy (TDS)

9.2 The TDS provides a long-term planning framework, upon which the sub-regional and district planning will be based, for the integration of Government policies on land use, transport infrastructure development and environmental matters.

Sub-regional Development Strategies (SRDS)

9.3 SRDS are series of plans and development statements which provide a framework for more detailed district planning and work programmes for the five sub-regions of Hong Kong (i.e. the Metropolitan area, the North East New Territories and the South West New Territories).

District Plans

9.4 District plans are detailed land use plans which translate the broad planning principles identified in the territorial and sub-regional levels to the local level. There are two types of district plans: the statutory and the departmental plans.

Statutory Plans

9.5 These plans are prepared by the TPB under the Town Planning Ordinance. They include:

(i) Outline Zoning Plans (OZPs) show the road systems and the proposed land uses³. Attached to each OZP is a Schedule of Notes⁴ setting out the uses which are always permitted (i.e. Column 1 uses) and other uses for which the TPB's permission must be sought (i.e. Column 2 uses).

(ii) Development Permission Area (DPA) plans are non-urban area plans which also indicate the land use zones and are accompanied by a set of Notes which specify the uses which are always permitted and those which require TPB's permission. DPA plans are interim plans. They are effective for three years from the date of first publication and will be replaced by OZPs within the period. The provisions for enforcement will continue to be applicable in the areas after the DPA plans are replaced by OZPs.

Departmental Plans

9.6 These are non-statutory plans including the Outline Development Plans (ODPs) and the Layout Plans (LPs). They are usually drawn on larger scales and prepared for unformed or newly-formed land or redevelopment areas that require comprehensive planning. They set out the land uses, the road system, the land use budget and schedule of GIC uses and open space provision. A comprehensive development programme on an annual basis for the area is also included. Once approved by PD, both ODPs and LPs are binding on Government control, land sales and the reservation and allocation of Government sites.

10. Planning Process

10.1 The planning process involves a number of steps. Appendices 4-10 illustrate these planning procedures for various purposes.

10.2 Appendix 4 outlines the planning procedures of a housing site. To provide a basis for formulating land use proposals and ODPs for a new development area, an 18-month outline planning study will first be conducted to ascertain if the area is worth further studies.

³ Land uses including residential, commercial, industrial, open space, government, institution and community (GIC) uses, green belt, conservation areas, comprehensive development areas (CDA), village type development, open storage or other specified purposes.

⁴ Refer to Appendix 3 for sample of Schedule of Notes.

10.3 Upon endorsement of the recommendations of the outline planning study, an engineering feasibility study will be undertaken to examine in more detail various aspects for development including geotechnical, transport, environment and infrastructure, etc.. A recommended outline development plan (RODP) will then be prepared.

10.4 Based on the land use proposals of the RODP, an OZP will be prepared for the area concerned.

Scenario 1

10.5 If the development complies with the uses permitted under OZP, site formation will be undertaken if necessary. Otherwise, the LD will clear and resume the land for disposal. For public housing or Comprehensive Development Area (CDA) / Comprehensive Redevelopment Area (CRA), preparation of a planning brief⁵ is required.

Scenario 2

10.6 For development which requires planning permission from TPB (i.e. under Column 2 uses), the developer should submit Planning Application⁶ together with relevant consultancy reports such as Traffic Impact Assessment (TIA) or Environment Impact Assessment (EIA) studies to TPB for considerations. If the development proposal demonstrates an improvement to the existing environment or would bring in planning gains to the neighbourhood or the community at large, favorable consideration may be given. Sometimes, the TPB may impose conditions such as the provision of public facilities or certain infrastructure to the proposed development.

10.7 Under the Town Planning Ordinance, an applicant aggrieved by the decision of the TPB has the right to seek a review⁷ of the TPB's decision and has the right to a hearing by the TPB. If an applicant is again aggrieved by the TPB's decision upon review, the applicant has the right to appeal⁸ to an independent Appeal Board (AB). No person involved in the original decision made by the TPB will sit on the AB. The decision of the AB will be final.

⁵ Refer to Appendix 10 for procedures in preparation of planning brief.

⁶ Refer to Appendix 7 for procedures in processing Planning Applications under Section 16 of the Town Planning Ordinance.

⁷ Refer to Appendix 8 for procedures in processing Review Applications under Section 17 of the Town Planning Ordinance.

⁸ Refer to Appendix 9 for procedures in processing Appeals under Section 17B of the Town Planning Ordinance.

Scenario 3

10.8 If the proposed use of the development is not permitted under OZP, an amendment to OZP is required.

Lead Time for Planning Process

10.9 The planning process for a new development area can be completed in 36 months. However, it may last for 112 months depending on whether there are any objections, amendments to OZP, application, review and appeal of planning applications and preparation of planning briefs. Table 2 demonstrates the shortest and longest possible case in the planning process.

Table 2 - Lead Time for Planning Process (months)

Procedures	Shortest possible case	Longest possible case
Outline Planning Studies/Engineering Feasibility Studies	18	24
Preparation of Departmental Plans	6	18
Preparation of OZP	12 (assume no objection)	36 (assume there are objections)
Submission of Planning Applications/Amendment to OZP	na	22
Preparation of Planning Brief	na	12
Total time taken	36	112

Remark: na implies not applicable.

Source: Planning Department

Other Procedures in Land Development ProcessReclamation-based Development Area

10.10 For reclamation-based development areas, authorization of reclamation work will have to be obtained from Governor in Council (G in C) through gazetting of the project under the Foreshore and Sea-bed (Reclamation) Ordinance [FS(R)O] and resolution of objections received. On average it will take about 22 months to complete the whole process. This process runs parallel with the planning process.

Land-based Development Area

10.11 For land-based development areas, authorization will have to be obtained from G in C for land resumption. The project will then be gazetted under the Crown Land Resumption Ordinance. On average it will take about 48 months to complete negotiation on compensation and rehousing issues, together with subsequent clearance of any structures remaining on the land. This process commences after the completion of the planning process.

Building and Infrastructure Work

10.12 After obtaining authorization from G in C, detailed design for the engineering works of either reclamation or land formation will be commissioned. This would usually take about 12 months to complete.

10.13 The land formation works for land-based development areas and construction work of reclamation will take about 24 months to complete. Assuming that the site is then immediately released for private development, it would then take another 36 months for completing the building and infrastructural works.

Lead Time for Land Development Process

10.14 Table 3 indicates the time taken for the whole process of land development. From site identification to building completion, it may take 108 months (9 years) to 232 months (19 years) to achieve.

Table 3 - Lead Time for Land Development Process (months)

Procedures	Reclamation-based SGAs*		Land-based SGAs	
	Shortest possible case	Longest possible case	Shortest possible case	Longest possible case
Planning process	36	112	36	112
Works procedures under [FS(R)O]	22 (goes parallel with the planning process)		na	
Clearance/Resumption	na		48	
Commissioned for engineering works	12		12	
Reclamation works	24		na	
Land formation	na		24	
Building & infrastructural works	36		36	
Total time taken	108	184	156	232

Remarks: * SGAs implies Strategic Growth Areas
na implies not applicable
[FS(R)O] implies Foreshore and Sea-bed (Reclamation) Ordinance

Source: Planning Department

PART 4 - LAND ADMINISTRATION

11. Lands Department

11.1 The Lands Administration Office of the Lands Department administers lands throughout the territory. It acquires lands for government development; disposes lands approved by the Sino-British Land Commission; manages all unallocated government lands; and ensures the use of private lands complies with its lease conditions.

12 Land Acquisition

12.1 Resumption resolves the problems arising from defective titles, untraceable owners and owners who demand an unrealistic price for their properties, but this only occurs when private land is required to be resumed for public projects, e.g. PRH or HOS sites. Depending on the scale of the projects, the time taken for resumption of private lots and clearance varies from two to three years.

12.2 For private developers, land assembly may sometimes take ten years or more since they have to go through the planning process and then apply to the Lands Department for land exchanges.

13. Land Disposal

13.1 According to Annex III of the Sino-British Joint Declaration, total land to be granted each year should not exceed 50 ha or additional areas should get the approval from the Land Commission. It should be noted that lands granted to HA for PRH use is not subjected to this condition.

13.2 The Declaration also requires the Government to seek the Land Commission's annual approval for all aspects of the land disposal programme such as land allocation, development intensity and timing. Therefore, the Government can only announce its land disposal programme one year in advance.

14. Land Exchange and Leases Modifications

14.1 Land leases stipulate the obligations and duties of the owner and the basic engineering and development requirements⁹. However, if the requirements are out-dated, it can be “modified” to allow changes of use or of development intensity. In simple terms, premium equivalent to the difference between the market value of the old lease and the new lease is levied. This encourages the redevelopment of older properties.

14.2 Development can also be permitted by means of a land exchange, whereby a land owner can surrender an existing land holding and be granted a new site, normally in site, to which modern conditions apply so that development will meet up-to-date planning requirements. Land exchanges also attract premium.

Process in Land Exchange and Lease Modification

14.3 Appendix 11 and 12 outlined the procedures for processing land exchange and lease modification respectively. When an application for land exchange and lease modification is processed, comments from relevant departments are required. After consolidation of comments, it will be submitted to an internal conference for approval. As soon as the basic terms are formulated and agreed with the applicant, premium, if appropriate, will be assessed and formal basic terms offered. Applicants are required to advise whether they accept the offer within one month. Once the basic terms offer are accepted, documentation including checking of title will be arranged.

Lead Time for Processing Land Exchange and Lease Modification

14.4 Table 4 summarises the time required to process a lease modification and a land exchange. In general, the time taken to process the former requires 349 days (approx. 50 weeks). Whilst the time taken to process the latter requires 398 days (approx. 57 weeks). Total time taken depends very much on the complexity of each case.

⁹ Including lease term; permitted uses; maximum building heights; minimum and maximum gross floor area; the period allowed for building; master layout plan requirements (for large schemes); design, disposition and height limitation; car parking, loading and unloading requirements; restrictions on ingress and egress; and landscaping and environmental requirements.

14.5 For a straight forward lease modification application, the processing time is about 260 days¹⁰. However, if the case requires TPB approval, the time taken is about 482 days¹¹. For straight forward land exchange application, it takes 383 days¹² to process whilst for non-straight forward exchanges, it takes about 800 days¹³ to process.

Table 4 - Lead Time for Processing Lease Modification and Land Exchange (weeks)

Stage	Procedure	Lease Modification	Land Exchange
A	DLO validation & entered LGIS	2	2
B	Land inspection & preparation of circulation notes	3	6
C	Departments comment on proposal	4	6
D	District Lands Conference	6	8
E	Applicant advised of decision	3	3
F	Formal basic terms offered	10	10
G	One month acceptance period	4	22
H	Issue documents	13	
I	Execute documents	5	
	Total time taken	50	57

Notes: DLO implies District Lands Office.
 LGIS implies Land Grant Information System.
 GLA implies Government Land Agent.

Source: Lands Department

14.6 It can be seen from Table 5 that between 1985/86 to 1995/96, total number of lease modification and land exchange processed were less than 50 cases per annum. Commenced 1996/97, the number of cases completed doubled or even tripled the number processed in each of the previous years; and the number of flats produced also boosted from 6,750 units in 1994/95 to 25,000 units in 1996/97.

¹⁰ Speech by Director of Lands Mr. R D Pope to the Hong Kong Institute of Real Estate Administration on "Procedures and Difficulties in Processing Lease Modification and Land Exchange for Developments" on 2/5/1996.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

Table 5 - Number of Lease Modification/Land Exchange Cases Completed, to be Completed and Total Number of Flats to be Produced 1985/86 - 1997/98

Year	Lease Modification	Land Exchange	Total cases completed	Total no. of flats to be produced
85/86	0	14	14	@
86/87	22	30	52	@
87/88	14	25	39	@
88/89	13	31	44	@
89/90	14	23	37	@
90/91	15	20	35	@
91/92	17	35	52	@
92/93	21	21	42	@
93/94	5	39	44	9,550
94/95	22	26	48	6,750
95/96	15	19	34	7,519
96/97*	23	66	89	25,000
97/98#	20	95	115	20,000

Notes: * implies estimated figures up to end of financial year, i.e. 31.3.1997.

implies estimated figures

@ implies no figures provided as this field was created in the computer record starting from 1993/94

Source: Lands Department

Difficulties Encountered in Leases Modifications

Town Planning Approval

14.7 In granting planning approvals, some development parameters originally proposed may have to be revised. Applicants are usually required to complete the TIA, EIA, DIA assessments so as to give an indication of the likely results before the lease modification application can be proceeded further. On some occasions, the developer may also be required to provide certain facilities outside the lot such as road widening or the provision of a round-about nearby.

14.8 In cases involving CDA zoning, developers may be required to provide certain GIC facilities. Although the GIC facilities are required in the interests of the community, it may not be considered desirable as local residents are much concerned, e.g. the provision of a rehabilitation center. Thus, consultation with the District Board and sometimes explanation at the Legislative Council panels is required.

Conflicting Views Among Concerned Departments

14.9 As comments from concerned departments are sought when considering a lease modification, conflicting views among the departments may arise. However, there is no authority which has a final say to resolve these differences and strike a balance.

Local Objection

14.10 In the New Territories, “fung shui” problems always cause great concerns to the villagers. It is necessary to resolve local objections before the lease modification or land exchange can be proceeded.

Time Involved

14.11 Some proposals may involve road works which have to be gazetted under the Roads (Works, Use and Compensation) Ordinance, endorsement of the concerned District Board is required before road gazetting could be proceeded. Thus, the proposal will need to be submitted twice to the District Board before endorsement is given. Therefore a much longer time is required to process such land exchange.

Compatibility with Government Plans

14.12 Property developments are susceptible to changes in market conditions. In large developments in particular, it may be necessary to change the design or even the type of development in order to cater for market changes. In this aspect, the terms of the lease modification or land exchange may have to be changed to tie in with the planning intention. Yet, the Government has to ensure the proposed development is compatible with the surrounding area both in traffic and planning terms. Especially in the rural areas, it is necessary to ensure that a proposed development ties in with programmes for the provision of infra-structure facilities.

Review of Procedures for Processing Land Exchanges and Lease Modifications

14.13 A consultancy study on a “Review of Procedures for Processing Land Exchanges and Lease Modifications” commissioned under the “Helping Business” initiative has recently been completed. The purpose of this study was to find ways to speed up the processing of land exchanges and leases modifications and to make the decision-making process more open and accountable. This includes more proactive handling and managed target time-scales, more computer assisted support and information systems, concentration of work and premium assessments and the taking on of work by the private sector.

PART 5 - LAND SUPPLY AND DISPOSAL 1985-1996**15. Supply of Land for Development**

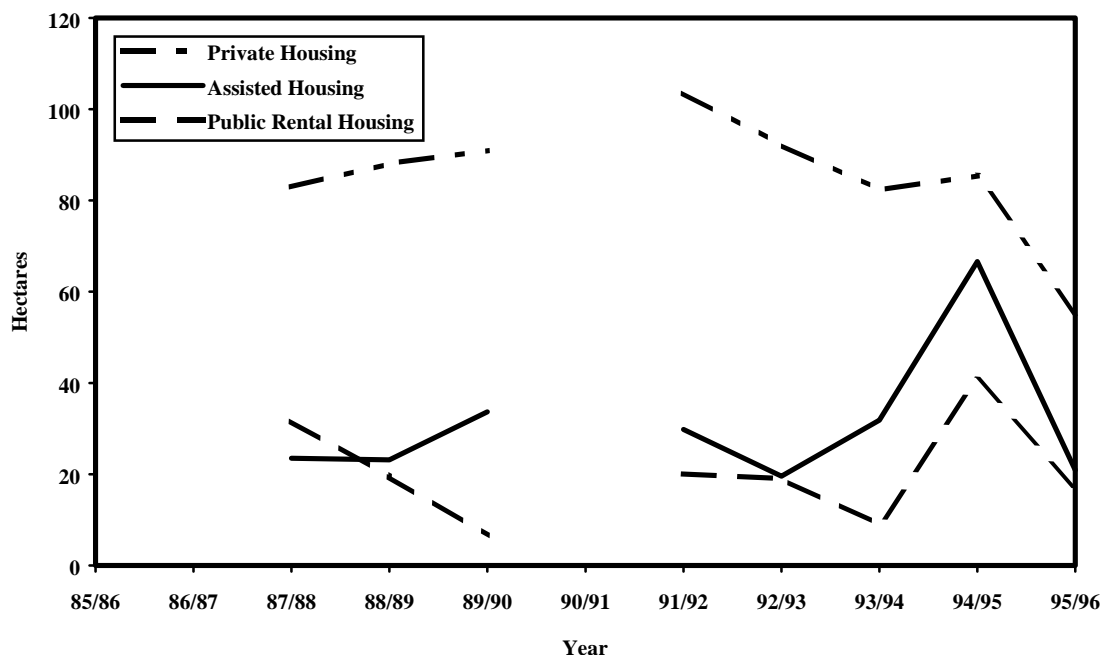
15.1 Appendix 13 displays the supply of lands for various uses in 1985/86-1995/96. The supply included un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use (e.g. temporary housing area). However, it did not include lands under redevelopment.

