

**For discussion  
on 4 December 2017**

**Legislative Council Panel on Housing  
Public Housing Construction Programme 2017-18 to 2021-22**

**Purpose**

This paper briefs Members on the Hong Kong Housing Authority (HA)'s Public Housing Construction Programme (PHCP) for the period 2017-18 to 2021-22 (as at September 2017).

**Background**

2. In the Long Term Housing Strategy (LTHS) Annual Progress Report 2016, the Government adopted the total housing supply target of 460 000 units for the ten-year period from 2017-18 to 2026-27, 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 (SSFs).

**Public Housing Construction Programme 2017-18 to 2021-22<sup>1</sup>**

3. According to HA's forecasts as at September 2017, the estimated total public housing production of HA in the five-year period from 2017-18 to 2021-22 is about 96 800 units, comprising about 73 300 PRH units (about 76%) and about 23 400 SSFs (about 24%) (**Annex 1**).

4. The total estimated public housing production of HA and the Hong Kong Housing Society (HKHS) is at **Annex 2**. Together with HKHS's production of about 1 900 PRH units and about 1 600 SSFs (**Table 2** of **Annex 2**), the estimated total public housing production of HA and HKHS in the five-year period from 2017-18 to 2021-22 is about 100 300 units, comprising about 75 200 PRH units and about 25 100 SSFs (**Table 3** of **Annex 2**). Comparing the above estimated total public housing production for the five-year

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<sup>1</sup> Unit numbers are rounded to the nearest hundred and may not add up to the total number of units due to rounding.

period starting from 2017-18 with that of the previous four five-year periods, there has been a steady increase.

### **HA's PRH and SSFs**

5. Among HA's PRH production of about 73 300 units between 2017-18 and 2021-22, around 65% will be located in urban (about 42%) and extended urban areas (about 23%), with the remaining 35% in the New Territories. In terms of flat types, about 16% are Type A units (for one/two persons), about 28% are Type B units (for two/three persons), about 32% are Type C units (for three/four persons) and the about 24% remainder are Type D units (for four/five persons) (**Annex 3**).

6. For SSFs, among HA's production of about 23 400 units between 2017-18 and 2021-22, around 73% will be located in urban (about 26%) and extended urban areas (about 47%); while the about 27% remaining units will be located in the New Territories (about 24%) and Islands (about 3%).

### **Planning 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 is usually more certain since relevant consultation and planning processes of most projects have been completed, the exact completion time for individual projects will still be subject to changes. Projects at consultation and planning stages are more prone to uncertainties. For example, On Muk Street Phase 1 in Shatin, and projects at Tsing Hung Road and Tai Wo Hau Road in Kwai Tsing cannot be included in the production programme for the next five years due to challenges arising from statutory planning procedures. Details are explained in the discussion paper "Challenges and Difficulties in Taking Forward Public Housing Development Projects".

8. For projects with completion dates scheduled for 2022-23 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. For projects involves Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is therefore difficult to provide detailed information and programme at this stage.

9. Since reporting the 2016-17 to 2020-21 PHCP<sup>2</sup> to Members in November 2016, until end-September 2017, we have consulted District Councils (DCs) on nine more new public housing projects (**Annex 4**), involving about 13 500 flats.

## **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. To increase supply, the Government will continue to adopt a multi-pronged approach to increase housing land supply in the short, medium and long term through land use review and rezoning, increasing development intensity, releasing brownfield sites, developing new development areas and moderate land reclamation, etc.

11. In the past few years, the Government has identified over 210 sites with housing development potential in the short to medium term. Such sites can in total provide more than 310 000 flats, 70% of which are for public housing. Yet, the majority of these sites require the completion of necessary processes (including planning and consultation, statutory planning procedure, land resumption and clearance, provision and reprovision of facilities, site formation and provision of infrastructure, Legislative Council's timely funding approval, etc.) in order to be delivered on time for housing construction.

