

**For discussion  
on 15 November 2016**

**Legislative Council Panel on Housing  
Public Housing Construction Programme 2016-17 to 2020-21**

**Purpose**

This paper briefs Members on the Hong Kong Housing Authority (HA)'s Public Housing Construction Programme (PHCP) for the period 2016-17 to 2020-21 (as at September 2016).

**Background**

2. In the Long Term Housing Strategy (LTHS) Annual Progress Report 2015, the Government adopted the total housing supply target of 460 000 units for the ten-year period from 2016-17 to 2025-26, among which the public housing supply target is 280 000 units, comprising 200 000 public rental housing (PRH) units and 80 000 subsidised sale flats (SSF).

**Public Housing Construction Programme 2016-17 to 2020-21**

3. According to the forecasts of HA at **Annex 1**, from 2016-17 to 2020-21, HA will produce around 91 700 units, including about 70 700 PRH units (about 77%) and about 21 000 SSF (about 23%) (including both Home Ownership Scheme (HOS) and Green Form Subsidised Home Ownership Pilot Scheme (GSH) flats).

4. **Annex 2** sets out the public housing production by the Hong Kong Housing Society (HKHS) (**Table 2** in **Annex 2**). The combined public housing production of HA and HKHS from 2016-17 to 2020-21 amounts to 94 500 flats (**Table 3** in **Annex 2**). Compared with the housing production figures of the previous five-year periods, namely the five-year periods counting from 2012-13, 2013-14, 2014-15 and 2015-16, the figures of total public housing production, PRH production and SSF production show a steady increase. However, part of the housing production in 2016-17 includes figures from the slippage of around 9 000 flats<sup>1</sup> from 2015-16 due to reasons including labour shortage and Water

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<sup>1</sup> It involves Shatin Area 52 Phases 3 (Blocks 11 to 14) (about 2 000 flats) and 4 (Blocks 15 to 17) (2 100 flats), Anderson Road Site D (about 3 500 flats), Conversion of Chai Wan Factory Estate to PRH (about 200 flats) and Au Tau Departmental Quarters (about 1 200 flats).

Supplies Department's new inspection requirements introduced since 2015.

### **HA's Public Rental Housing\***

5. Among HA's production of about 70 700 PRH units in the period from 2016-17 to 2020-21, around 80% will be located in urban (about 49%) and extended urban areas (about 29%), with the remaining units in the New Territories (about 21%). In terms of flat types, about 16% are Type A units (for one/two persons), about 25% are Type B units (for two/three persons), about 35% are Type C units (for three/four persons) and about 24% are Type D units (for four/five persons) (**Annex 3**).

### **HA's Subsidised Sale Flats\***

6. Among HA's production of about 21 000 SSF in the five-year period from 2016-17 to 2020-21, around 70% will be located in urban (about 33%) and extended urban areas (about 37%), with the remaining units in the New Territories (about 28%) and Islands (about 3%).

### **Planning Issues and Consultation with Local Communities**

7. Forecasts of housing production are subject to uncertainties. While the timetable of projects within the next five-year period will usually be more accurate since relevant consultation and planning processes have been completed, the exact completion time for individual projects will still be subject to changes as mentioned in paragraph 4 above. Projects at consultation and planning stages are more prone to uncertainties. For example, two projects, with about 800 flats, cannot be included in the production programme for the next five years. They are Tai Wo Hau Road Phase 2 in Kwai Tsing, which is subject to a judicial review (JR) case on the Outline Zoning Plan (OZP)<sup>2</sup> concerned; and On Muk Street Phase 1 in Shek Mun of Shatin for which a primary school is required to be added to the development as a result of the latest review of planning requirements.

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\* Figures may not add up to 100% due to rounding.

<sup>2</sup> Although the JR is not related to the Tai Wo Hau Road site, the court has granted an interim stay of submission of the OZP for the Executive Council's approval, pending the determination of the JR. In view of the deferral of approval of the OZP, the Tender Committee of HA had no choice but to cancel in May 2015 the foundation tender which was issued in March 2015. The project completion date is uncertain due to further stay of the JR proceedings. The court hearing date has been deferred and yet to be fixed.

8. For projects with completion dates scheduled for 2021-22 and beyond, they are mostly at the preliminary planning and design stage and are subject to a host of factors such as change of land use, consultation with local communities, infrastructure construction and site formation works, etc. Moreover, in many cases, the project sites are still subject to technical studies or investigation. Some of the housing sites also involve land resumption, clearance or reprovisioning of existing facilities. As these projects are subject to changes, it is therefore difficult to provide detailed information and programme at this stage.