15.2 It can be noted that in the 1980s, total lands available for development maintained at 700-850 ha per year. Since 1991/92, it increased to over 1,000 ha. Particularly in 1995/96, total available area even doubled the amount supplied in the previous years, amounting to 2,094 ha. This may be due to the completion of the airport project.

15.3 In the past 10 years, lands available for housing development fluctuated from 94 ha (4.5% of total available development lands) in 1995/96 to 193 ha (19.3%) in 1994/95. On average, it maintained at 130 ha.

15.4 As it is shown in Figure 3, the lands available for private housing development remained at 80-90 ha. Except for 1995/96, total area decreased sharply to 55 ha, accounting for only 2.7% of total available development lands.

15.5 As regards for PRH and assisted housing development, lands available for the former varied drastically. It ranged from 7 ha in 1989/90 to 41 ha in both 1985/86 and 1994/95. As for the latter, the annual available development lands maintained at 20-30 ha in late 1980s. However, it fluctuated drastically between 17 ha to 54 ha in the 1990s.

Figure 3 - Land Supplied for Housing Development 1985/86-1995/96**Remarks:**

1. Land supply for 1986/87 and 1990/91 is not available.
2. Data for 1985/86: Private Housing = 65 ha; Assisted Housing = 9 ha; PRH = 40 ha
3. It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use.

Source: Annual Reports "Assessment of Future Land Supply in the Territory" for submission to the Land and Building Advisory Committee
Planning Department

16. Land Disposal

16.1 The amount of lands available for development does not imply they are occupied by either private developers or government for constructions. As it has been discussed in paragraph 13.1, the amount of lands disposed is restricted to 50 ha per annum, therefore some lands may just left vacant for further government actions.

16.2 Appendix 14 manifests the land disposal results for 1985/86-1996/97. Excluding the lands disposed for special requirements, total area disposed for private development, assisted housing and infrastructural uses followed the conditions stipulated in the Sino-British Joint Declaration. Except for 1995/96 and 1996/97, total lands disposed far exceed the 50 ha benchmark, amounting to 88 ha and 109 ha respectively.

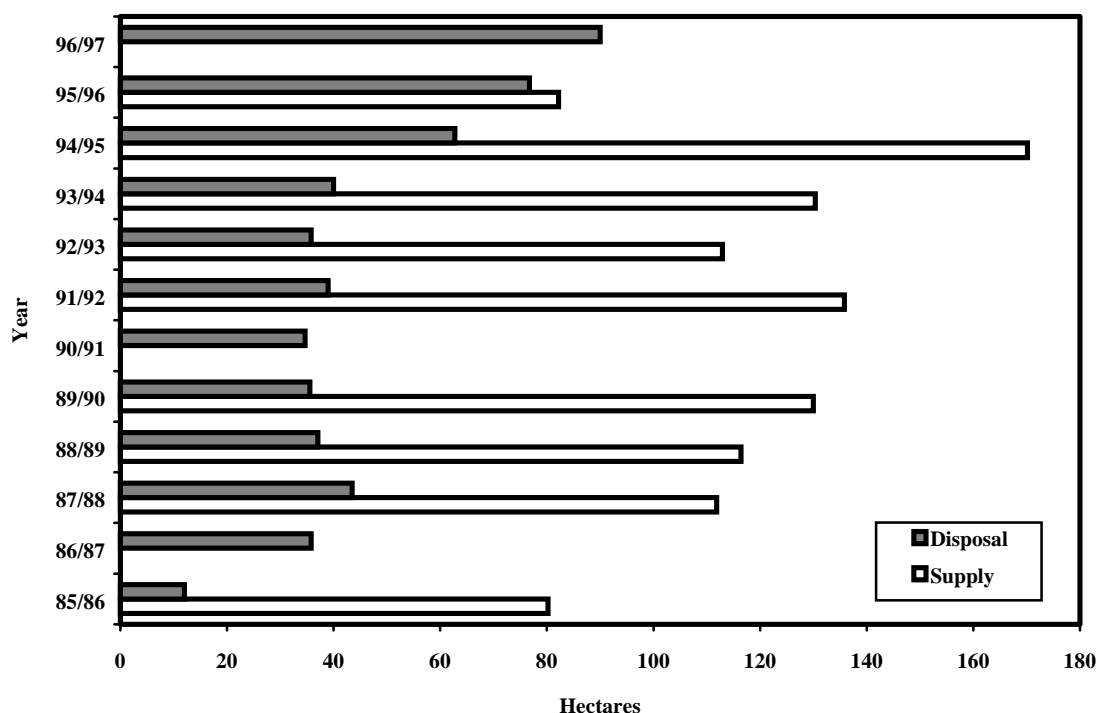
16.3 The lands disposed for private commercial use remained steady at 20-25 ha per year, but it increased substantially to 44 ha and 50 ha in 1995/96 and 1996/97 respectively.

17. Comparative Analysis on Land Supply and Disposal

17.1 Figure 4 and Appendix 15 illustrate the difference between the lands supplied and disposed for housing development in 1985/86-1996/97. It can be seen that lands made available for housing development maintained at 110-130 ha per year, but the annual lands disposed for this purpose were only 30-40 ha.

17.2 In 1994/95, the supply of lands for housing development increased to 170 ha, the lands disposed for this purpose also raised to 63 ha, doubled the area disposed in the previous years. In 1995/96, the lands supplied for housing development dropped drastically to 82 ha; however, the lands disposed continued to rise and reached 77 ha. It seemed that most of the lands made available for housing development has been disposed. As information on the supply of development lands for 1996/97 is not available, further analysis cannot be made.

Figure 4 - Comparative Analysis on Land Supplied and Disposed for Housing Development 1985/86-1996/97



Remarks:

1. Information on land supply for 1986/87, 1990/91 and 1996/97 is not available.
2. Land supply and disposal for 1985/86-1995/96 includes land for commercial use.
3. It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use.

Sources: Annual Reports "Assessment of Future Land Supply in the Territory" for submission to the Land and Building Advisory Committee
 Planning Department
 Lands Department

Land Disposal by Types of Transaction

17.3 Land disposal can be done by auction, tender, Letter A and B tender¹⁴ and private treaty grant¹⁵. It can be seen from Table 6 that lands disposed by auction and tender accounted for over 50% (20 ha) of total disposed area. However, there are exceptions. In 1988/89 and 1995/96, total lands disposed by this type of transaction increased to 50 ha and 93 ha respectively, but in 1996/97, it decreased drastically again to 16 ha.

Table 6 - Land Disposal by Types of Transaction 1985/86 - 1996/97 (hectares)

Year	Auction/ Tender		Letter A/B Tender		Private Treaty Grant		Total ha
	ha	%	ha	%	ha	%	
1985/86	7.8	74.9	2.6	25.1	na	na	10.4
1986/87	18.7	53.4	8.5	24.4	7.8	22.2	35.0
1987/88	19.0	55.2	8.1	23.5	7.4	21.4	34.5
1988/89	49.7	71.2	9.6	13.7	10.5	15.0	69.8
1989/90	23.5	59.3	3.1	7.9	13.0	32.8	39.6
1990/91	23.4	59.4	4.3	11.0	11.7	29.6	39.4
1991/92	27.0	51.5	4.6	8.7	20.9	39.8	52.5
1992/93	21.0	61.3	8.7	25.5	4.5	13.2	34.2
1993/94	17.0	50.8	2.7	8.1	13.8	41.1	33.5
1994/95	23.8	54.8	1.4	3.3	18.2	41.9	43.4
1995/96	92.5	73.6	0.0	0.0	33.2	26.4	125.7
1996/97	15.6	23.6	0.1	0.2	50.2	76.2	65.9

Remark: na implies not available

Source: Lands Department

¹⁴ The issuing of Letter A and B as a method of acquisition ceased in 1983. However, prior to that date, when it was necessary for Government to acquire land for public purposes, the Government exercised its power under the Crown Lands Resumption Ordinance. Where land was required within an area embraced by an approved layout plan, the policy was to give the leasee of private land the opportunity of surrendering his land voluntarily in exchange for the right to be granted Government land at some future date. This right is contained in a Letter called Letter 'A' or Letter 'B'.

¹⁵ Land for special low cost housing projects and Home Ownership Schemes as well as for public utilities, schools, churches, temples, clinics, welfare and certain charitable purposes is usually granted by private treaty, and in such cases, the premium charged varies from nothing for non-profit-making purposes up to the full market value for public utilities.

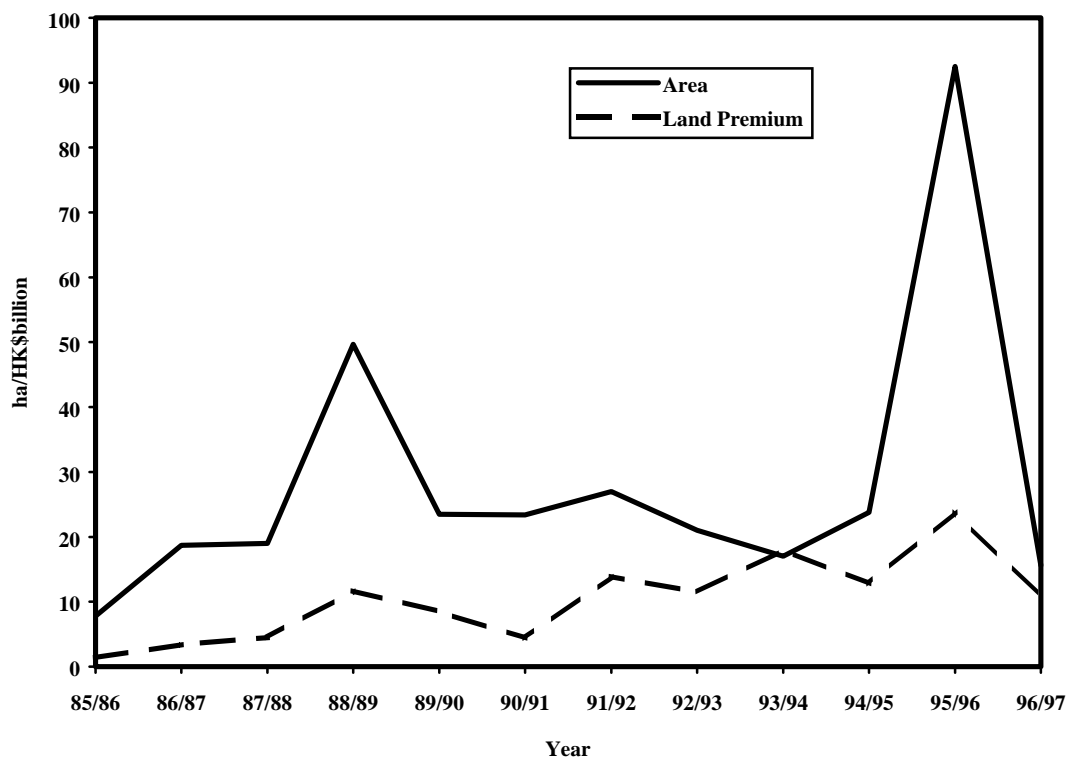
17.4 Table 7 and Figure 5 also demonstrate the significance of lands disposed by auction and tender. Before 1993/94, over two-third of land revenue came from auction and tender. Since 1994/95, the proportion decreased to 40-50%. In 1996/97, it further declined to 18%. Nonetheless, land transaction is one of the major source of government revenue, accounting for 20% of total revenue.

Table 7 - Land Premium by Source 1985/86-1996/97

Year	Sales by public auction and tender		Private treaty grants		Modification of existing leases, exchanges and extension		Total	
	HK\$m	% to land revenue	HK\$m	% to land revenue	HK\$m	% to land revenue	HK\$m	% to Total Govt. Revenue
85/86	1,392	75.7	240	13.1	207	11.3	1,839	4.2
86/87	3,409	72.3	581	12.3	724	15.4	4,714	9.7
87/88	4,531	63.1	103	1.4	2,543	35.4	7,177	11.8
88/89	11,679	76.5	1,076	7.0	2,518	16.5	15,272	21.0
89/90	8,524	83.2	717	7.0	1,005	9.8	10,246	12.4
90/91	4,351	70.2	576	9.3	1,267	20.5	6,194	6.9
91/92	13,925	66.5	3,657	17.5	3,358	16.0	20,940	18.3
92/93	11,511	70.0	663	4.0	4,262	25.9	16,436	12.1
93/94	17,965	41.2	3,289	7.6	22,306	51.2	43,560	26.1
94/95	12,776	40.7	7,342	23.4	11,239	35.8	31,357	17.9
95/96	23,876	53.2	16,401	36.5	4,603	10.3	44,880	24.8
96/97e	10,745	18.2	22,057	37.4	26,225	44.4	59,027	30.0

Sources: Annual Report of the Director of Accounting Services and the Accounts of Hong Kong for the year ended 31 March 1986-1996
 Hong Kong Annual Report 1986-1996
 The 1996-97 Budget, Speech by the Financial Secretary, moving the Second Reading of the Appropriation Bill 1996, 6 March 1996

**Figure 5 - Area Disposed and Revenue Generated by Auction and Tender
1985/86 - 1996/97**



Sources: Lands Department
Annual Report of the Director of Accounting Services and the Accounts of Hong Kong for the year ended 31 March 1986-1996

18. Supply of Lands for Private Housing

18.1 Table 8 indicates the number of flats produced on lands disposed by different types of transactions. It can be noted that in 1994/95 and 1995/96, all three categories provide similar number of flats. However, in 1996/97 and 1997/98, the lands made available through modification/exchange become the main source for building residential flats which tripled the number it used to build.

**Table 8 - Number of Private Flats Produced by Types of Land Transaction
1994/95 - 1997/98**

Year	Modification/ Exchange	Auctions and Tenders (excl. PSPS)	Private Treaty Grant (excl. assisted housing)	Total
1994/95	6,750	9,704	0	16,454
1995/96	7,519	7,440	8,199 [@]	23,158
1996/97	25,000	2,720	12,444 ^{@*}	40,164
1997/98	20,000	0	9,634*	29,634

Remarks: @ implies Airport Railway Land Grant.

* implies figures including Airport Railway Land Grant and other Private Treaty Grant.

Source: Lands Department

19. Supply of Lands for Assisted Housing

19.1 Lands supplied for assisted housing come from private treaty grants. Number of flats produced fluctuates from 19,382 in 1995/96 to 55,639 in 1997/98 as shown in Table 9 below.

Table 9 - Number of Flats (Assisted Housing) Produced by Private Treaty Grant

Year	PSPS Tenders	HOS	Sandwich Class Housing	Other HKHS Cases	Total
1994/95	2,370	12,258	4,435	1,924	20,987
1995/96	3,960	8,010	4,849	2,563	19,382
1996/97	10,820	13,295	1,650	2,000	27,765
1997/98	21,916	32,143	680	900	55,639

Source: Lands Department

20. Supply of Lands for Public Rental Housing

20.1 Table 10 shows the current production targets¹⁶ for 1991/92 to 2000/01. Based on these targets, an average of 47,000 flats¹⁷ per annum should be produced. Assuming the average development density is 700 flats/ha¹⁸, 68 ha of lands per year are required.

Table 10 - Comparison of Actual / Programmed Production Against 1994 LTHS Targets

	No. of Flats		
	Rental	HOS/PSPS	Total
LTHS Target for 1991/92 -2000/01 *	238,700	233,900	472,600
-) Actual Production in 1991/92 - 1995/96 **	104,700	82,300	187,000
(1) Production Target for 1996/97 - 2000/01 *	134,000	151,600	285,600
(2) Programmed Production ** in 1996/97 - 2000/01	132,100	142,600	274,700
Balance (2) - (1)	-1,900	-9,000	-10,900

Notes: * includes safety margin of 11,700 flats. The total shortfall (-10,900 flats) is within the LTHS safety margin.

** includes Housing Society's production except Sandwich Class Housing

Source: Hong Kong Housing Authority

20.2 Although HA will rebuild some flats (28% of the total production)¹⁹ on the redevelopment sites, or identify more potential infill sites in the existing estates, or increasing the development density in some programmed projects, the supply of land for the majority of flats has to rely on the provision of new lands by the Government.

¹⁶ Derived from the 1994 Long Term Housing Strategy (LTHS) Mid-Term Review and the actual/estimated production listed in the Public Housing Development Programme (PHDP) September 1996 for the same period.

¹⁷ Source from Hong Kong Housing Authority.

¹⁸ Ibid.

¹⁹ Ibid.

20.3 Table 11 shows the lands taken up by HA for commencement of work in 1991/92 to 1995/96. During this period, HA has taken up a total of 221 ha of lands for flats production, among which 97 ha are in the urban area whilst 125 ha are in the New Territories. However, the total number of flats to be built on these lands are unknown.

