

Legislative Council Panel on Housing

2012/13 – 2016/17 Public Housing Construction Programme

Purpose

This paper briefs Members on the Housing Authority's (HA) Public Housing Construction Programme (PHCP) for the period 2012/13 – 2016/17.

Background

2. The objective of the Government and the HA is to provide public rental housing (PRH) to low-income families who cannot afford private rental accommodation, with a target of maintaining the average waiting time for general PRH applicants at around three years. In response to the aspiration of low and middle-income families for home ownership, the development of Home Ownership Scheme (HOS) has become firmly part of our housing policy and land has been secured for the development of about 17 000 HOS flats over the four years from 2016/17.

Public Housing Construction Programme

Public Rental Housing

3. The HA has a five-year rolling PHCP, with suitable adjustments made annually to the PRH production in accordance with the latest demand and supply situation. In the five-year period of 2012/13 – 2016/17, there will be a total PRH production of some 75 000 flats (see **Annex A**), with an annual average of some 15 000 flats to be produced. Most of these new PRH flats will be located in urban (55%) and extended urban areas (29%) with the remaining in the New Territories (16%). The projects covered in this period are either under construction or are at an advanced detailed design stage. Accordingly, flat production in this period will not be subject to major changes. However, in line with the Chief Executive's pledge, we will expedite the completion of projects as far as possible by making effective use of more extensive precasting elements at the roof level, and we will also convert the Chai Wan Factory Estate, which will provide 180 PRH flats by end 2015.

4. In order to further increase production within the first five year period, we endeavour to advance the completion of two PRH projects from the second five year period, namely Anderson Road Site C1 and Tuen Mun Area 54 Site 2 Phase 2, by one year from 2017/18 to 2016/17. The two projects involve 3 400 flats and thus there will be an increase in PRH supply from 75 600 flats to 79 000 flats during the five-year period from 2012/13-2016/17 as shown in **Annex B**. Meanwhile, we will continue to step up our efforts to explore feasible ways to expedite the construction of public housing.

5. Most projects beyond 2016/17 are at an early planning and design stage and are subject to various variations, such as change of land use, views from the local communities and the timely availability of sites. We will work closely with relevant departments and interested parties such as the District Councils (DCs) to ensure the timely delivery of these projects in line with the target for production set by the Chief Executive in the Policy Address of at least 100 000 units in the five years starting from 2018.

Home Ownership Scheme

6. The sites for the first batch of the six HOS projects are located in Shatin, Tsuen Wan, Kwai Tsing and Yuen Long respectively. The HA is currently carrying out relevant preparatory works for the development of these HOS flats. Construction works for five of these projects will commence in mid-2013 for completion in 2016/17. The exception is the project at Hin Tin Street, which will be completed in 2017/18 due to difficult site constraints. In addition, the HA has successfully worked with other Government departments and bureaux to identify suitable sites for HOS development in different areas of the territory to ensure that a total of 17 000 HOS units will be completed in the four years from 2016/17. These include Kai Tak Site 1G1(B) and four of the former My Home Purchase Plan (MHPP) sites which are located in Choi Hung, Diamond Hill, Ma On Shan and Tai Po districts. We will consult the relevant DCs and the local community on individual HOS developments as appropriate.

