

**Panel on Planning, Lands and Works**  
**Special Meeting on 15 January 2004**

**Request for Supplementary Information**

I. Residential development projects of the Mass Transit Railway Corporation Limited (MTRCL) and the Kowloon-Canton Railway Corporation (KCRC)

	Site	Estimated Flat Supply (Units)	Estimated Completion
<b>A.</b>	<b>Projects under construction</b>		
	<i>MTRCL</i>		
1	Tseung Kwan O Station (TKOTL 74)	390	2005
2	Tung Chung Station, Site 5 (TCTL 5) Phases 3 to 7	3,878	2004-06
3	Hang Hau Station (TKOTL 24)	2,130	2005
4	Kowloon Station Site C (KIL 11080)	1,054	2005
5	Olympic Station, Site D (KIL 11151)	1,484	2005
6	Ping Shek Bus Terminus (NKIL 6179)	316	2006
7	Tung Chung Station, Site 4 (TCTL 4) Phases 2 and 3	1,302	2005-07
8	Tiu Keng Leng Station (TKOTL 73) (2 phases)	3,772	2005-2007
9	Tseung Kwan O Station (TKOTL 75)	1,472	2006
10	Kowloon Station Sites E, F, G (KIL 11080)	1,223	2007
	<i>KCRC</i>		
11	Ho Tung Lau Phase 2 (STTL 470)	1,760	2006
	Flat supply from projects under construction	18,781	

	<b>Site</b>	<b>Estimated Flat Supply (Units)</b>
<b>B.</b>	<b>Projects whose development programmes have yet to be finalized*</b>	
	<i>MTRCL</i>	
1	Tseung Kwan O Depot (Area 86)	21,500
	<i>KCRC</i>	
2	Ma On Shan Railway property developments	10,972
3	West Rail property developments	30,296
4.	East Rail and Light Rail Transit property developments	4,368
	*Total	67,136

*\*Note: For indication only and may be subject to change. These development programmes will be carried out in phases over a number of years.*

II. Where feasible, the Administration is to provide an analysis of the overall demand and supply for new residential flats in Hong Kong taking into account the projected annual population growth in the next 10 years

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The Administration has been closely monitoring the market situation to make sure that sufficient land is made available to meet market demand and to cater for the long-term housing needs of the community, having regard to the overall situation in keeping a reasonable balance between supply of and demand for residential housing.

2. The Administration makes no judgement on the quantum of private housing production at any particular point of time as this is a matter for the market, but will make sure that Government will not be caught short when demand for land for housing development builds up.

3. The market and individual developers will continue to read the market sentiments, to analyze relevant statistics in order to come to an educated decision as to the amount of housing stock which will be required to meet market demand at any one point in time. This is a process which is dictated by market forces and which has been shown to work.

4. Government is confident that by maintaining a fair and stable environment with minimum intervention, the private housing market will be able to operate smoothly and freely towards achieving equilibrium.

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