**Table 11 - Public Housing Lands Take-up* by HA by Broad Location 1991/92 - 1995/96
(Based on the date when the construction work commenced**)**

Year	Rental			HOS/PSPS			Total		Grand Total
	Urban	N.T.	Subtotal	Urban	N.T.	Subtotal	Urban	N.T.	
1991/92	24	9	33	4	11	15	28	20	48
1992/93	15	14	29	11	14	25	26	28	54
1993/94	8	6	14	5	10	15	13	16	30
1994/95	9	15	24	1	9	10	10	24	34
1995/96	18	20	38	1	17	18	19	37	56
Total	74	64	138	23	61	83	97	125	221

Notes: * implies gross site area in hectares, includes the lands for commercial centres, carparks, community facilities and open spaces.

** implies flat production is usually available three years (normal construction time, building & piling for rental/HOS blocks) after the commencement of construction.

Source: Hong Kong Housing Authority

Lead Time for Supply of Lands for PRH

20.4 The time between the request and supply of lands varies. In some cases, for example, Wan Hon Street, it takes only six months (Planning Brief is confirmed and the site is cleared) to handover the site to HA for design and development. In other cases, like Woodside housing site, although the site was identified for public housing in 1990, it is still not available for development due to rezoning problem and objections to the construction of the access road connecting to the site.

20.5 Table 12 lists the proportion of formed and unformed lands identified for HA for public housing development. On average, 75% of the new sites identified by the Government are unformed lands. Therefore, it takes longer time to resolve various issues before the lands can be used for building flats.

Table 12 - New Sites Identified for Public Housing Development* in 1988/89 - 1995/96

Year	Formed Lands **		Unformed Lands **		Total	
	(ha.)	(%)	(ha.)	(%)	(ha.)	(%)
1988/89	4.7	63	2.8	37	7.5	100
1989/90	20.6	43	27.4	57	48.0	100
1990/91	1.2	2	78.6	98	79.8	100
1991/92	0.0	0	7.6	100	7.6	100
1992/93	2.8	100	0.0	0	2.8	100
1993/94	13.9	27	38.0	73	51.9	100
1994/95	20.1	51	19.7	49	39.8	100
1995/96	8.2	17	39.6	83	47.8	100
Total	71.5	25	213.7	75	285.2	100

Notes: * refers to the sites when they are identified for public housing use. The planning and design works normally begin after the site is confirmed for public housing use.

** implies gross site area, include some commercial centres, car parks, community facilities and open space

Source: Hong Kong Housing Authority

Land Formation/Reclamation

20.6 In general, HA is not responsible for land formation except on the redevelopment sites. However, there are some cases in agreement with the Government that HA takes up and finances some site formation/reclamation to facilitate the development process. Information is not available on the exact amount of land involved in such kind of development.

Lead Time for Land Formation

20.7 The lead time for land formation depends very much on the scale/complexity of the site. As indicated in Appendix 16, it varies from 33 to 67 months, including 21-37 months for pre-construction preparation works. The shortest site formation project HA has experienced was Shek Lei Infill Site which took 28 months to complete (Appendix 17). The longest case is Tiu Keng Leng site formation which takes nearly 5 years to complete largely due to the delay in clearance (Appendix 18).

Funding for Land Formation

20.8 HA is responsible for financing the site formation of the redevelopment sites. The Government is, in general, responsible for funding the land formation of the new sites. HA will pay 35% of the construction costs of the HOS development to the Government as a contribution to the land formation cost. For PSPS development, the developer needs to pay the land premium at market price to the Government. For rental development, no land formation costs is required to be paid to the Government.

Difficulties and Constraints in Land Formation

20.9 Major difficulties encountered in land formation include strong resistance from local residents in land resumption, lengthy negotiations among various government departments on EIA and TIA results, conflicts aroused from rezoning, delay in TPB approval and gazettal problems. Examples of these issues in the past 10 years are listed in Appendix 19.

PART 6 - SUPPLY OF LANDS 1997-2005**21. Planned Land Use**

21.1 Table 13 summarizes the area classified by different land uses in all available OZPs and DPAs²⁰. It covers the whole of Hong Kong Island, Kowloon Peninsula and the area which have development potential in the New Territories.

21.2 It can be noted that Green Belt shared the greatest proportion, accounting to 25.9% of the planned development areas. For housing development purpose, 4,972 ha (10.2%) have been zoned as residential use, 2,774 ha (5.7%) for village type development and 523 ha (1.1%) for CDA, 378 ha (0.8%) for Commercial/Residential and 6 ha for LDC which may have residential buildings.

21.3 Comparing the residential area marked in the OZPs/DPAs with the current residential area, the size has increased by 672 ha from 4,300 ha (Table 1) to 4,972 ha (Table 13). However, the number of flats which can be built on top is unknown since different class of site allows different plot ratio, it limits the total gross floor area produced. Besides, there is also height restriction in building constructions.

²⁰ Refer to Appendix 24 for individual OZPs and DPAs.

Table 13 - Planned Land Use

Planned Land Use	Hectares	%
Green Belt	12,639.46	25.9
Residential	4,972.34	10.2
Other Specified Uses	4,964.51	10.2
Conservation Area	4,071.80	8.3
Agriculture	3,228.63	6.6
Road	3,043.81	6.2
GIC	3,008.11	6.2
Village Type Development	2,773.97	5.7
Country Park	2,052.51	4.2
Open Space	2,038.75	4.2
Industrial	1,021.96	2.1
Undetermined	821.63	1.7
Recreation	638.86	1.3
CDA	523.34	1.1
Coastal Protection Area	412.99	0.8
Commercial/Residential	377.62	0.8
Commercial	260.48	0.5
Recreation Priority Area	64.63	0.1
LDC	6.18	*
Others*	1,898.17	3.9
Total Planning Scheme Areas	48,819.75	100.0

Remarks: *Others including Nullah, Cargo Handling Basin, Typhoon Shelter, Drainage Channel, Site of Special Scientific Interest, River Channel, Open Storage, Major Roads, and Unspecified Uses.

Sources: All available OZPs and DPAs

22. New Residential Land Supply

22.1 Table 14 and Appendix 20 show the new residential lands which will be supplied in 1996/97-2004/05. It can be noted that there will be 421 ha of new residential lands made available for housing development, among which 212 ha (50% of new residential lands) are for private housing development. Whilst public and assisted housing development will take up the other half, amounting to 209 ha.

22.2 Although there are lands made available for housing development, the time, the area that will be disposed, the number of flats which will be built and the completion date of construction are unknown.

Table 14 - New Residential Land Supply 1996/97-2004/05 (Hectares)

Categories	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	Total	%
Private Housing	40.9	35.0	26.5	54.5	10.4	22.4	0.0	11.5	10.8	212.0	50.4
Sandwich Class Housing	6.8	0.0	3.2	1.2	0.0	0.0	0.0	0.0	0.0	11.2	2.7
HOS/PSPS	34.9	33.0	19.0	23.6	0.0	0.0	0.0	4.0	0.0	114.5	27.2
Public Rental Housing	21.8	14.1	9.8	23.1	7.6	0.0	0.4	6.0	0.4	83.2	19.8
Total	104.4	82.1	58.5	102.4	18.0	22.4	0.4	21.5	11.2	420.9	100.0

Remark: It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use.

Sources: Annual Report "Assessment of Future Land Supply in the Territory 1995/96-2004/05"
Planning Department

PART 7 - CONCLUSION

23.1 The study shows that only 16.0% (17,500 ha) of lands in Hong Kong are developed, among which 33.1% (5,800 ha) is used for housing development and 24.6% (4,300 ha) is left vacant. In the future, more lands will be provided for this purpose, including 4,972 ha for residential use and 2,774 ha for village type development.

23.2 In our study period, new lands are made available each year for various uses. After disposal, the amount of development lands has remained at 1,000 ha per annum, except after completion of the airport project.

23.3 The lands supplied for development is not equal to the amount of lands disposed. Due to the restrictions stipulated in the Sino-British Joint Declaration, total area disposed each year had not exceed 50 ha. For extra land supply, approval should be sought from the Land Commission and additional areas had granted. It is unknown if such condition will still be applied after July 1997.

23.4 In the last two years, the lands made available for housing development has almost been disposed. It is unknown whether and how the government will made future land available .

23.5 To increase land supply for specific uses, there are many sources, such as: reclamation, opening up new areas, site redevelopment and urban renewal.

23.6 However, the complicated process and lengthy time involved in planning, land resumption, lease modifications and land exchange create lots of barriers in land supply and optimization of its usage.

23.7 These barriers can be classified as structural and practical barriers. The former refers to the conflicting views held by various governments departments; and there is no authority has a final say on these professional views. The latter refers to the strong resistance among residents in land resumption.

Appendix 1 - Classification of Land Use in Hong Kong as at 31st March 1988-1996 (hectares)

Class	1988	1989	1990	1991	1992	1993	1994	1995	1996
A. Developed Lands									
1) Commercial	100	100	100	200	200	200	200	200	200
2) Residential	3,800	3,900	3,900	4,100	4,000	4,100	4,100	4,200	4,300
3) Public Rental Housing	800	800	900	900	1,000	1,000	1,100	1,200	1,400
4) Industrial	800	900	900	900	900	1,000	1,100	1,100	1,100
5) Open Space	1,300	1,400	1,400	1,400	1,500	1,500	1,500	1,600	1,600
6) Government, Institution and Community Facilities	1,500	1,500	1,600	1,600	1,600	1,700	1,700	1,800	1,800
7) Vacant Development Lands	3,300	3,400	3,400	3,700	3,600	3,600	3,700	4,100	4,300
8) Roads / Railways	2,000	2,100	2,200	2,200	2,300	2,300	2,600	2,700	2,700
9) Temporary Housing Areas	200	200	200	100	100	100	100	100	100
Sub-total:	13,800	14,300	14,600	15,100	15,200	15,500	16,100	17,000	17,500
B. Non-built-up Lands*									
1) Woodlands	22,000	22,100	22,000	22,000	22,000	22,000	22,000	22,000	22,000
2) Grass and Scrub	52,000	52,000	51,900	51,900	51,900	51,900	51,900	51,900	51,900
3) Badlands, Swamp and Mangrove	4,500	4,500	4,400	4,400	4,400	4,400	4,400	4,400	4,400
4) Arable	7,200	6,900	6,900	6,700	6,600	6,500	6,400	6,300	6,200
5) Fish Ponds/ Temporary Structures / Livestock Farms	3,100	3,000	3,000	2,900	2,800	2,800	2,800	2,800	2,700
6) Reservoir	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
7) Other Uses	1,900	2,000	2,100	2,000	2,100	2,100	2,200	2,200	2,200
Sub-total:	93,300	93,100	92,900	92,500	92,400	92,300	92,300	92,200	92,000
Total:	107,100	107,400	107,500	107,600	107,600	107,800	108,400	109,200	109,500

Remarks: *implies within the non-built-up lands, there are 41,300 hectares of country parks and special areas designated under the Country Parks Ordinance for protection of vegetation and wild life and for recreation.

Information before 1988 is not available.

Sources: Hong Kong Annual Report 1989-1996
Planning, Environment and Lands Branch

Appendix 2 - Government Departments Involved and their Roles/Responsibilities in Land Supply

Government Departments	Major Roles / Responsibilities
Planning Department	<ul style="list-style-type: none"> • Co-ordinate planning matters • Prepare ODP, OZP • Carry out necessary land rezoning
Territory Development Department	<ul style="list-style-type: none"> • Prepare and handle site formation and infrastructural works contracts including gazettal actions
Civil Engineering Department	<ul style="list-style-type: none"> • Co-ordinate fill management • Comment on slope stability and geotechnical matters • Advise on blasting matters
Lands Department	<ul style="list-style-type: none"> • Process land resumption • Co-ordinate clearance matters • Issue possession licence
Transport Department	<ul style="list-style-type: none"> • Co-ordinate major traffic planning matters • Comment on Traffic Impact Assessment (TIA) • Advise on road layout and capacity
Environmental Protection Department	<ul style="list-style-type: none"> • Comment on Environmental Impact Assessment (EIA) • Advise on environmental nuisance control requirements • Control marine dumping
Highways Department	<ul style="list-style-type: none"> • Advise on road construction materials and maintenance responsibilities • Comment on road drainage design • Prepare gazettal actions under the Roads (Works, Use and Compensation) Ordinance as works agency
Water Supplies Department	<ul style="list-style-type: none"> • Advise and make provision for water supply
Drainage Services Department	<ul style="list-style-type: none"> • Advise and make provision of drainage connections • Advise on maintenance responsibility and drainage design • Comment on Drainage Impact Assessment

