

## **Legislative Council Panel on Housing**

### **Public Housing Construction Programme 2013/14 to 2017/18**

#### **Purpose**

This paper briefs Members on the Housing Authority's (HA) Public Housing Construction Programme (PHCP) for the period 2013/14 to 2017/18.

#### **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<sup>1</sup> for general PRH applicants at around three years. In the 2013 Policy Address, the Chief Executive (CE) announced that the targets for PRH production are to produce “about 75 000 new PRH flats over the five years from 2012/13” and “at least 100 000 units over the five years starting from 2018”. For Home Ownership Scheme (HOS), the target is to provide “about 17 000 HOS flats over the four years starting from 2016/17”.

#### **Public Housing Construction Programme**

##### *Public Rental Housing*

3. As the production of PRH involves a number of factors such as planning, construction and resource allocation, we have put in place the PHCP, which rolls forward on a yearly basis. For the first five-year period from 2012/13 to 2016/17, the total production is about 79 000 flats, some 4 000 flats more than the target of 75 000 flats the CE announced in his 2013 Policy Address. For the second five-year period from 2017/18 to 2021/22, with the concerted efforts of various departments, we have

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<sup>1</sup> The HA has in place a consistent and fair mechanism to derive the AWT. Under the established methodology, waiting time refers to the time taken between registration on the WL and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The AWT for general applicants refers to the average of the waiting time of general applicants housed to PRH in the past 12 months.

identified sufficient land to produce more than 100 000 flats. The key to prompt delivery of PRH according to the forecast is that development sites which have been properly zoned for residential use can be secured, and preferably sites which are resumed, cleared and formed, with adequate provision of infrastructure. In addition, if it is possible to secure the support of District Councils (DCs) and local communities, as well as having all the other resources, including adequate manpower, in place, it may be possible for us to advance the completion of projects in the pipeline.

4. The HA completed construction of 13 114 flats in 2012/13. According to the HA's five-year rolling PHCP, there will be a total PRH production of about 82 000 flats in the five-year period from 2013/14 to 2017/18. Most of these new PRH flats will be located in urban (52%) and extended urban areas (32%), with the remaining in the New Territories (16%). Most of the projects covered in this period are either under construction or at an advanced detailed design stage. The detailed programme of the public housing development within the PHCP period is attached at **Annex 1** for Members' reference.

5. As for the number of PRH flats by flat types, among the new PRH production from 2013/14 to 2016/17, about 19% would be one/two-person units, 25% would be two/three-person units, 39% would be one-bedroom units (for three to four persons) and 16% would be two-bedroom units (for four persons or above) (**Annex 2**).

6. For projects with completion in 2018/19 and onwards, they are still subject to various factors such as change of land use, consultation with local communities and the timely availability of sites, it is not possible to list out the detailed programme at this stage. Nonetheless, such information will be released when appropriate as we roll forward the production programme and consult the DCs in due course.

#### *Home Ownership Scheme*

7. The first batch of about 2 200 HOS flats to be completed in 2016/17 are located in Shatin, Tsuen Wan, Kwai Tsing and Yuen Long respectively. Construction on these sites has already commenced. (**Annex 1**). In addition, the HA has successfully worked with other Government bureaux and departments to identify suitable sites for HOS development in different areas of the territory to ensure that a total of about 17 000 HOS units will be completed from 2016/17 to 2019/20 in accordance with the Government's commitment.

## **Way Forward**

8. To ensure an adequate and steady supply of PRH and HOS flats:
- (i) the Steering Committee on Land Supply, chaired by the Financial Secretary, will continue to co-ordinate pro-actively the overall planning for the 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 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; and
  - (iii) the HA will actively explore all feasible ways to increase the land and manpower resources for public housing developments. We will optimize the development potential of all available sites to make more effective use of the precious land resources. The HA will continue to liaise closely with relevant Government departments and strive to increase public housing supply by relaxing plot ratio and building height restrictions without compromising the living environment.