Way Forward

7. To ensure an adequate and steady supply of PRH and HOS flats:

- (i) The Steering Committee on Land Supply, chaired by the Financial Secretary (which is evolved from the Steering Committee on Housing Land Supply), will pro-actively co-ordinate the overall plans for development and supply of land in Hong Kong for various uses, and adjust land supply in response to changes in demand.
- (ii) We will further strengthen the internal coordination within the Government and our liaison with respective DCs and local communities to identify suitable sites for public housing development in different areas of the territory. The HA will consider all suitable sites, regardless of their size, for public housing development and will develop public housing projects under the principles of optimization of land use, maximization of cost-effectiveness and sustainability to meet the needs for public housing.
- (iii) The HA will optimize the development potential of all available sites to make more effective use of the precious land resources. We will continue to liaise closely with relevant Government departments and strive to relax plot ratios and building height restrictions without compromising the environment and quality. For the completion of a 40-storey housing stock, we now would need one year for foundation work plus two and a half years for superstructure work. The key to prompt delivery of public housing flats hinges essentially on whether the early planning and design stage can be condensed, that said: securing sites which have been properly zoned for residential use and sites which are resumed, cleared and formed, with adequate provision of infrastructure; what we call “spade ready” sites; as well as enlisting the support of DCs and the local communities to public housing projects. With these, time needed for completing projects, which generally takes seven years in the past, may be shortened to within five years (including one year for the early planning and design stage, as well as another three and a half years for construction work), so as to expedite the PHCP.

Advice Sought

8. Members are invited to note the contents of this paper.

**Transport and Housing Bureau
February 2013**

Production of PRH Flats in the Coming Five Years (2012/13 – 2016/17)

Year of Completion / District	Sub-District	Planned PRH Flat Number*
2012/2013		
Urban	Kowloon City	5200
	Kwun Tong	2700
	Sham Shui Po	1400
Extended Urban	Sha Tin	2800
New Territories	Tuen Mun	1000
Sub -Total :		13100
2013/2014		
Urban	Kowloon City	8200
	Sham Shui Po	1500
Extended Urban	Kwai Tsing	2300
	Sai Kung (Tseung Kwan O)	2100
Sub -Total :		14100
2014/2015		
Urban	Sham Shui Po	2900
	Wong Tai Sin	1000
Extended Urban	Sha Tin	3000
New Territories	North	1400
	Yuen Long	4400
Sub -Total :		12700
2015/2016		
Urban	Eastern	200
	Kwun Tong	9600
Extended Urban	Sha Tin	8000
New Territories	Tai Po	500
	Yuen Long	2100
Sub -Total :		20400
2016/2017		
Urban	Kwun Tong	7900
	Sham Shui Po	400
	Wong Tai Sin	900
Extended Urban	Island (Tung Chung)	3500
New Territories	Tuen Mun	2600
Sub -Total :		15300
Total :		75600

Overall District Distribution	
Urban	55%
Extended Urban (include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.)	29%
New Territories	16%
Total :	100%

* Based on the Public Housing Construction Programme as at Dec 2012.

**Production of PRH Flats in the Coming Five Years (2012/13 – 2016/17)
(After Advancement of Two Projects)**

Year of Completion / District	Sub-District	Planned PRH Flat Number
2012/2013		
Urban	Kowloon City	5200
	Kwun Tong	2700
	Sham Shui Po	1400
Extended Urban	Sha Tin	2800
New Territories	Tuen Mun	1000
Sub -Total :		13100
2013/2014		
Urban	Kowloon City	8200
	Sham Shui Po	1500
Extended Urban	Kwai Tsing	2300
	Sai Kung (Tseung Kwan O)	2100
Sub -Total :		14100
2014/2015		
Urban	Sham Shui Po	2900
	Wong Tai Sin	1000
Extended Urban	Sha Tin	3000
New Territories	North	1400
	Yuen Long	4400
Sub -Total :		12700
2015/2016		
Urban	Eastern	200
	Kwun Tong	9600
Extended Urban	Sha Tin	8000
New Territories	Tai Po	500
	Yuen Long	2100
Sub -Total :		20400
2016/2017		
Urban	Kwun Tong (+1 300)	9200
	Sham Shui Po	400
	Wong Tai Sin	900
Extended Urban	Island (Tung Chung)	3500
New Territories	Tuen Mun (+2 100)	4700
Sub -Total :		18700
Total :		79000

Overall District Distribution	
Urban	55%
Extended Urban (include Kwai Tsing, Tsuen Wan, Sha Tin (including Ma On Shan), Tseung Kwan O and Tung Chung.)	28%
New Territories	18%
Total :	100%*

* Figures may not add up to the total due to rounding.