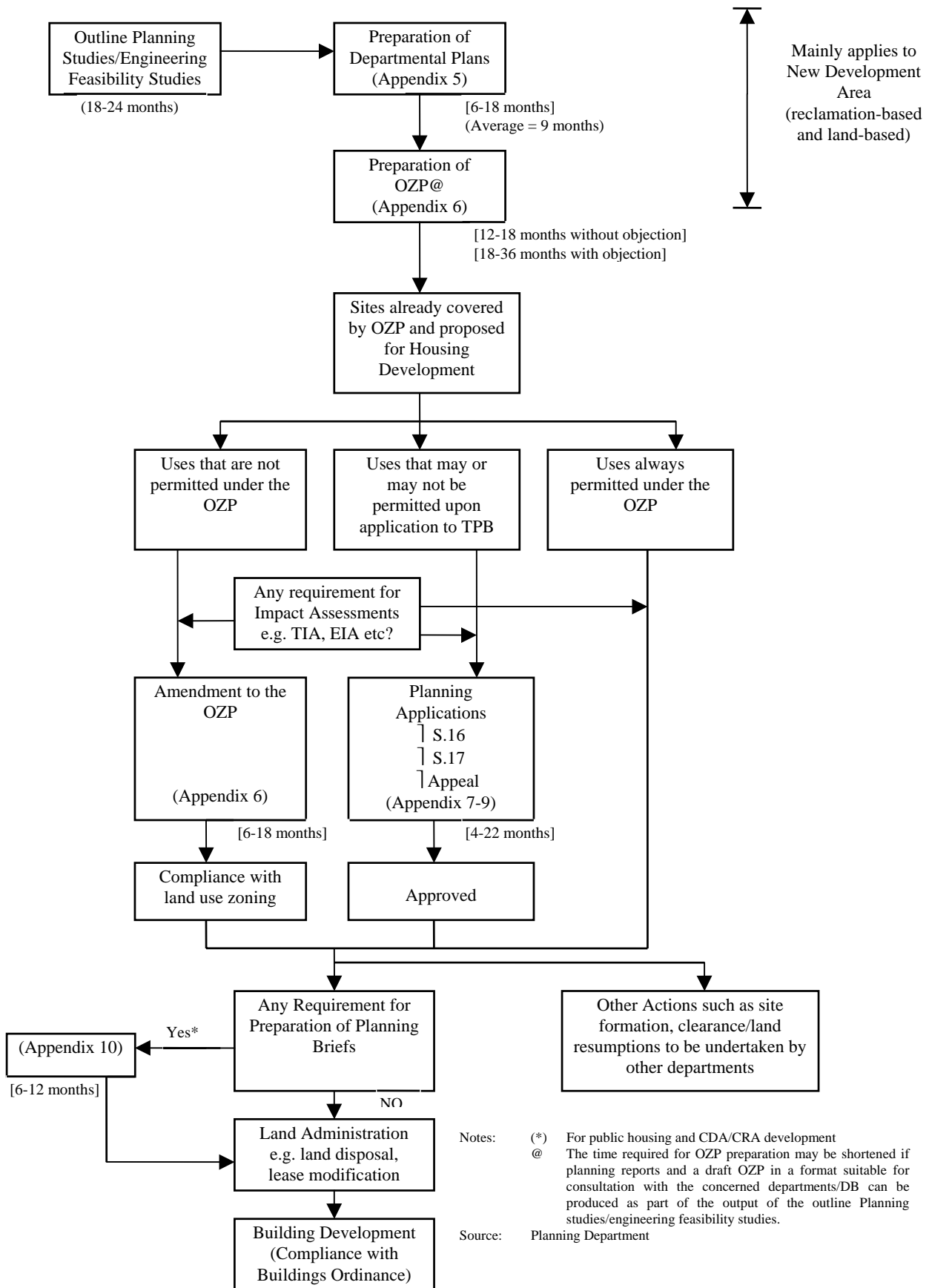
Source: Hong Kong Housing Authority

Appendix 3 - Extract of Schedule of Notes Attached to an Outline Zoning Plan

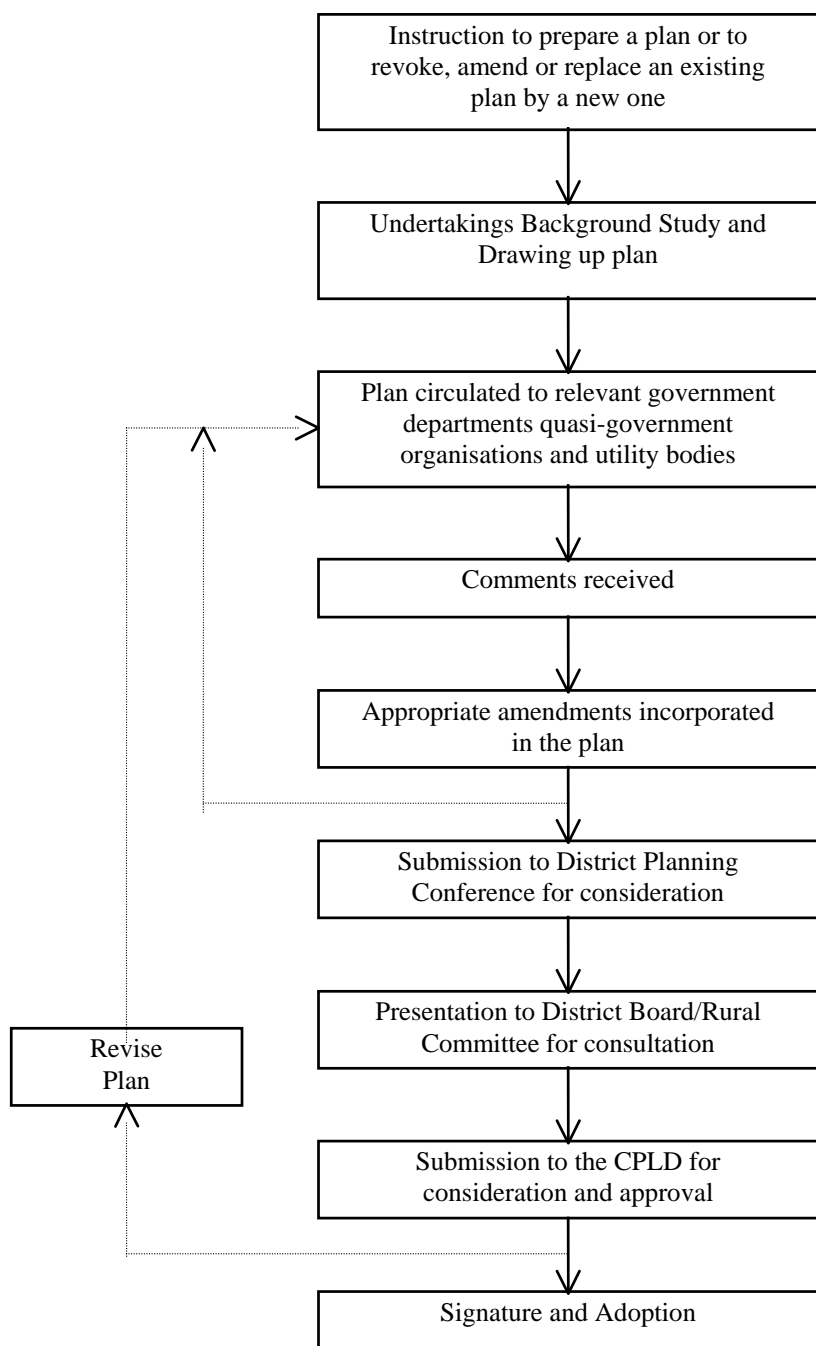
RESIDENTIAL (GROUP C)	
<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to Town Planning Board</i>
Ancillary Car Park	Ambulance Depot
Flat	Bank
Government Staff Quarters	Clinic/Polyclinic
House	Educational Institution
Police Reporting Centre	Fast Food Shop
Private Swimming Pool	Government Refuse Collection Point
Staff Quarters	Government Use (not elsewhere specified)
Utility Installation for Private Project	Hospital
	Hotel
	Petrol Filling Station
	Place of Recreation, Sports or Culture
	Private Club
	Public Car Park
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	Residential Institution
	Restaurant
	Retail Shop
	School
	Social Welfare Facility
Remarks	
On land designated 'Residential (Group C)', any new building(s), and any addition, alteration and/or modification to the existing building(s) should not result in a total development or redevelopment in excess of a maximum building height as specified for each sub-area as set out below or the height of the existing building(s) whichever is the higher.	
Sub-area	Restriction
R(C)1	Maximum building height of 10.67m
R(C)2	Maximum 12 storeys over 1 storey of carport

Source: Town Planning in Hong Kong, A Quick Reference, Planning Department, pp14

Appendix 4 - Simplified Flow-Chart for the Planning Procedures of Housing Sites

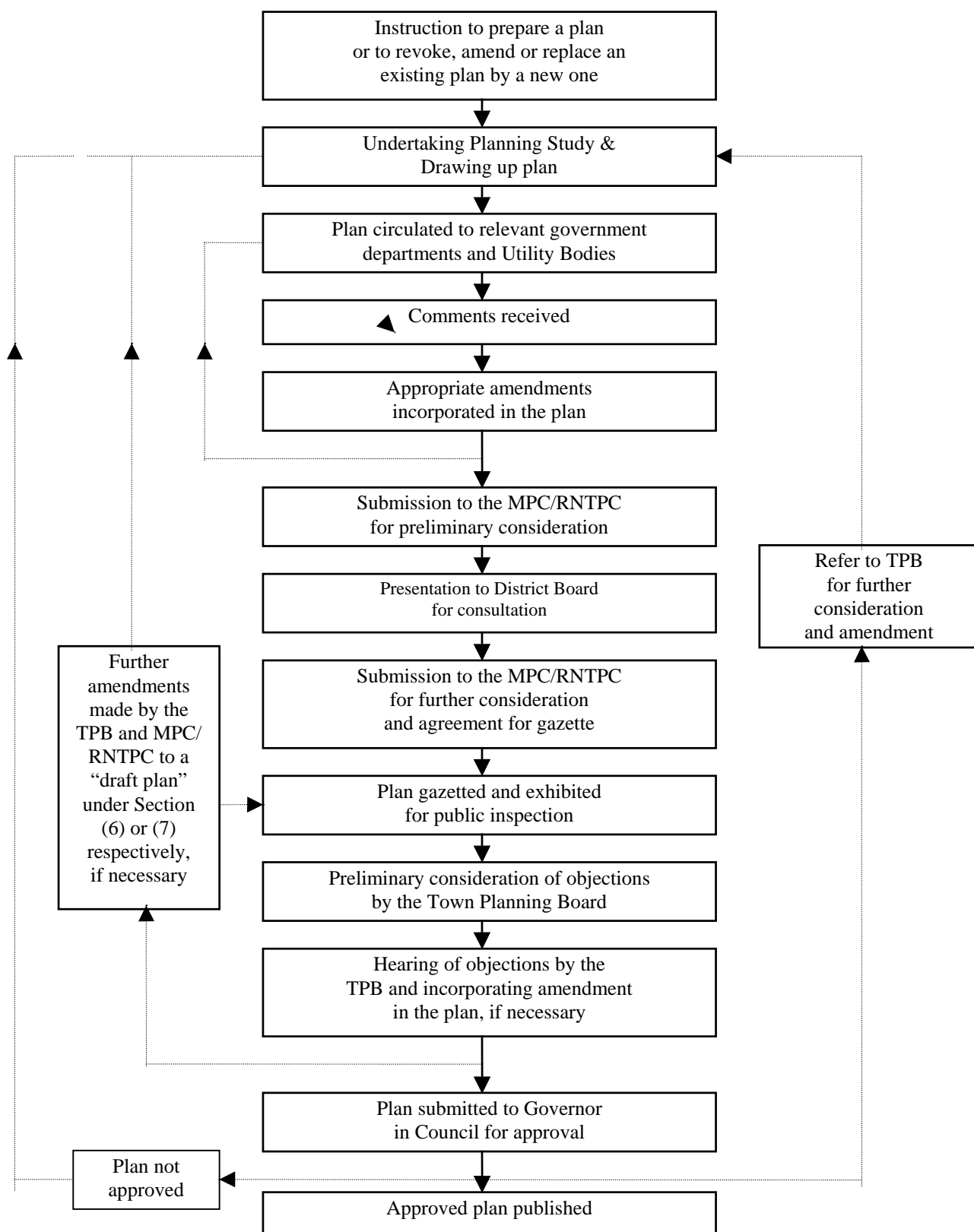


Appendix 5 - Principal Steps in Preparation of a Departmental Plan (ODP/LP)



Notes : Procedure may be repeated indicated by dotted line
 CPLD - Committee on Planning and Land Development
 Source : Planning Department

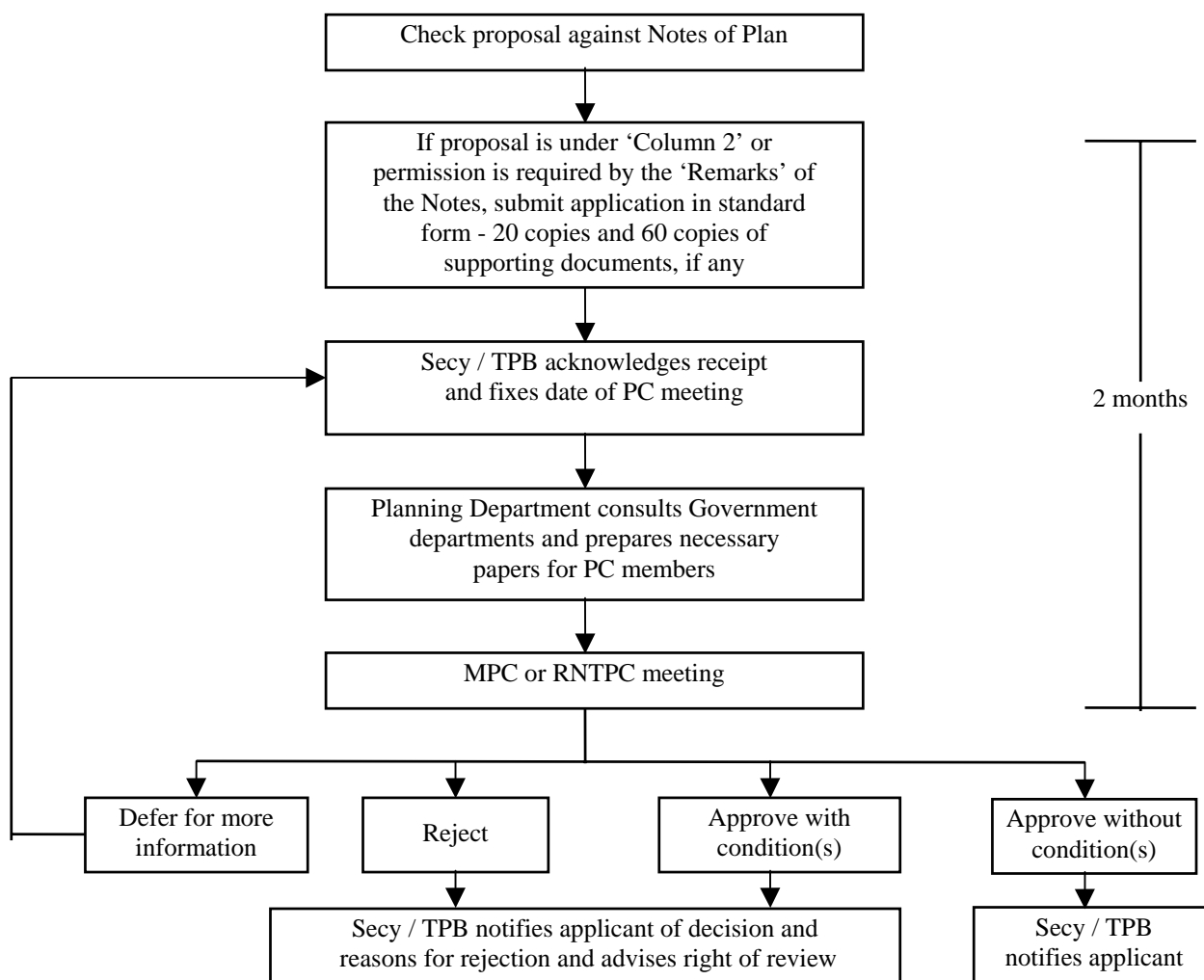
Appendix 6 - Principal Steps in Preparation of a Statutory Plan (OZP/DPA Plan)



Notes: Procedure may be repeated as indicated by dotted line
 TPB - Town Planning Board MPC - Metro Planning Committee
 RNTPC - Rural and New Town Planning Committee

Source : Town Planning in Hong Kong, A Quick Reference, Planning Department, pp 22

Appendix 7 - Procedures for Processing Planning Applications under S.16²¹ of the Town Planning Ordinance

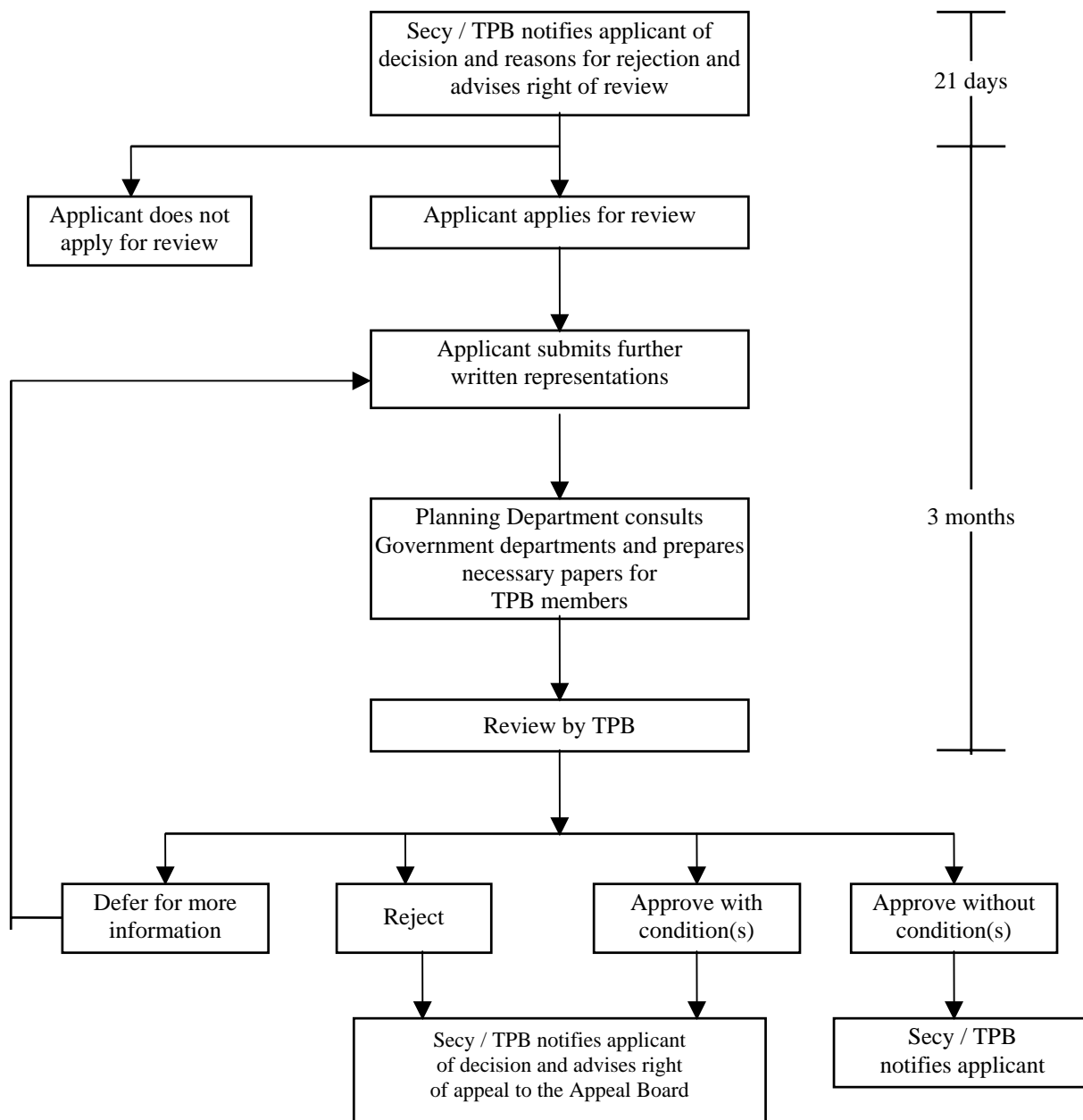


Notes: TPB - Town Planning Board
 PC - Planning Committee
 MPC - Metro Planning Committee
 RNTPC - Rural and New Town Planning Committee

Source : Town Planning in Hong Kong, A Quick Reference, Planning Department, pp 28

²¹ Refer to Appendix 21 for Section 16 of the Town Planning Ordinance.