## **Advice Sought**

9. Members are invited to note the content of this paper.

**Transport and Housing Bureau**  
**November 2013**

**PRH Production (2013/14 - 2017/18)**
**Annex 1**

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2013/2014				
Urban	Kowloon City	Kai Tak Development Site 1B Phase 1	2 700	8 200
		Kai Tak Development Site 1B Phase 2	2 900	
		Kai Tak Development Site 1B Phase 3	2 500	
	Sham Shui Po	Sai Chuen Road	1 500	1 500
Extended Urban	Kwai Tsing	Tai Pak Tin Street	800	2 300
		Kwai Shing Circuit	1 500	
	Sai Kung	Tseung Kwan O Area 65B	2 100	2 100
			Sub-total	14 100
2014/2015				
Urban	Sham Shui Po	So Uk Phase 1	2 900	2 900
	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Shatin Area 52 Phase 1	3 000	3 000
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	1 500	4 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	12 700
2015/2016				
Urban	Eastern	Conversion of Chai Wan Factory Estate to PRH	200	200
	Kwun Tong	Lower Ngau Tau Kok Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	3 500	8 100
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 3	500	2 100
		Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	20 500

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2016/2017				
Urban	Kwun Tong	Anderson Road Site A	1 500	9 300
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
	Sham Shui Po	So Uk Phase 1	400	400
	Wong Tai Sin	San Po Kong Flatted Factory	900	900
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	4 700
		Tuen Mun Area 54 Site 2 Phase 2	2 100	
			Sub-total	18 800
2017/2018				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	EHC Site Phase 7	500	500
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 200	7 800
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	900	900
	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	2 300	2 300
	Islands	Tung Chung Area 39	3 800	3 800
			Sub-total	15 600
			Total	81 600

(Based on Public Housing Construction Programme as at November 2013)

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

## HOS Production (2013/14 - 2017/18)

Year of Completion/ District	Sub-district	HOS Project	Planned Flat Number	Planned Flat Number By Sub-district
2016/2017				
Extended Urban	Kwai Tsing	Ching Hong Road	500	500
	Tsuen Wan	Sha Tsui Road	1 000	1 000
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	200	500
		Pik Tin Street, Sha Tin Area 4D	300	
New Territories	Yuen Long	Wang Yip Street West	200	200
			Sub-total	2 200
2017/2018				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5	700	700
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East	2 600	2 600
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 200
			Total	6 300

(Based on Public Housing Construction Programme as at November 2013)

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

# Number of PRH Flats by Flat Types (2013/14 - 2017/18)

Annex 2

Year of Completion/ District	Flat Type				
	1/2 Person Flat	2/3 Persons Flat	1-bedroom Flat	2-bedroom Flat	Total
<b>2013/2014</b>					
Urban	2 300	3 400	3 000	900	
Extended Urban	800	1 100	2 000	600	
<b>Sub-total</b>	<b>3 100</b>	<b>4 500</b>	<b>5 000</b>	<b>1 500</b>	<b>14 100</b>
<b>2014/2015</b>					
Urban	800	900	1 800	400	
Extended Urban	700	600	1 200	500	
New Territories	1 300	1 300	2 500	700	
<b>Sub-total</b>	<b>2 800</b>	<b>2 900</b>	<b>5 500</b>	<b>1 600</b>	<b>12 700</b>
<b>2015/2016</b>					
Urban	1 600	2 900	4 100	1 100	
Extended Urban	1 800	1 400	4 100	800	
New Territories	500	600	1 200	400	
<b>Sub-total</b>	<b>3 900</b>	<b>4 900</b>	<b>9 400</b>	<b>2 300</b>	<b>20 500</b>
<b>2016/2017</b>					
Urban	1 700	2 100	3 400	3 300	
Extended Urban	600	900	1 600	500	
New Territories	800	1 100	1 200	1 600	
<b>Sub-total</b>	<b>3 000</b>	<b>4 200</b>	<b>6 200</b>	<b>5 400</b>	<b>18 800</b>
<b>Total</b>	<b>12 800</b>	<b>16 400</b>	<b>26 000</b>	<b>10 700</b>	<b>66 000</b>
<b>(2013/14 - 2016/17)</b>	<b>(19%)</b>	<b>(25%)</b>	<b>(39%)</b>	<b>(16%)</b>	<b>(100%)</b>
<b>2017/2018</b>					
Number to be confirmed as developments are under design.					

(Based on Public Housing Construction Programme as at November 2013)

Note: The actual figures may be subject to change at the detailed design stage.

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