

Legislative Council Panel on Housing

Public Housing Construction Programme 2014/15 to 2018/19

Purpose

This paper briefs Members on the Hong Kong Housing Authority's (HA) Public Housing Construction Programme (PHCP) for the period 2014/15 to 2018/19.

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 time¹ for general PRH applicants at around three years. As announced in the 2014 Policy Address, the Government adopted the recommendation of the Long Term Housing Strategy (LTHS) Steering Committee for the total housing supply target of 470 000 units for the coming 10 years (i.e. 2013/14 to 2022/23), with public housing accounting for 60%. To meet the target of public housing, an average annual production of about 20 000 PRH units and about 8 000 subsidized sale units (including Home Ownership Scheme (HOS) units) will be required. This represents an increase of 36% when compared to the Government's previous pledge and is a huge challenge.

¹ Waiting time refers to the time taken between registration for public rental housing 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 average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to public rental housing in the past 12 months.

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Public Rental Housing

3. As the production of PRH involves a number of factors such as land planning, design, construction and resource allocation, to closely monitor the progress of each works project, the HA has put in place the five-year PHCP which rolls forward on a yearly basis.

4. In 2013/14, the HA completed construction of 14 057 flats. According to the HA's rolling PHCP, there will be a total production of about 77 100 new PRH flats for the five-year period from 2014/15 to 2018/19. Most of these new PRH flats will be located in urban (45%) and extended urban areas (35%) with the remaining in the New Territories (20%). The detailed programme of the public housing development within the PHCP period is attached at **Annex 1** for Members' reference. Most of the projects covered in this period are either under construction or at an advanced detailed design stage. The progress of individual projects may be affected by the progress of funding approval for the construction of the necessary ancillary facilities in this year and would delay the issuance of occupation permits. For example, the public transport interchanges for Ex-Kwai Chung Police Quarters and Kiu Cheong Road East in Ping Shan are required to be completed before population in-take to meet the approving conditions of the Town Planning Board. The Fo Tan Phase 1 and Pak Tin redevelopment projects also require funding approval this year for construction of the required infrastructure/reprovision of community hall, etc.

5. As for the number of new PRH flats by flat types, among the new PRH flats to be built for the period of 2014/15 to 2018/19, about 18% would be one/two-person units, about 23% would be two/three-person units, about 37% would be one-bedroom units (for three to four persons) and about 21% would be two-bedroom units (for four persons or above) (**Annex 2**).

6. For projects with completion in 2019/20 and onwards, they are subject to various factors such as change of land use, consultation with local communities, infrastructure construction and site formation works, etc. Moreover, in many cases of these sites, the feasibility of the project site for public housing is still subject to study or investigation and some of the housing sites also involve land resumption matters. As these

projects are yet to be finalised and subject to changes, thus, it is difficult to list out the detailed information and programme at this stage. Nonetheless, such information will be released when appropriate as we roll forward the production programme. Also, we will consult the relevant District Councils when appropriate.

7. The key to prompt delivery of all PRH in pipeline hinges essentially on securing the “spade-ready sites” (i.e. whether the sites have been properly zoned for residential use, and are resumed, cleared and formed, with adequate provision of infrastructure). If we can secure the support of District Councils and the local communities as well as having necessary resources, including timely acquisition of adequate manpower and funding approval, it may be possible for us to complete the projects in the pipeline as scheduled.

Home Ownership Scheme

8. The first batch of newly built HOS projects is located in Shatin, Tsuen Wan, Tsing Yi and Yuen Long, providing a total of 2 160 HOS flats. The HOS projects on these sites are under construction and expected to be completed in 2016/17. The projects are planned for pre-sale by end December 2014 (**Annex 1**).

Way Forward

9. The Government is considering in details the consultation report submitted by the LTHS Steering Committee in February 2014 and other views gauged. The Government plans to release the LTHS by the end of 2014.