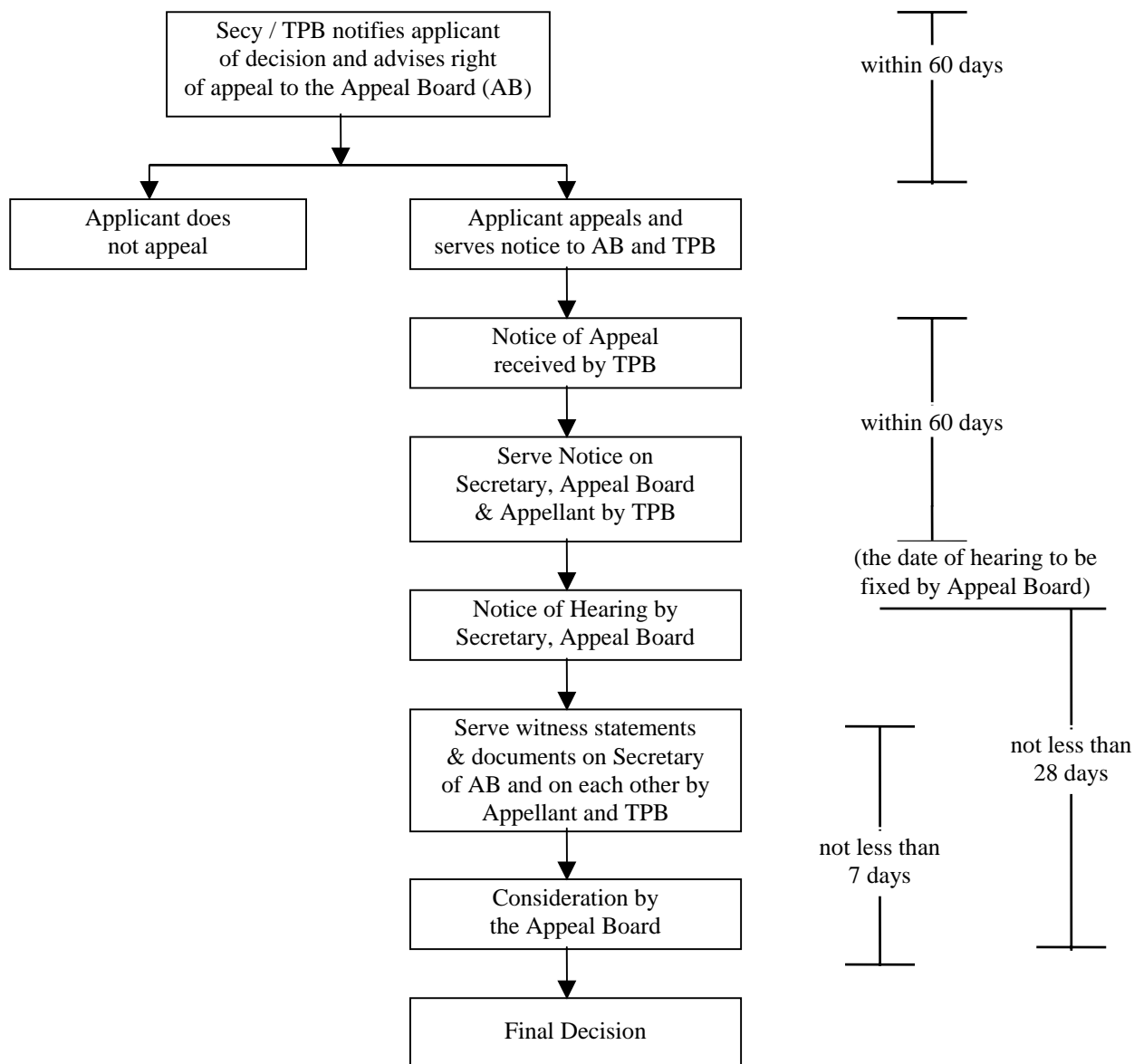
Appendix 8 - Procedures for Processing Review Applications under S.17²² of the Town Planning Ordinance



Source : Planning Department

²² Refer to Appendix 22 for Section 17 of the Town Planning Ordinance.

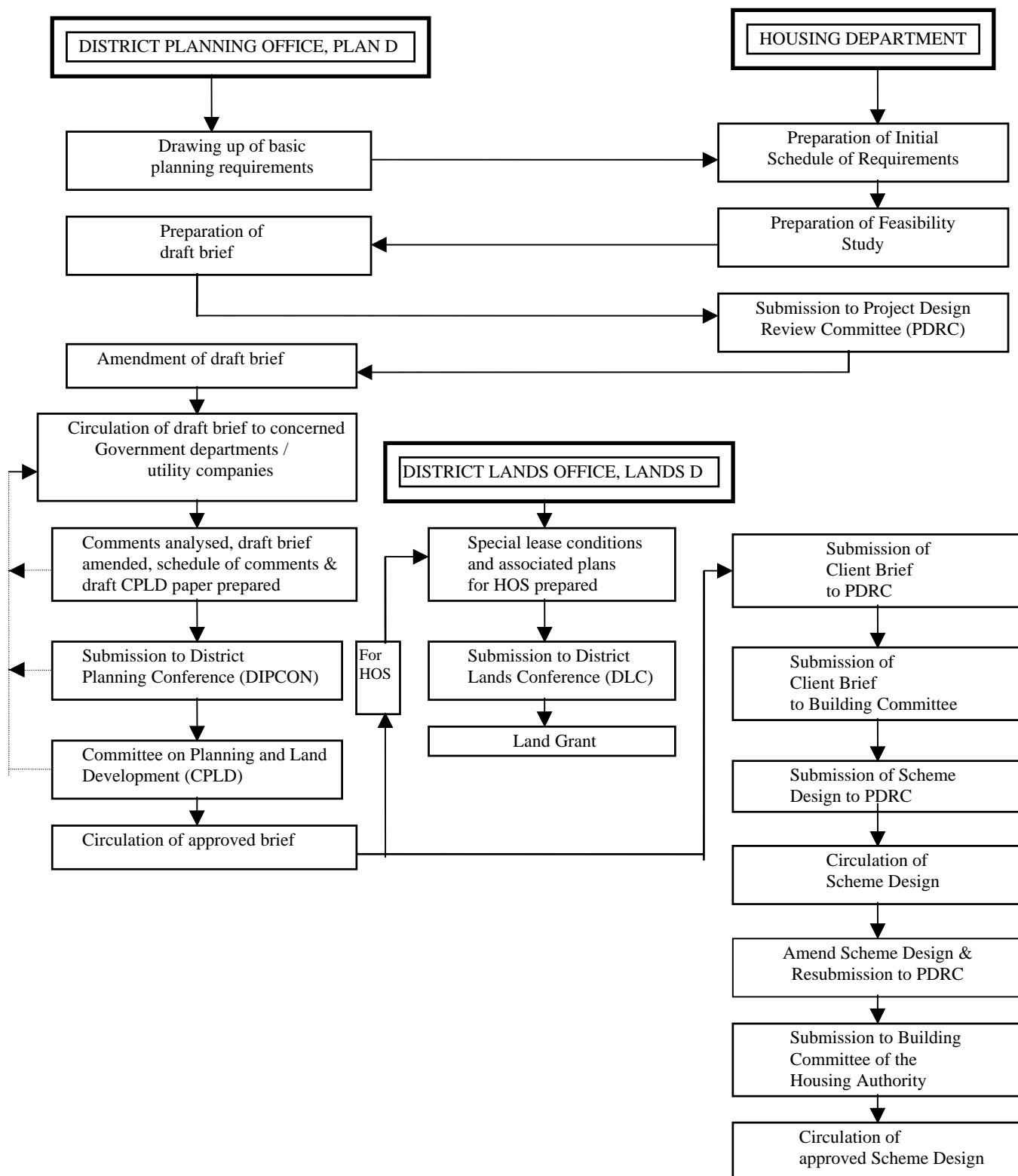
Appendix 9 - Procedures for Processing Appeals under S.17B²³ of the Town Planning Ordinance



Source : Planning Department

²³ Refer to Appendix 23 for Section 17B of Town Planning Ordinance.

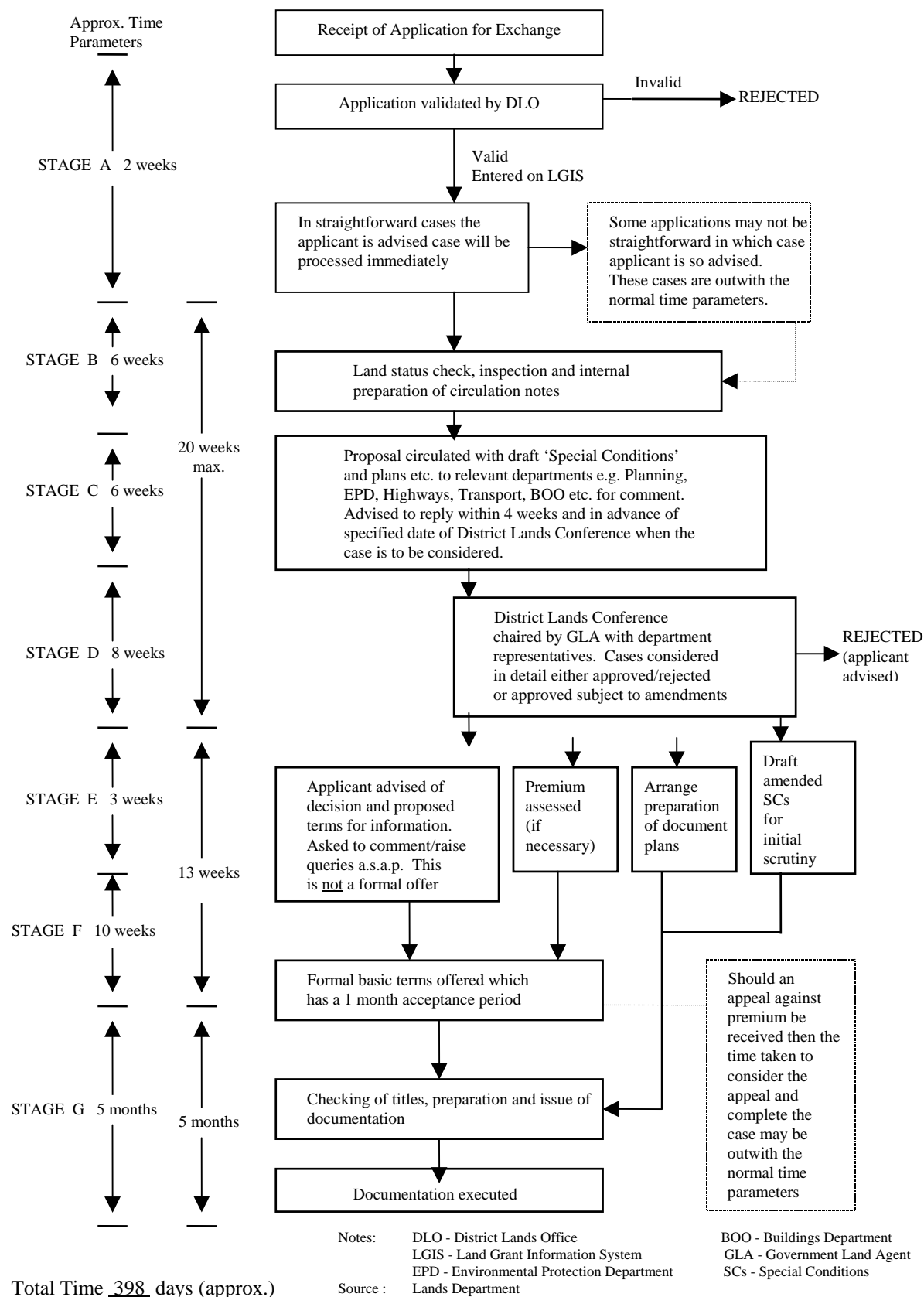
Appendix 10 - Major Steps in Processing Planning Brief for New Public Housing Rental Estates & Home Ownership Schemes



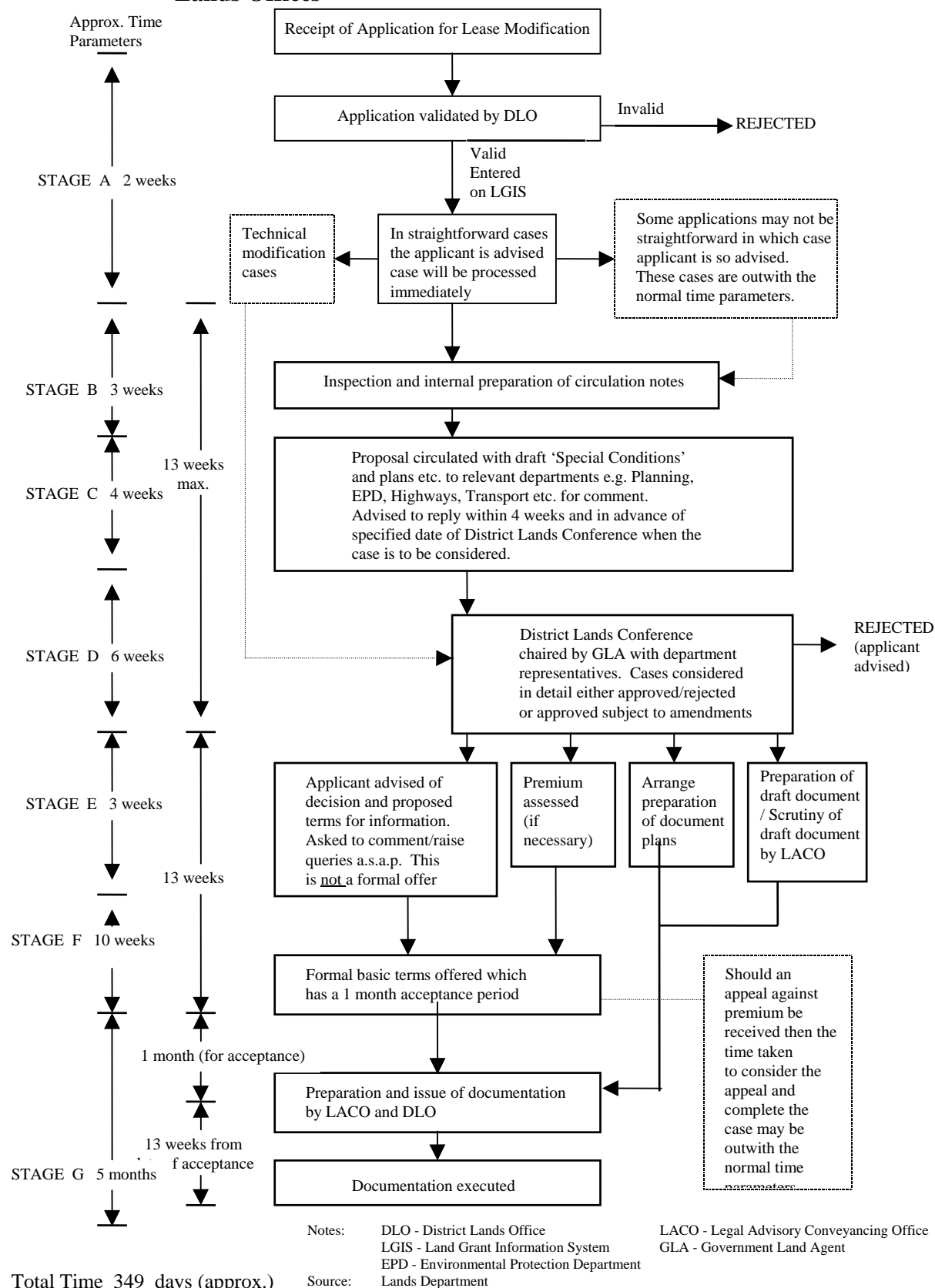
Note : Procedure may be repeated as indicated by dotted arrows when submission to committees etc.. results in major amendments to the brief.