9. Since the last report on PHCP issued to Members in November 2015 for the period from 2015-16 to 2019-20 (Paper No. CB(1) 63/15-16(05) refers), we have consulted District Councils (DCs) on seven more new public housing projects (**Annex 4**), involving about 10 500 flats. These projects are Northwest Kowloon Reclamation Site 1 (East), Near Lai King Hill Road, Java Road, Tung Chung Area 54, Lei Yue Mun Phase 4, Chai Wan Road and Lai Cho Road. Over the past six years since 2010-11, we have already consulted DCs on a total of 88 public housing projects.

### **Way Forward**

10. Delivering the ten-year housing supply target is undeniably a huge challenge for both the Government and the society as a whole. The Government will continue to adopt multi-pronged approach, and will continue with the land use review and rezoning, increase the development intensity, develop new development areas, and carry out reclamation on an appropriate scale, etc., in order to increase housing land supply in the short, medium and long term.

11. HA and government departments will continue to liaise closely to secure sites which are suitable for public housing developments and will consider the best use of the identified sites in order to meet PRH production targets. We will also endeavour to streamline the required planning and land procedures, and to shorten the land resumption and clearance process. Where planning and infrastructure permit and where environmental quality will not be compromised to an unacceptable extent, HA will seek to optimise the development potential of each and every site to increase public housing production.

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

**Transport and Housing Bureau  
November 2016**

## Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production (2016-17 to 2020-21)

( Based on Public Housing Construction Programme as at September 2016 )

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
<b>2016-2017</b>				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site D	3 500	4 300
		Anderson Road Site E Phase 2	800	
Extended Urban	Sha Tin	Shatin Area 52 Phase 3	2 000	4 100
		Shatin Area 52 Phase 4	2 100	
	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Yuen Long	Ex-Au Tau Departmental Quarters	1 200	1 200
			<b>Sub-total</b>	<b>13 300</b>
<b>2017-2018</b>				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site A	1 500	8 600
		Anderson Road Site B Phase 1	3 100	
		Anderson Road Site B Phase 2	2 600	
		Anderson Road Site C1	1 400	
	Sham Shui Po	So Uk Phase 1	400	2 400
		So Uk Phase 2	2 000	
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
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	
			<b>Sub-total</b>	<b>16 800</b>
<b>2018-2019</b>				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	7 400
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
		So Uk Phase 2	1 700	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			<b>Sub-total</b>	<b>15 100</b>

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
<b>2019-2020</b>				
Urban	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1700
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			<b>Sub-total</b>	<b>13 700</b>
<b>2020-2021</b>				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Kwun Tong	Choi Wing Road	1 100	1 100
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 2	1 400	1 400
	Wong Tai Sin	Diamond Hill Phase 1	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
New Territories	Tai Po	Chung Nga Road East, Tai Po	700	700
	North	Queen's Hill Phase 1	3 800	6 300
		Queen's Hill Phase 2	1 200	
		Queen's Hill Phase 5	1 300	
			<b>Sub-total</b>	<b>11 800</b>
			<b>Total</b>	<b>70 700</b>

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.

## HA's Subsidised Sale Flats (SSF) Production (2016-17 to 2020-21)

( Based on Public Housing Construction Programme as at September 2016 )

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
<b>2016-2017</b>				
*Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory	857	857
*Extended Urban	Kwai Tsing	Ching Hong Road	465	465
	Tsuen Wan	Sha Tsui Road	962	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	216	504
Pik Tin Street, Sha Tin Area 4D		288		
*New Territories	Yuen Long	Wang Yip Street West	229	229
			<b>Sub-total</b>	<b>3 017</b>
<b>2017-2018</b>				
*Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	248	248
			<b>Sub-total</b>	<b>248</b>
<b>2018-2019</b>				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	800
*New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 409	2 409
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			<b>Sub-total</b>	<b>6 600</b>
<b>2019-2020</b>				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2	1 700	2 500
		Fat Tseung Street West	800	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sha Tin	Hang Kin Street, Ma On Shan	700	700
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			<b>Sub-total</b>	<b>6 400</b>
<b>2020-2021</b>				
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600
		Wo Sheung Tun Street, Fo Tan	800	
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			<b>Sub-total</b>	<b>4 800</b>
			<b>Total</b>	<b>21 000</b>

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.

\*These subsidised sale flats were offered for pre-sale. Figures provided are actual number of flats.

**Table 1: Public Housing Production of Hong Kong Housing Authority (HA)'s Public Housing Construction Programme (PHCP) (2016-17 to 2020-21)**

	2016-17	2017-18	2018-19	2019-20	2020-21	Total
<b>PRH</b>	13 300	16 800	15 100	13 700	11 800	<b>70 700</b>
<b>Subsidised sale flats</b>	3 000	200	6 600	6 400	4 800	<b>21 000</b>
<b>Total</b>	<b>16 400</b>	<b>17 000</b>	<b>21 700</b>	<b>20 100</b>	<b>16 600</b>	<b>91 700</b>

\* The estimated completion year refers to the substantial completion of building contract based on the latest PHCP (as at September 2016).