10. The Government will continue to identify suitable land to meet the production target of 200 000 PRH units and 80 000 subsidized sale units in the coming ten years as stated in the 2014 Policy Address. We will continue to implement the following measures to ensure an adequate and steady supply of PRH and HOS flats:

- (a) the Steering Committee on Land Supply, chaired by the Financial Secretary, will continue to co-ordinate 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;

- (b) The HA will continue to liaise closely with the Development Bureau (DEVB) and Planning Department (PlanD) to secure sufficient sites which are suitable for public housing developments, and to discuss the best uses of the identified sites in order to meet the new PRH production targets;
- (c) The HA will continue to work closely with DEVB, PlanD and Lands Department to streamline the required planning and land procedures, and to shorten the land resumption and clearance process, where practicable; and
- (d) Where planning and infrastructure permit and environmental quality will not be compromised to an unacceptable extent, the HA will seek to optimise the development potential of each site and increase public housing flat production. If necessary, the HA will submit planning application to the Town Planning Board for relaxation of the plot ratios and building height restrictions for the public housing sites.

Advice Sought

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

**Transport and Housing Bureau
November 2014**

Public Rental Housing Production (2014/15 - 2018/19)
Annex 1

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2014/2015				
Urban	Wong Tai Sin	Tung Tau Cottage Area East	1 000	1 000
Extended Urban	Sha Tin	Shatin Area 52 Phase 1	3 000	4 400
		Shatin Area 52 Phase 2	1 400	
New Territories	North	Sheung Shui Area 36 West	1 400	1 400
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	900	3 200
		Hung Shui Kiu Area 13 Phase 3	2 300	
			Sub-total	9 900
2015/2016				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Lower Ngau Tau Kok Estate 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	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	23 300
2016/2017				
Urban	Kwun Tong	Anderson Road Site A	1 500	3 600
		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	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	12 100

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2017/2018				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 000
		So Uk Phase 2	3 700	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	2 300	2 300
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	19 000
2018/2019				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Lai Chi Kok Road - Tonkin Street Phase 1	2 500	4 300
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	5 500
		Shek Mun (Shek Mun Estate Phase 2)	700	
New Territories	North	Choi Yuen Road	1 100	2 000
		Fanling Area 49	900	
			Sub-total	12 800
			Total	77 100

(Based on Public Housing Construction Programme as at September 2014)

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

Home Ownership Scheme Production (2014/15 - 2018/19)

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 Phase 1	800	800
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	4 100
2018/2019				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 300	1 300
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	1 700
			Sub-total	4 300
			Total	10 600

(Based on Public Housing Construction Programme as at September 2014)

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

Number of Public Rental Housing Flats by Flat Types (2014/15 - 2018/19)

Annex 2

Year of Completion/ District	Flat Type				
	1/2 Person Flat	2/3 Persons Flat	1-bedroom Flat	2-bedroom Flat	Total
2014/2015					
Urban	200	200	500	100	
Extended Urban	1 000	800	2 000	600	
New Territories	1 100	1 100	1 800	600	
Sub-total	2 200	2 100	4 300	1 300	9 900
2015/2016					
Urban	2 300	3 600	5 400	1 400	
Extended Urban	1 500	1 200	3 400	700	
New Territories	700	900	1 800	500	
Sub-total	4 500	5 600	10 600	2 600	23 300
2016/2017					
Urban	700	1 300	1 700	1 100	
Extended Urban	600	900	1 600	500	
New Territories	600	900	900	1 200	
Sub-total	1 900	3 100	4 300	2 800	12 100
2017/2018					
Urban	1 800	1 900	3 600	3 600	
Extended Urban	900	2 000	1 800	2 200	
New Territories	100	200	300	400	
Sub-total	2 900	4 100	5 700	6 200	19 000
2018/2019					
Urban	1 200	1 000	1 500	1 500	
Extended Urban	1 200	1 400	1 400	1 500	
New Territories	300	600	700	400	
Sub-total	2 600	3 100	3 700	3 400	12 800
Total (2014/15 - 2018/19)	14 100 (18%)	18 100 (23%)	28 500 (37%)	16 300 (21%)	77 100 (100%)

(Based on Public Housing Construction Programme as at September 2014)

Note: The actual figures may be subject to change at the detailed design stage, especially for those figures in the later years of 2017/18 & 2018/19.

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