Source : Planning Department

Appendix 11 - Procedural Flow Chart of Processing of Land Exchanges by District Lands Offices



Appendix 12 - Procedural Flow Chart of Processing of Lease Modifications by District Lands Offices



Appendix 13 - Estimates of Land Supply in the Territory by Type of Land Uses 1985/86-1995/96 (Net Area in Hectares)*

Availability By Planned Uses	85/86		87/88		88/89		89/90		91/92		92/93		93/94		94/95		95/96	
	ha	%	ha	%	ha	%	ha	%	ha	%	ha	%	ha	%	ha	%	ha	%
Industrial	104.73	12.75	63.14	8.05	41.07	5.79	53.61	6.28	32.90	3.00	40.57	3.78	61.91	5.39	60.30	6.04	58.50	2.79
Commercial	6.07	0.74	5.39	0.69	5.14	0.72	5.37	0.63	2.50	0.23	1.26	0.12	16.18	1.41	18.12	1.81	5.90	0.28
Residential	114.57	13.95	138.07	17.61	130.77	18.43	131.22	15.36	153.40	14.01	130.70	12.18	123.09	10.72	192.72	19.29	93.50	4.47
Private Housing	65.48	7.97	82.97	10.59	88.08	12.41	90.95	10.64	103.50	9.45	92.13	8.59	82.35	7.18	85.42	8.55	55.40	2.65
Commercial/Residential	15.19	1.85	11.50	1.47	14.04	1.98	9.49	1.11	18.80	1.72	19.75	1.84	17.64	1.54	6.19	0.62	7.10	0.34
Residential 1	8.03	0.98	14.10	1.80	14.53	2.05	11.98	1.40	17.00	1.55	14.28	1.33	18.00	1.57	13.23	1.32	8.10	0.39
Residential 2	19.87	2.42	26.75	3.41	24.08	3.39	27.60	3.23	18.00	1.64	11.23	1.05	9.07	0.79	7.70	0.77	3.60	0.17
Residential 3	10.53	1.28	13.08	1.67	18.82	2.65	21.14	2.47	28.80	2.63	28.50	2.66	25.18	2.19	41.25	4.13	17.90	0.85
Residential 4	2.08	0.25	2.08	0.27	1.36	0.19	1.85	0.22	1.60	0.15	0.50	0.05	3.09	0.27	3.01	0.30	3.10	0.15
Village Type Development	9.78	1.19	15.46	1.97	15.25	2.15	18.89	2.21	19.30	1.76	17.87	1.66	9.37	0.82	14.04	1.41	15.60	0.75
Public Housing	49.09	5.98	55.10	7.02	42.69	6.02	40.27	4.71	49.90	4.56	38.57	3.59	40.74	3.55	107.30	10.74	38.10	1.82
Sandwich Class Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12.44	1.25	3.70	0.18
HOS/PSPS	8.68	1.06	23.48	2.99	23.18	3.27	33.66	3.94	29.80	2.72	19.56	1.82	31.83	2.77	54.17	5.42	17.20	0.82
Public Rental Housing	40.41	4.92	31.62	4.03	19.51	2.75	6.61	0.77	20.10	1.84	19.01	1.77	8.91	0.78	40.69	4.07	17.20	0.82
GIC Uses	207.08	25.22	213.87	27.28	197.94	27.90	209.47	24.52	270.90	24.74	281.85	26.26	296.80	25.85	255.13	25.54	223.60	10.68
Open Space	190.85	23.24	185.06	23.60	181.10	25.52	224.35	26.27	251.90	23.00	263.27	24.53	271.25	23.63	226.35	22.66	307.50	14.69
Undesignated	23.69	2.89	35.40	4.51	38.28	5.40	75.21	8.81	254.80	23.27	248.34	23.13	232.69	20.27	130.34	13.05	2.80	0.13
Other Specified Uses	65.23	7.94	75.01	9.57	56.25	7.93	44.58	5.22	68.10	6.22	70.82	6.60	104.84	9.13	81.17	8.13	1,368.60	65.37
Road	108.88	13.26	68.12	8.69	58.97	8.31	110.36	12.92	60.70	5.54	36.63	3.41	41.27	3.59	34.88	3.49	33.30	1.59
Total	821.10	100.00	784.06	100.00	709.52	100.00	854.17	100.00	1,095.20	100.00	1,073.44	100.00	1,148.03	100.00	999.01	100.00	2,093.70	100.00

Remarks:

- 1986/87 & 90/91 data not available.
- It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought from previous years. Hence the summation of the total areas from each year will not provide information for the total land supply with the specified period (since there are overlaps of the estimates within each year).

Sources: Annual Reports "Assessment of Future Land Supply in the Territory" for submission to the Land and Building Advisory Committee
Planning, Environment and Lands Branch

Appendix 14 - Results of Land Disposal Programme Post C.I.F. (27.5.85) (hectares)

User Category	1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97 (estimated)
(A) PRIVATE COMMERCIAL												
(1) C/CR/R1/R2	8.84	14.41	21.44	15.11 2.51 Supp	14.42	12.55	14.10 5.94 Supp	18.25	15.71	15.97 7.51 Supp	37.62	38.43 1.66 Supp
(2) Low Density Resid. (R3/R4/NTEH)	0.40	1.71	3.13	1.95 0.67 Supp	2.70	2.94	3.42	2.08	2.67	5.76	5.30	6.08 2.00 Supp
(3) Industry (I/G)	7.15	2.41	2.97	3.67 0.25 Supp	4.95	4.82	3.21	4.89	3.29	2.96	1.53	2.03
Sub-total	16.39	18.53	27.54	20.73 3.43 Supp	22.07	20.31	20.73 5.94 Supp	25.22	21.67	24.69 7.51 Supp	44.45	46.54 3.66 Supp
(B) ASSISTED HOUSING												
(4) Home Ownership Scheme	N/A	6.30	10.65	12.06	11.62	10.01	7.81	10.77	13.24	16.11 4.39 Supp	18.59	26.62
(5) Sandwich Class Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4.80	4.46 3.01 Supp	2.30	1.70
(6) PSPS	N/A	10.96	6.49	3.39	5.10	7.64	5.70	3.10	1.55	2.75	10.57	10.49
(7) H.K. Hous. Soc.	N/A	N/A	N/A	2.98	0.00	0.51	0.02	1.43	3.07	2.31	0.45	0.83
(8) Village Houses (SHG)	2.76	2.38	1.73	1.38	1.72	1.52	1.99	1.57	1.99	2.78	2.35	3.00
(C) INFRASTRUCTURE												
(9) Public Utilities	1.60	2.87	1.00	1.48	1.86	1.35	0.98	2.29	1.80	0.98	1.14	2.84
(10) Other Uses (include. PFS)	1.99	2.39	2.60	1.52	1.38	0.84	3.30	3.33	1.23	1.22	2.69	3.07
(11) Education/Welfare/Religious/Recreational (GIC)	3.28	8.73	8.63	9.44	7.40	6.72	5.59	9.03	2.82	3.01	5.56	10.40
(A)+(B)+(C)	26.02	52.16	58.64	52.98 3.43 Supp	51.15	48.90	46.12 5.94 Supp	56.74	52.17	58.31 14.91 Supp	88.10	105.49 3.66 Supp
(D) SPECIAL REQUIREMENTS												
(12) Special Requirements	28.72	6.39	11.51	91.50	8.92	71.85	5.63	33.72	55.95	1305.98	85.19	201.02
(A)+(B)+(C)+(D)	54.74	58.55	70.15	144.48 3.43 Supp	60.07	120.75	51.75 5.94 Supp	90.46	108.12	1364.29 14.91 Supp	173.29	306.51 3.66 Supp

Remarks: NTEH = New Territory Exempted Houses
SHG = Small House Grant

GIC = Government, Institution and Community Facilities
PFS = Petrol Filling Station N/A = not applicable

Source: Lands Department

Appendix 15 - Comparison on Land Supply and Disposal for Housing Development 1985/86-1996/97

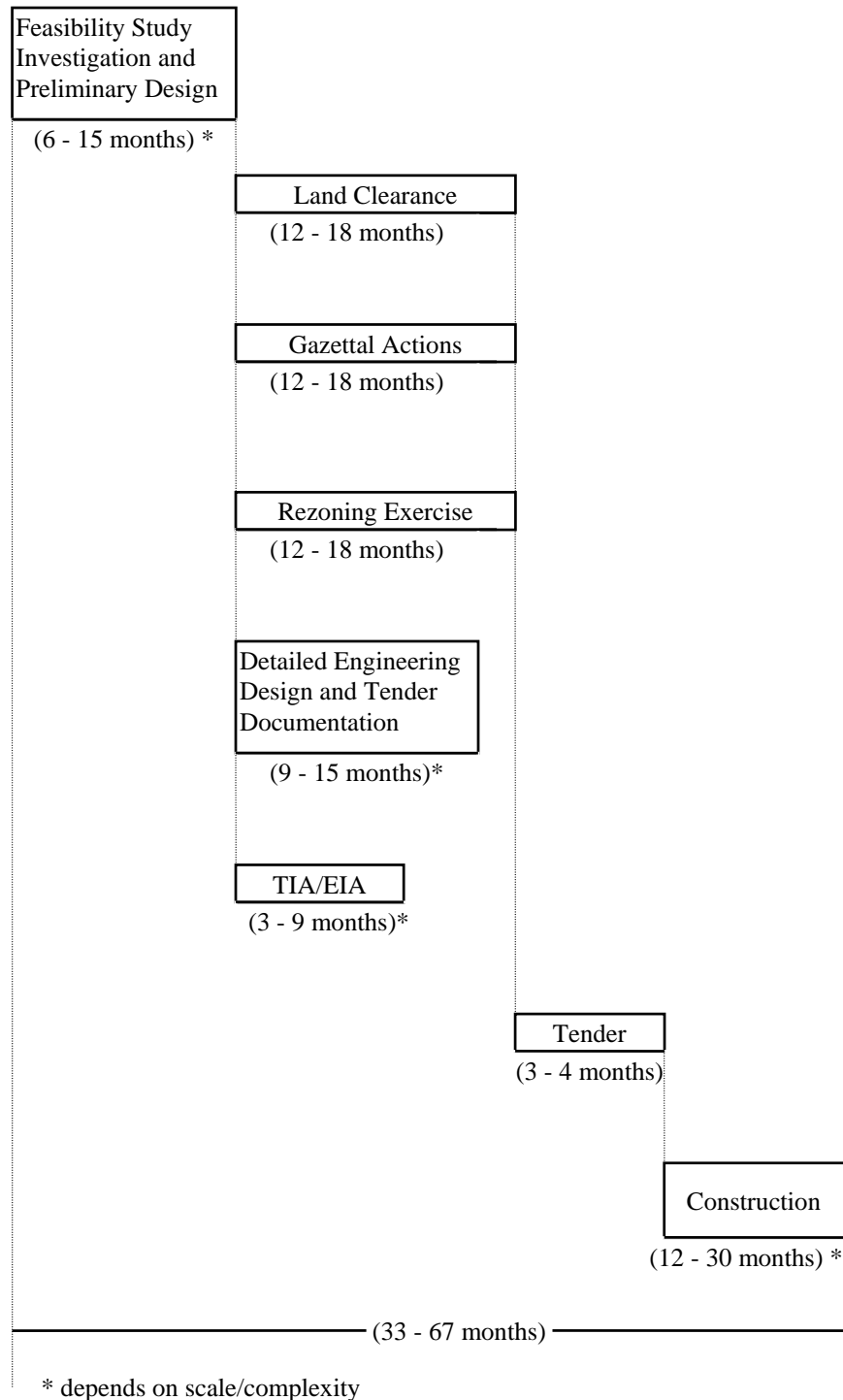
Year		1985/86	1986/87	1987/88	1988/89	1989/90	1990/91	1991/92	1992/93	1993/94	1994/95	1995/96	1996/97
User Category													
C/CR/R1/R2	Supply	49.16	na	57.74	57.79	54.44	na	56.30	46.52	60.89	45.24	24.70	na
	Disposal	8.84	14.41	21.44	17.62	14.42	12.55	20.04	18.25	15.71	23.48	37.62	40.09
Low Density Resid. (R3/R4/NTEH)	Supply*	12.61	na	15.16	20.18	22.99	na	30.40	29.00	28.27	44.26	21.00	na
	Disposal	0.40	1.71	3.13	2.62	2.70	2.94	3.42	2.08	2.67	5.76	5.30	8.08
HOS/PSPS	Supply	8.68	na	23.48	23.18	33.66	na	29.80	19.56	31.83	54.17	17.20	na
	Disposal	n/a	17.26	17.14	15.45	16.72	17.65	13.51	13.87	14.79	23.25	29.16	37.11
Sandwich Class Housing	Supply	n/a	na	n/a	n/a	n/a	na	n/a	n/a	n/a	12.44	3.70	na
	Disposal	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4.80	7.47	2.30	1.70
Village Houses (SHG)	Supply [@]	9.78	na	15.46	15.25	18.89	na	19.30	17.87	9.37	14.04	15.60	na
	Disposal	2.76	2.38	1.73	1.38	1.72	1.52	1.99	1.57	1.99	2.78	2.35	3.00
Total	Supply	80.23	na	111.84	116.40	129.98	na	135.80	112.95	130.36	170.15	82.20	na
	Disposal	12.00	35.76	43.44	37.07	35.56	34.66	38.96	35.77	39.96	62.74	76.73	89.98

Remarks:

- * implies including R3/R4 only.
- @ implies village type development only.
- na implies not available.
- n/a implies not applicable.
- For land supply, 1986/87, 1990/91 and 1996/97 data is not available.
- It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use.

Sources: Annual Reports "Assessment of Future Land Supply in the Territory" for submission to the Land and Building Advisory Committee
 Planning Department
 Lands Department

Appendix 16 - Procedures in Transforming Raw Land to Building Land



Source: Hong Kong Housing Authority

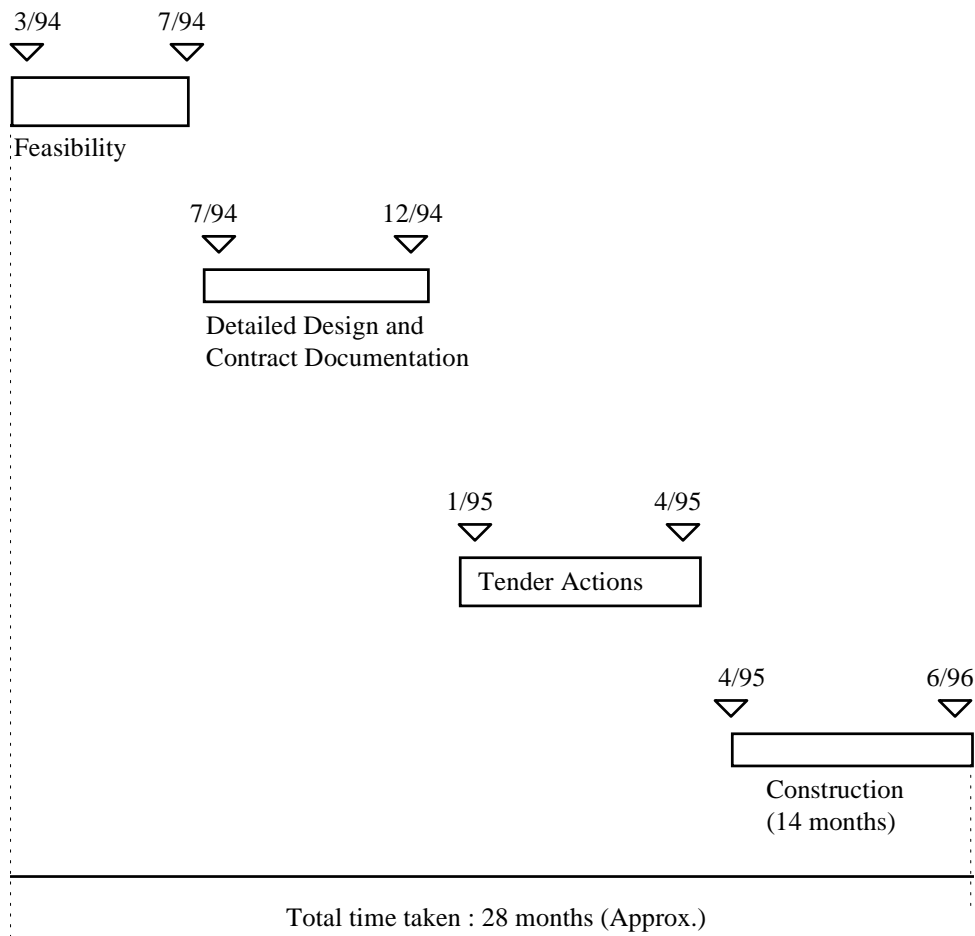
Appendix 17 - Land Formation: Shortest Case Experience

- Infill Site at Shek Lei Estate Extension

(A) Project Details

- Site Area : 1 hectare (approx.)
- Development : 700 flats for 2,400 persons

(B) Programme



Remarks: 1. The site is a small one.
 2. No clearance/land resumption/gazettal actions are required.

Source: Hong Kong Housing Authority

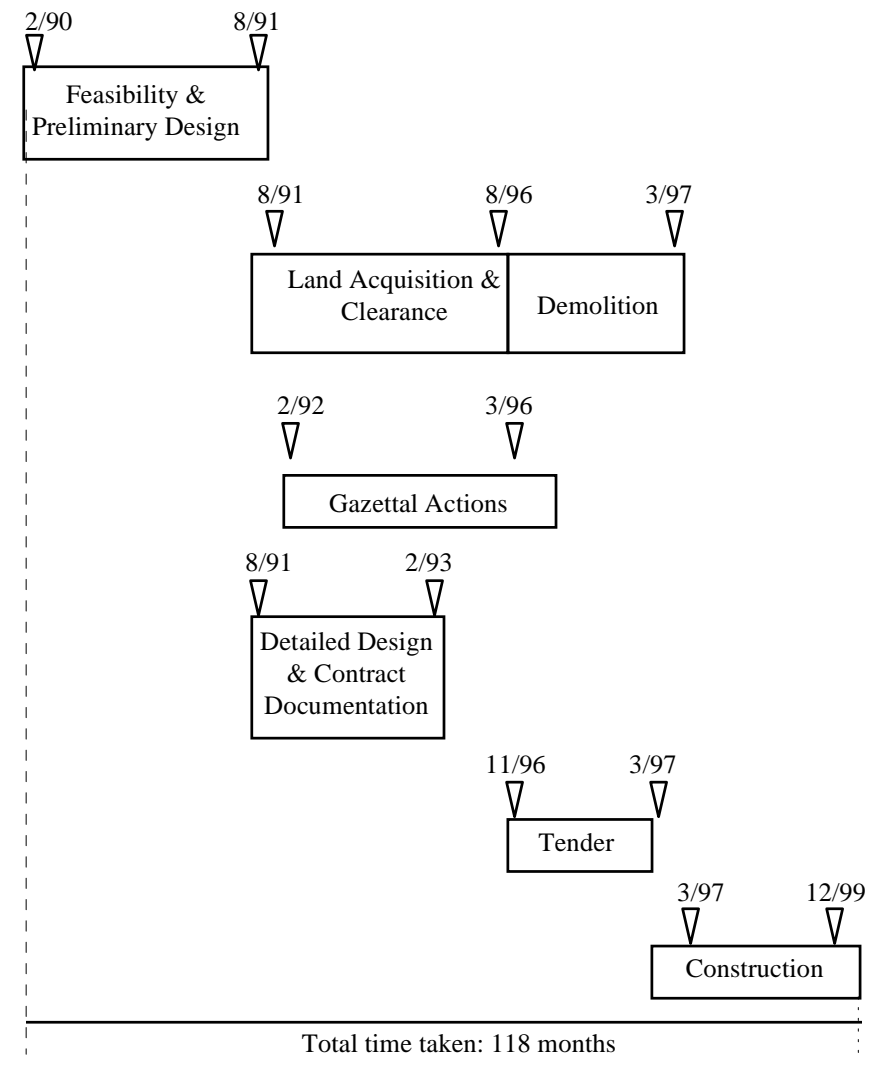
Appendix 18 - Land Formation: Longest Case Experience

- Tiu Keng Leng Site Formation

(A) Project Details

Site Area : 40 ha
 Development : 12,000 flats for 40,000 persons

(B) Programme



Remarks: 1. Land Acquisition & Clearance take 5 years as compare to 1½ years for normal case
 2. Gazettal actions delayed due to resolution of clearance compensation package.
 3. Total time taken would be reduced to 76 months should there be no clearance problem.