**Table 2: Public Housing Production of Hong Kong Housing Society (HKHS) (2016-17 to 2020-21)**

	2016-17	2017-18	2018-19	2019-20	2020-21	Total
<b>PRH</b>	100	-	-	1 000	-	<b>1 100</b>
<b>Subsidised sale flats</b>	-	-	1 000	600	-	<b>1 600</b>
<b>Total</b>	<b>100</b>	<b>-</b>	<b>1 000</b>	<b>1 600</b>	<b>-</b>	<b>2 700</b>

**Table 3: Five-year Public Housing Production under Different Timeframes (HA and HKHS)**

<b>PHCP</b>	<b>HA Flat Production (PRH + Subsidised sale flats)</b>	<b>HKHS Flat Production (PRH + Subsidised sale flats)</b>	<b>Total Production (PRH + Subsidised sale flats)</b>
2012-13 to 2016-17	67 700 (64 700 + 3 000)	1 100 (100 + 1 000)	68 900 (64 900 + 4 000)
2013-14 to 2017-18	71 600 (68 400 + 3 300)	1 100 (100 + 1 000)	72 800 (68 500 + 4 300)
2014-15 to 2018-19	79 300 (69 400 + 9 800)	2 100 (100 + 2 000)	81 400 (69 600 + 11 800)
2015-16 to 2019-20	89 400 (73 200 + 16 200)	3 700 (1 100 + 2 600)	93 100 (74 300 + 18 800)
2016-17 to 2020-21	91 700 (70 700 + 21 000)	2 700 (1 100 + 1 600)	94 500 (71 800 + 22 600)

Note : Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.



## Number of Hong Kong Housing Authority's Public Rental Housing Units by Flat Types (2016-17 to 2020-21)

( Based on Public Housing Construction Programme as at September 2016 )

Year of Completion/ Districts	Flat Type				Total
	Type A (For 1/2 Persons)	Type B (For 2/3 Persons)	Type C (For 3/4 Persons)	Type D (For 4/5Persons)	
<b>2016-2017</b>					
Urban	600	900	2 500	500	
Extended Urban	1 800	1 200	3 900	700	
New Territories	200	300	500	200	
<b>Sub-total</b>	<b>2 600</b>	<b>2 400</b>	<b>6 900</b>	<b>1 400</b>	<b>13 300</b>
<b>2017-2018</b>					
Urban	1 900	2 400	3 500	3 500	
Extended Urban	100	300	200	200	
New Territories	800	1 100	1 200	1 600	
<b>Sub-total</b>	<b>2 700</b>	<b>3 800</b>	<b>4 900</b>	<b>5 300</b>	<b>16 800</b>
<b>2018-2019</b>					
Urban	1 600	1 500	2 700	2 400	
Extended Urban	900	1 700	2 000	2 300	
<b>Sub-total</b>	<b>2 500</b>	<b>3 200</b>	<b>4 700</b>	<b>4 700</b>	<b>15 100</b>
<b>2019-2020</b>					
Urban	800	1 200	2 800	1 900	
Extended Urban	900	1 600	1 300	1 000	
New Territories	300	700	800	300	
<b>Sub-total</b>	<b>2 000</b>	<b>3 500</b>	<b>4 900</b>	<b>3 300</b>	<b>13 700</b>
<b>2020-2021</b>					
Urban	400	1 800	1 300	800	
Extended Urban	100	200	100	100	
New Territories	900	2 700	1 800	1 600	
<b>Sub-total</b>	<b>1 400</b>	<b>4 700</b>	<b>3 200</b>	<b>2 500</b>	<b>11 800</b>
<b>Total (2016-2017 to 2020-2021)</b>	<b>11 300 (16%)</b>	<b>17 600 (25%)</b>	<b>24 700 (35%)</b>	<b>17 200 (24%)</b>	<b>70 700 (100%)</b>

Note: The actual figures may be subject to change at the detailed design stage. Flat numbers are rounded to the nearest hundred. Due to rounding, the figures may not add up to the total due to rounding.

**Hong Kong Housing Authority's Public Housing Projects for which District Councils have been consulted since November 2015 (As at October 2016)**

<b>District Council</b>	<b>Site Location</b>	<b>Estimated Flat No. (About)</b>
Sham Shui Po	Northwest Kowloon Reclamation Site 1 (East)	2 400
Kwai Tsing	Near Lai King Hill Road	500
	Lai Cho Road	800
Eastern	Java Road, North Point (HOS)	200
	Chai Wan Road	800
Islands	Tung Chung Area 54 (HOS)	3 300
Kwun Tong	Lei Yue Mun Phase 4	2 400
<b>Total</b>		<b>10 500</b> (7 projects)

Note: Based on the proposed flat number consulted in District Councils. Flat numbers are rounded to the nearest hundred and may not add up to the total due to rounding.