Source: Hong Kong Housing Authority

Appendix 19 - Difficulties and Constraints Encountered in Land Transformation in the Past 10 Years

In the past ten years, a number of issues have arisen causing significant delay to the formation of land for the following Housing Authority projects.

Tiu Keng Leng

For the case of Tiu Keng Leng Site Formation, strong resistance from local residents in the Tiu Keng Leng Cottage Area and lengthy negotiations to settle the compensation package and finalisation of ex-gratia allowance have resulted in a 3½ year delay to the clearance process.

Ko Chiu Road / Yau Tong / Lei Yue Mun Developments

The initial delay on the Lei Yue Mun Housing Site was due to the uncertainty on the Western Coastal Road alignment. After this difficulty was resolved, another delay in finalising the development layout was due to the uncertainty on the MTR TKO Extension alignment. However the whole development is subject to severe traffic noise impact from the traffic at Lei Yue Mun Road, Ko Chiu Road and the future Western Coastal Road. During the development layout feasibility study stage, it took a considerable time to liaise with EPD, HyD, TDD and other concerned departments to resolve the noise impact problems.

Woodside Development

Delay in Gazetting under the Roads (Works, Use and Compensation) Ordinance has already resulted in one year delay to the project. The current programme will be further delayed as a result of the following planning issues:-

- (I) ED's objection to use the GIC area for housing development purpose.
- (ii) DB's recent proposal to rezone the R(B) area to Green Belt.

Tin Shui Wai Reserve Zone (TSWRZ)

The requirement of the endorsement of the full EIA Report by the Advisory Committee on Environment (ACE) before the commencement of the site formation works in the TSWRZ coupled with the need to seek Town Planning Approval under Section 16 of the Town Planning Ordinance to change the land use of TSW Area 102 have affected its programme by about 3 months.

Source: Hong Kong Housing Authority

Appendix 20 -New Residential Land Supply* from 1996/97 to 2004/05 (Net Area in Hectares)

Availability by Planned Use	1996/97	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	Total	%
Commercial / Residential	14.7	11.3	1.6	9.5	0.6	14.5	0.0	0.0	2.2	54.4	12.9
Residential 1	12.7	10.0	0.7	24.3	0.0	0.0	0.0	8.0	7.6	63.3	15.0
Residential 2	0.6	6.0	13.1	6.1	4.0	0.0	0.0	0.0	0.0	29.8	7.1
Residential 3	3.8	2.9	1.0	8.5	2.7	0.6	0.0	3.5	0.0	23.0	5.5
Residential 4	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.6	0.6
Sandwich Class Housing	6.8	0.0	3.2	1.2	0.0	0.0	0.0	0.0	0.0	11.2	2.7
HOS / PSPS	34.9	33.0	19.0	23.6	0.0	0.0	0.0	4.0	0.0	114.5	27.2
Public Rental Housing	21.8	14.1	9.8	23.1	7.6	0.0	0.4	6.0	0.4	83.2	19.8
Village Type Development	6.5	4.8	10.1	6.1	3.1	7.3	0.0	0.0	1.0	38.9	9.2
Total Area (Non-cumulative)	104.4	82.1	58.5	102.4	18.0	22.4	0.4	21.5	11.2	420.9	100.0

Remarks: * implies excluding indefinite items.

It should be noted that amount of lands supplied for a particular year includes un-disposed lands brought forward from previous years, newly formed site completed by TDD for a specific project in its Development Programme and the lands which were ceased for temporary use.

Sources: Annual Report "Assessment of Future Land Supply in the Territory 1995/96-2004/05"
Planning Department

Appendix 21 - Section 16 of Town Planning Ordinance : Applications for Permission in Respect of Plans

- 1) Where a draft plan or approved plan, whether prepared or approved before or after the commencement of the Town Planning (Amendment and Validation) Ordinance 1974 (59 of 1974), provides for the grant of permission for any purpose, an application for the grant of such permission shall be made to the Board.
- 2) Any such application shall be addressed in writing to the secretary to the Board and shall be in such form and include such particulars as the Board thinks fit.
- 3) The Board shall within 2 months of the receipt of the application, consider the same in the absence of the applicant and, subject to subsection (4), may grant or refuse to grant the permission applied for.
- 4) The Board may grant permission under subsection (3) only to the extent shown or provided for or specified in the plan.
- 5) Any permission granted under subsection (3) may be subject to such conditions as the Board thinks fit.
- 6) The secretary to the Board shall notify the applicant in writing of the Board's decision on an application under this section, and where the Board refused to grant permission shall also notify the applicant of his right to a review under section 17.
- 7) For the purposes of section 16(1)(d) and (da) of the Buildings Ordinance (Cap. 123), anything permitted by the Board under this section shall not be a contravention of any approved plan or draft plan prepared under this Ordinance (*Amended 2 of 1988 s.6*)

(Added 59 of 1974 s.3)

Appendix 22 - Section 17 of Town Planning Ordinance : Right of Review

- 1) Where an applicant is aggrieved by a decision of the Board under section 16, the applicant may, within 21 days of being notified of the decision of the Board, apply in writing to the secretary to the Board for a review of the Board's decision
(Amended 101 of 1991 s.3)
- 2) On receipt of an application under subsection (1), the secretary to the Board shall fix a time and place for the review, which shall be a day not more than 3 months of the receipt of the application, and shall give 14 days' notice thereof to the applicant.
- 3) On a review under this section the applicant or his authorized representative may attend before the Board and shall be given an opportunity to make representations.
- 4) If the applicant or an authorized representative does not attend at the time and place fixed for the review, the Board may proceed with the review or adjourn it.
- 5) On a review under this section the Board shall consider any written representations submitted by the applicant.
- 6) On a review under this section, the Board may, subject to section 16(4), grant or refuse to grant the permission applied for and may exercise the powers conferred by section 16(5).
- 7) *(Repealed 101 of 1991 s. 3)*

(Added 59 of 1974 s.3)

Appendix 23 - Section 17B of Town Planning Ordinance : Appeals

- 1) An applicant who is aggrieved by a decision of the Board on a review under section 17 may appeal by lodging, within 60 days after notification of the Board's decision under section 17(6), a notice of appeal setting out the grounds for the appeal and such other particulars as may be prescribed.
- 2) The appellant and the Board may appear before an Appeal Board in person, where applicable, or by an authorized representative.
- 3) No decision of an Appeal Board shall be questioned by virtue of the absence of a member of the Appeal Board during the hearing of an appeal provided that member does not participate in the final decision of the Appeal Board.
- 4) The Governor in Council may make regulations prescribing the procedures to be followed in making an appeal, including matters to be set out in or to accompany the notice of appeal, the hearing of an appeal and the determination of an appeal.
- 5) If a person mentioned in subsection (2) fails to appear on a date set for the hearing of an appeal, an Appeal Board may proceed to hear any other party entitled to appear and may make its decision without hearing the absent party.
- 6) Prior to or at the hearing of an appeal, an Appeal Board may -
 - (a) consider and determine whether a party should have access to documents which the party claims are relevant to the appeal and which are in the possession or control of another person and order that other person to give the party access to such documents;
 - (b) hear evidence on oath and administer any oath necessary to swear in a witness;
 - (c) admit or take into account any statement, document, information or matter whether or not it would be admissible as evidence in a court of law;
 - (d) by notice in writing summon any person to appear before it to give evidence and to produce any document or other thing specified in the notice.
- (7) Any notice or order of an Appeal Board shall be issued under the hand of the Chairman or Deputy Chairman.

- (8) At the completion of the hearing of parties appearing at an appeal or at any adjourned hearing, an Appeal Board may -
- (a) adjourn for such period as it considers necessary to reach its decision;
 - (b) confirm, reverse or vary the decision appealed against;
 - (c) award to a party such costs legal or otherwise as it considers reasonably incidental to the preparation and presentation of an appeal.
- (9) The decision of an Appeal Board on any appeal shall be final.

(Added 101 of 1991 s.4)

Appendix 24 - Planned Land Use in Individual OZPs/DPAs (Cont...)

Hong Kong Planning Areas	Plan No.	Green Belt	Residential	Other Specified Uses	Conservation Area	Agriculture	Road	GIC
Kennedy Town & Mount Davis	S/H1/6	72.42	33.51	6.27			6.55	30.53
Sai Ying Pun & Sheung Wan	S/H3/10		22.77	11.28			50.12	12.41
Central District	S/H4/4	1.30	1.05	8.84			47.69	19.58
Wan Chai	S/H5/9		13.66	12.71			45.13	25.25
Causeway Bay	S/H6/4	19.42	13.12	6.84			21.22	15.01
Wong Nai Chung	S/H7/4	20.57	37.68	35.10			19.56	15.39
North Point	S/H8/6	84.45	44.14	17.18			46.11	30.12
Shau Kei Wan	S/H9/6	36.29	48.59	43.38			27.38	17.31
Pok Fu lam	S/H10/5	136.40	98.58	9.28			32.80	63.61
Mid-levels West	S/H11/7	84.26	65.41	2.27			26.40	46.56
Mid-levels East	S/H12/2	39.69	12.10				3.38	6.37
Jardine's Lookout & Wong Nai Chung Gap	S/H13/2	132.93	29.00	32.33			5.50	4.74
Aberdeen and Ap Lei Chau	S/H15/7	212.13	57.47	92.65			50.51	101.81
Shouson Hill & Repulse Bay	S/H17/3	277.67	99.79	10.21			24.88	6.63
Tai Lam & Shek O	S/H18/2	950.67	35.25	53.11			28.36	12.62
Stanley	S/H19/4	98.63	36.00	142.19			19.56	56.07
Chai Wan	S/H20/6	186.91	72.61	83.23			47.84	70.06
Quarry Bay	S/H21/9	12.94	8.82	1.82			37.30	13.89
Peak	S/H14/2		90.50	0.11			30.28	12.83
Tsim Sha Tsui	S/K1/10		7.41	47.60			44.60	23.36
Yau Ma Tei	S/K2/7		14.03	17.09			35.16	29.73
Mong Kok	S/K3/9		39.00	8.40			61.70	14.34
Shek Kip Mei	S/K4/6	56.32	80.05	12.56			24.53	54.45
Cheung Sha Wan	S/K5/12	56.85	78.23	9.43			89.45	43.24
Hon Man Tin	S/K7/7	7.61	78.42	0.38			39.30	70.01
Wang Tau Hom & Tung Tau	S/K8/8	39.42	67.41	2.77			19.71	26.60
Hung Hom	S/K9/7		25.46	2.53			40.09	13.54
Ma Tau Kok	S/K10/7		66.64	4.15			47.71	
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/7	74.55	100.61	9.86			50.94	46.36
Ngau Chi Wan	S/K12/6	93.46	35.63	9.45			14.55	29.36
Ngau Tau Kok & Kowloon Bay	S/K13/9	62.84	61.58	58.15			89.85	58.21
Kwun Tong (South)	S/K14S/3	25.07	161.22	4.95			73.83	46.26
Kwun Tong (North)	S/K14N/2	19.43		150.15			1.50	0.66
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/7	54.39	67.02	10.97			42.25	45.04
Lai Chi Kok	S/K16/4	2.00	18.13	0.03			25.69	26.01
Kowloon Tong	S/K18/1	18.59	71.46	19.71			39.81	34.16
South West Kowloon	S/K20/3		28.62	43.72			121.75	25.11
Tsuen Wan	S/TW/7	140.19	80.84	6.80			85.64	71.60
Tsuen Wan West	S/TWW/6	318.48	34.01	2.14			52.22	9.86
Kwai Chung	S/KC/11	267.59	175.91	136.47			97.51	107.40
Tsing Yi	S/TY/12	422.23	77.96	155.64			102.96	56.85
Stonecutters Island	S/SC/2			293.10			26.90	9.07
Tuen Mun	S/TM/8	750.41	373.40	408.15			135.90	200.18
Yuen Long	S/YL/2	39.00	96.30	99.43			80.81	46.90
Tin Shui Wai	S/TSW/1	24.71	89.06	5.66			70.62	18.68
Sha Tin	S/ST/8	986.30	418.93	191.55			0.00	319.22
Ma On Shan	S/MOS/4	405.77	126.64	10.88			65.92	65.89
Tai Po	S/TP/8	1295.64	285.32	151.63			109.02	163.93
Fanling/Sheung Shui	S/FSS/6	174.33	128.30	33.71			81.84	114.67
Tseung Kwan O	S/TKO/4	709.58	182.38	261.75			68.87	142.53
South Lantau Coast	S/SLC/3	472.15	52.95	0.33			36.50	99.00
Tung Chung Town Centre Area	S/LTCTC/2	40.38	26.38	2.10			58.10	15.40
North East Lantau Port	S/LNELP/3	341.60		860.18	20.90		200.52	12.89
Ma Wan	S/LMW/2	23.74		2.60			2.43	0.24
Chep Lap Kok	S/LCLK/1	20.68		1075.28			39.42	11.84
Nam Sang Wai	S/YL-NSW/1	6.92	47.28			134.27	0.00	3.69
Mai Po & Fairview Park	S/YL-MP/1		169.71			311.45	0.00	0.96
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/1	27.84	14.03	0.20		334.67	0.00	3.46
Sheung Pak Nai & Ha Pak Nai	S/YL-PN/1	34.15					56.53	7.58
Ha Tsuen	S/YL-HT/1	170.19	58.67			81.30	50.91	12.80
Kam Tin North	S/YL-KTN/1	10.41	40.33	0.23		61.70	243.65	14.64
Kam Tin South	S/YL-KTS/1	1.74	43.94			272.42	312.88	4.73
Shek Kong	S/YL-SK/1		35.31			218.75	119.49	0.00
Pat Heung	S/YL-PH/1	8.94	48.43			156.15	168.47	7.88
San Tin	S/YL-ST/1	77.78	41.99	85.46		412.44	18.00	5.79
Ngau Tam Mei	S/YL-NTM/1	310.39	81.31			259.42	59.79	21.60
Tai Tong	S/YL-TT/1	72.71	24.64	0.17		254.59	356.49	0.00
Mui Wo Fringe	S/L-MWF/1	145.04	27.06				27.93	1.71
Kwun Yam Shan & Fa Sam Hang	S/ST-KYS/1	24.78		0.79		59.25	29.03	0.00
Kwu Tung North	S/NE-KTN/1	107.53					136.91	21.77
Man Uk Pin	S/NE-MUP/1	64.06	2.78			25.73	98.01	2.06
Ping Kong	S/NE-PK/1	31.22					67.79	0.00
Kwu Tung South	S/NE-KTS/1	133.21	30.84				257.34	4.29
Luk Keng & Wo Hang	S/NE-LK/1	42.02				196.14	110.75	3.30
Fu Tai Au & Sha Ling	S/NE-FTA/1	118.64					189.23	10.20
Kau Lung Hang	S/NE-KLH/1	50.50	3.23	7.26			104.00	15.84
Lung Yeuk Tau & Kwai Tei South	S/NE-LYT/1	78.42	11.22	1.01			160.66	8.14
Shap Sz Heung	S/NE-SSH/1	47.04				73.68		5.37
Ping Che & Ta Kwu Ling	S/NE-TKL/1	87.07					305.80	16.75
Ting Kok	S/NE-TK/3	96.19	0.33			21.90	68.30	12.55
Lam Tsuen	S/NE-LT/1	76.07				17.78	218.20	15.85
Ho Chung	S/SK-HC/1	54.23	10.40			141.34	13.10	0.23
Hebe Haven	S/SK-HH/1	21.40	4.33	25.76		115.00	4.40	5.25
Pak Kong and Sha Kok Mei	S/SK-PK/1	126.58	42.11	11.48		248.05	13.75	12.90
Tseng Lan Shue	S/SK-TLS/2	142.42	32.95	0.35		177.35	20.25	13.45
Wu Kau Tang Development Permission Area	DPANE-WKT/1	3.48				83.28	5.28	2.32
Ping Shan Development Permission Area	S/YL-PS/1	115.55	45.17			113.07	0.00	14.65
Tong Yan San Tsuen Development Permission Area	S/YL-TYST/1	211.42	115.35	0.23		128.06	34.48	15.73
Lam Tei and Vick Yuen Development Permission Area	S/TM-LTYT/1	129.65	66.10	29.58		153.11	0.00	8.95
So Kwun Wat Development Area Plan	S/TM-SKW/1	307.97	5.48	0.13			0.00	90.26
Sha Lo Tung	DPANE-SLT/1						0.00	0.00
Wo Keng Shan	DPANE-WKS/1	393.91					2.38	2.30
Queen's Road Central/Jubilee Street	S/H3LDC1/D1/2			123.76			49.66	0.04
Wing Lok Street/Queen's Road Central	S/H3LDC2/D1/2							0.06
Queen Street, Sheung Wan	S/H3LDC3/D1/2							0.09
Wan Chai Road/Tai Yuen Street	S/H5LDC1/D1/2							0.15
Hanoi Road, Tsim Sha Tsui	S/K1LDC1/D1/1							0.05
Waterloo Road/Yunnan Lane	S/K2LDC1/D1/2							0.03
Argyle Street/Shanghai Street	S/K3LDC1/D1/2							0.33
TOTAL:		12639.46	4972.34	4964.51	4071.80	3228.63	3043.81	3008.11

Appendix 24 - Planned Land Use in Individual OZPs/DPAs (Cont...)

Hong Kong Planning Areas	Plan No.	Village Type Development	Country Park	Open Space	Industrial	Undetermined	Recreation	CDA
Kennedy Town & Mount Davis	S/H1/6	3.55		4.46	0.92			0.58
Sai Ying Pun & Sheung Wan	S/H3/10			11.57				0.41
Central District	S/H4/4			16.10		1.33		6.66
Wan Chai	S/H5/9			8.97		1.44		
Causeway Bay	S/H6/4			6.35				
Wong Nai Chung	S/H7/4			9.33				
North Point	S/H8/6			33.58	1.99			1.20
Shau Kei Wan	S/H9/6		5.91	11.81	1.78			
Pok Fu lam	S/H10/5	2.63	51.45	22.22				
Mid-levels West	S/H11/7			10.10				
Mid-levels East	S/H12/2			0.95				
Jardine's Lookout & Wong Nai Chung Gap	S/H13/2			3.17				
Aberdeen and Ap Lei Chau	S/H15/7		99.84	14.12	21.91			
Shouson Hill & Repulse Bay	S/H17/3			18.12				
Tai Lam & Shek O	S/H18/2	2.33		7.76		33.70		
Stanley	S/H19/4			11.87				10.32
Chai Wan	S/H20/6		115.62	19.27	24.11			
Quarry Bay	S/H21/9		67.71	23.69	0.84			2.40
Peak	S/H14/2			12.75				
Tsim Sha Tsui	S/K1/10			23.24				1.17
Yau Ma Tei	S/K2/7			18.31				1.69
Mong Kok	S/K3/9			7.70	7.52			
Shek Kip Mei	S/K4/6			38.57				
Cheung Sha Wan	S/K5/12			27.36	31.29			4.95
Hon Man Tin	S/K7/7			12.59				
Wang Tau Hom & Tung Tau	S/K8/8			25.97				
Hung Hom	S/K9/7			16.28	6.98			32.57
Ma Tau Kok	S/K10/7			21.99	11.44			
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/7			22.93	13.72			6.53
Ngau Chi Wan	S/K12/6	1.25		7.80				
Ngau Tau Kok & Kowloon Bay	S/K13/9			46.72	26.19	1.36		
Kwun Tong (South)	S/K14S/3			35.68	42.67			
Kwun Tong (North)	S/K14N/2							
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/7	8.59		27.09	13.54			17.31
Lai Chi Kok	S/K16/4			20.27				1.30
Kowloon Tong	S/K18/1			33.44				
South West Kowloon	S/K20/3			46.16	18.35			30.92
Tsuen Wan	S/TW/7	67.71		148.52	50.19			35.11
Tsuen Wan West	S/TWW/6	14.31		8.73		10.03		10.20
Kwai Chung	S/KC/11	2.84		113.12	91.60			10.66
Tsing Yi	S/TY/12	14.76		49.85	163.07			12.69
Stonecutters Island	S/SC/2				4.19			
Tuen Mun	S/TM/8	121.10		126.50	57.80	2.50		18.70
Yuen Long	S/YL/2	99.35		55.10	12.49			14.52
Tin Shui Wai	S/TSW/1			22.53		171.76		
Sha Tin	S/ST/8	183.90		262.97	86.49			
Ma On Shan	S/MOS/4	29.97	0.55	44.49		53.92	3.10	
Tai Po	S/TP/8	140.33	6.00	114.73	5.00			18.63
Fanling/Sheung Shui	S/FSS/6	79.06		49.50	57.68	2.28		4.65
Tseung Kwan O	S/TKO/4	21.93		254.56	34.62	4.90		4.19
South Lantau Coast	S/SLC/3	83.95	1565.60					
Tung Chung Town Centre Area	S/TCTC/2			27.60				21.10
North East Lantau Port	S/NELP/3			5.30	43.62	166.30		
Ma Wan	S/1-MW/2	7.83		1.24				30.64
Chep Lap Kok	S/1-CLK/1							
Nam Sang Wai	S/YL-NSW/1	33.21		11.14	3.66	57.07	201.94	
Mai Po & Fairview Park	S/YL-MP/1	35.49		6.53			33.13	
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/1	53.07					36.51	11.92
Sheung Pak Nai & Ha Pak Nai	S/YL-PN/1							
Ha Tsuen	S/YL-HT/1	83.70		5.23		42.19	94.84	76.95
Kam Tin North	S/YL-KTN/1	90.38		4.33	39.79	95.74		
Kam Tin South	S/YL-KTS/1	117.14		3.15		28.96		
Shek Kong	S/YL-SK/1	120.11		0.56	40.11			
Pat Heung	S/YL-PH/1	106.99						
San Tin	S/YL-ST/1	69.97				26.04		
Ngau Tam Mei	S/YL-NTM/1	38.02			7.88		43.28	29.29
Tai Tong	S/YL-TT/1	194.15	9.67	7.14				2.92
Mui Wo Fringe	S/1-MWF/1	12.38		1.18			18.42	
Kwun Yam Shan & Fu Sam Hang	S/ST-KYS/1	6.29	0.63					
Kwu Tung North	S/NE-KTN/1	14.10		6.35	25.41			10.11
Man Uk Pin	S/NE-MUP/1	11.81						
Ping Kong	S/NE-PK/1	8.64					15.14	
Kwu Tung South	S/NE-KTS/1	39.99		3.21			50.11	
Luk Keng & Wo Hang	S/NE-LK/1	30.65					11.41	
Fu Tai Au & Sha Ling	S/NE-FTA/1	12.47						
Kau Lung Hang	S/NE-KLH/1	56.50						
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/1	72.60					15.60	2.24
Shap Sz Heung	S/NE-SSH/1	32.27		0.82			2.59	51.20
Ping Che & Ta Kwu Ling	S/NE-TKL/1	40.73		0.47	14.64			
Ting Kok	S/NE-TK/3	64.88		3.57				4.88
Lam Tsuen	S/NE-LT/1	73.13						8.75
Ho Chung	S/SK-HC/1	45.65						7.65
Hebe Haven	S/SK-HH/1	24.08	129.53					17.21
Pak Kong and Sha Kok Mei	S/SK-PK/1	64.98		0.74				34.37
Tseng Lam Shue	S/SK-TLS/2	39.32		0.02				
Wu Kau Tang Development Permission Area	DPA/NE-WKT/1	7.94					1.43	
Ping Shan Development Permission Area	S/YL-PS/1	107.46		10.74	25.43	54.61	38.50	13.23
Tong Yan San Tsuen Development Permission Area	S/YL-TYST/1	54.01		6.97	28.18	45.79		3.31
Lam Tei and Yick Yuen Development Permission Area	S/TM-LTY/1	90.70		2.17	6.86	21.71		4.56
So Kwun Wat Development Area Plan	S/TM-SKW/1	32.17		0.68				12.83
Sha Lo Tung	DPA/NE-SLT/1	1.97						
Wo Keng Shan	DPA/NE-WKS/1	1.63						
Queen's Road Central/Jubilee Street	S/H3/LDC1/D1/2			0.15				
Wing Lok Street/Queen's Road Central	S/H3/LDC2/D1/2			0.08				
Queen Street, Sheung Wan	S/H3/LDC3/D1/2			0.12				
Wan Chai Road/Tai Yuen Street	S/H5/LDC1/D1/2							
Hanoi Road, Tsim Sha Tsui	S/K1/LDC1/D1/1			0.09				
Waterloo Road/Yunnan Lane	S/K2/LDC1/D1/2			0.17				
Argyle Street/Shanghai Street	S/K3/LDC1/D1/2			0.11				
TOTAL:		2773.97	2052.51	2038.75	1021.96	821.63	638.86	523.34

Appendix 24 - Planned Land Use in Individual OZPs/DPAs

Hong Kong Planning Areas	Plan No.	Coastal Protection Area	Commerical/Residential	Commerical	Recreation Priority Area	LDC	Others	Total Planning Scheme Areas
Kennedy Town & Mount Davis	S/H1/6							158.79
Sai Ying Pun & Sheung Wan	S/H3/10		34.61			2.54		145.71
Central District	S/H4/4		3.01	22.49				128.05
Wan Chai	S/H5/9		26.60	0.71		0.86		135.33
Causeway Bay	S/H6/4		14.22					96.18
Wong Nai Chung	S/H7/4		1.00					138.63
North Point	S/H8/6		16.64	1.26				276.67
Shau Kei Wan	S/H9/6		10.87					203.32
Pok Fu lam	S/H10/5			0.20				417.17
Mid-levels West	S/H11/7			0.44				235.44
Mid-levels East	S/H12/2							62.49
Jardine's Lookout & Wong Nai Chung Gap	S/H13/2			0.17				207.84
Aberdeen and Ap Lei Chau	S/H15/7	26.81	10.67	1.49			87.24	776.65
Shouson Hill & Repulse Bay	S/H17/3			0.63				437.93
Tai Lam & Shek O	S/H18/2			0.17				1123.97
Stanley	S/H19/4	21.75		0.40				396.79
Chai Wan	S/H20/6		3.20				11.30	634.15
Quarry Bay	S/H21/9		31.54	7.64				208.59
Peak	S/H14/2		0.16	0.40				147.03
Tsim Sha Tsui	S/K1/10			44.64		0.77		192.79
Yau Ma Tei	S/K2/7			6.57		0.42		123.00
Mong Kok	S/K3/9			7.19		1.59		147.44
Shek Kip Mei	S/K4/6							266.48
Cheung Sha Wan	S/K5/12							340.80
Hoa Man Tin	S/K7/7							208.31
Wang Tau Hom & Tung Tau	S/K8/8			0.69				182.57
Hung Hom	S/K9/7			6.66				144.11
Ma Tau Kok	S/K10/7			0.18				152.11
Tsz Wan Shan, Diamond Hill & San Po Kong	S/K11/7							325.50
Ngau Chi Wan	S/K12/6							191.50
Ngau Tau Kok & Kowloon Bay	S/K13/9			2.51				407.41
Kwun Tong (South)	S/K14S/3			1.84				391.52
Kwun Tong (North)	S/K14N/2							171.74
Cha Kwo Ling, Yau Tong, Lei Yue Mun	S/K15/7			0.42				286.62
Lai Chi Kok	S/K16/4			0.21				93.43
Kowloon Tong	S/K18/1			0.21				217.38
South West Kowloon	S/K20/3			8.41			70.66	393.70
Tsuen Wan	S/TW/7		51.98				1.03	739.61
Tsuen Wan West	S/TWW/6			0.56				460.54
Kwai Chung	S/KC/11		27.73					1030.83
Tsing Yi	S/TY/12		9.35	3.36				1068.72
Stonecutters Island	S/SC/2							333.26
Tuen Mun	S/TM/8		26.30				36.50	2257.44
Yuen Long	S/YL/2		6.93				11.43	562.26
Tin Shui Wai	S/TSW/1			2.79			28.05	433.86
Sha Tin	S/ST/8		15.79	8.51			311.75	2785.41
Ma On Shan	S/MOS/4		6.63	1.20			3.62	818.58
Tai Po	S/TP/8		23.78		36.00		65.20	2415.21
Fanling/Sheung Shui	S/FSS/6		18.46				28.97	773.45
Tseung Kwan O	S/TKO/4		24.14	6.21				1715.66
South Lantau Coast	S/SLC/3	138.22						2448.70
Tung Chung Town Centre Area	S/I-TCTC/2			2.59				193.65
North East Lantau Port	S/I-NELP/3			1.39				1652.70
Ma Wan	S/I-MW/2				28.63			97.35
Chep Lap Kok	S/I-CLK/1	3.14			116.20			1266.56
Nam Sang Wai	S/YL-NSW/1						101.98	601.16
Mai Po & Fairview Park	S/YL-MP/1		5.84				454.79	1017.90
Lau Fau Shan & Tsim Bei Tsui	S/YL-LFS/1	55.61	5.00				135.44	677.75
Sheung Pak Nai & Ha Pak Nai	S/YL-PN/1	78.13						176.39
Ha Tsuen	S/YL-HT/1	30.49					8.38	726.39
Kam Tin North	S/YL-KTN/1							605.26
Kam Tin South	S/YL-KTS/1							790.70
Shek Kong	S/YL-SK/1					6.43		562.42
Pat Heung	S/YL-PH/1					51.01		554.12
San Tin	S/YL-ST/1							737.47
Ngau Tam Mei	S/YL-NTM/1					33.35		895.54
Tai Tong	S/YL-TT/1					28.37		962.49
Mui Wo Fringe	S/I-MWF/1							241.88
Kwun Yam Shan & Fa Sam Hang	S/ST-KYS/1							122.60
Kwu Tung North	S/NE-KTN/1						43.21	377.80
Man Uk Pin	S/NE-MUP/1							205.63
Ping Kong	S/NE-PK/1							140.30
Kwu Tung South	S/NE-KTS/1							531.68
Luk Keng & Wo Hang	S/NE-LK/1	8.68				2.01		407.49
Fu Tei Au & Sha Ling	S/NE-FTA/1					7.78		364.50
Kau Lung Hang	S/NE-KLH/1					3.45		251.75
Lung Yeuk Tau & Kwan Tei South	S/NE-LYT/1							357.00
Shap Sz Heung	S/NE-SSH/1	19.56					57.07	296.04
Ping Che & Ta Kwu Ling	S/NE-TKL/1					91.11		574.11
Ting Kok	S/NE-TK/3	6.78				40.20		332.85
Lam Tsuen	S/NE-LT/1					5.55		427.87
Ho Chung	S/SK-HC/1					3.71		299.77
Hebe Haven	S/SK-HH/1	21.01						367.97
Pak Kong and Sha Kok Mei	S/SK-PK/1	2.81						566.12
Tseng Lan Shue	S/SK-TLS/2			0.09				426.20
Wu Kau Tang Development Permission Area	DPA/NE-WKT/1							103.73
Ping Shan Development Permission Area	S/YL-PS/1						62.37	600.78
Tong Yan San Tsuen Development Permission Area	S/YL-TYST/1						4.67	648.20
Lam Tei and Yick Yuen Development Permission Area	S/TM-LTY/1			0.74				533.83
So Kwun Wat Development Area Plan	S/TM-SKW/1						26.68	476.20
Sha Lo Tung	DPA/NE-SLT/1						55.16	57.13
Wo Keng Shan	DPA/NE-WKS/1							573.64
Queen's Road Central/Jubilee Street	S/H3/LDC1/D1/2			0.68				0.87
Wing Lok Street/Queen's Road Central	S/H3/LDC2/D1/2		0.58					0.72
Queen Street, Sheung Wan	S/H3/LDC3/D1/2		0.74					0.95
Wan Chai Road/Tai Yuen Street	S/H5/LDC1/D1/2		0.70					0.85
Hanoi Road, Tsim Sha Tsui	S/K1/LDC1/D1/1			0.62				0.76
Waterloo Road/Yunnan Lane	S/K2/LDC1/D1/2			0.22				0.42
Argyle Street/Shanghai Street	S/K3/LDC1/D1/2		1.15					1.59
TOTAL:		412.99	377.62	260.48	64.63	6.18	1898.17	48819.75

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