12. For housing construction, HA currently needs one year for foundation works in general, plus two and a half years for superstructure works to complete a 40-storey domestic block sitting on ground (i.e., without podium or basement). The key to prompt delivery of public housing flats hinges on whether the work during early stages can be condensed, i.e., whether we can secure "spade-ready" sites which have been zoned for residential use and are resumed, cleared and formed with appropriate provision of infrastructure;

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<sup>2</sup> LegCo Paper No. CB(1)110/16-17(02).

whether we can obtain the support of DCs and local communities for relevant public housing developments; and whether we have the other necessary resources, including the timely acquisition of adequate manpower and funding approval. With the above prerequisites, HA is generally able to shorten the work process to about five years (including one year for early planning and design works, half a year for tendering, and three and a half years for construction works), which generally took seven years in the past, in order to expedite the construction of public housing.

13. HA and government departments will continue to liaise closely to secure sites which are suitable for public housing developments, and will endeavour to streamline the required planning and land procedures. Where planning and infrastructure permit and where environment 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.

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

**Transport and Housing Bureau  
November 2017**

## Hong Kong Housing Authority's Public Rental Housing and Subsidised Sale Flats Production (2017-18 to 2021-22)

(According to the Public Housing Construction Programme of September 2017)

### Public Rental Housing

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
<b>2017-2018</b>				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site A and B	5 700	7 100
		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
	Island	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	
			<b>Sub-total</b>	<b>18 800</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	3 900	
		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 (NWKR) 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	1 800
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Sha Tin	Fo Tan	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	NWKR 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>11 900</b>
<b>2021/2022</b>				
Urban	Eastern	Chai Wan Road	800	800
	Sham Shui Po	NWKR Site 6 Phase 3	1 000	1 000
New Territories	Tuen Mun	Tuen Mun Area 54 Sites 3 & 4 (East)	5 200	9 400
		Tuen Mun Area 54 Sites 1 & 1A	4 200	
	North	Queen's Hill Phase 1	2 600	2 600
			<b>Sub-total</b>	<b>13 800</b>
			<b>Total</b>	<b>73 300</b>

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

## Subsidised Sale Flats

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
<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*	1 358	1 358
	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*	170	699
		Ngan Kwong Wan Road West*	529	
			<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	
	Sha Tin	Hang Kin Street, Ma On Shan	700	700
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			<b>Sub-total</b>	<b>5 100</b>
<b>2020/2021</b>				
Extended Urban	Sha Tin	Au Pui Wan Street	800	1 600
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27	1 200	1 200
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			<b>Sub-total</b>	<b>6 100</b>
<b>2021/2022</b>				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			<b>Sub-total</b>	<b>5 400</b>
			<b>Total</b>	<b>23 400</b>

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

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

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**Public Housing Production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) (2017-18 to 2021-22)**

(According to the forecast as at September 2017)

**Table 1: Public Housing Production of HA's Public Housing Construction Programme (PHCP) (2017-18 to 2021-22)**<sup>Note</sup>

	2017-18	2018-19	2019-20	2020-21	2021-22	Total
<b>Public Rental Housing (PRH)</b>	18 800	15 100	13 700	11 900	13 800	<b>73 300</b>
<b>Subsidised Sale Flats (SSFs)</b>	200	6 600	5 100	6 100	5 400	<b>23 400</b>
<b>Total</b>	<b>19 100</b>	<b>21 700</b>	<b>18 900</b>	<b>17 900</b>	<b>19 200</b>	<b>96 800</b>

**Table 2: Public Housing Production of HKHS (2017-18 to 2021-22)**<sup>Note</sup>

	2017-18	2018-19	2019-20	2020-21	2021-22	Total
<b>PRH</b>	-	-	1 000	-	900	<b>1 900</b>
<b>SSFs</b>	-	1 000	600	-	-	<b>1 600</b>
<b>Total</b>	-	<b>1 000</b>	<b>1 600</b>	-	<b>900</b>	<b>3 500</b>

**Table 3: Five-year Public Housing Production under Different Timeframes (HA and HKHS)**<sup>Note</sup>

Five-Year Periods	HA Flat Production (PRH + SSFs)	HKHS Flat Production (PRH + SSFs)	Total Production (PRH + SSFs)
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	88 200 (73 200 + 15 000)	3 700 (1 100 + 2 600)	91 900 (74 300 + 17 600)
2016-17 to 2020-21	91 900 (70 800 + 21 100)	2 700 (1 100 + 1 600)	94 600 (71 900 + 22 700)
2017-18 to 2021-22	96 800 (73 300 + 23 400)	3 500 (1 900 + 1 600)	100 300 (75 200 + 25 100)

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 (2017-18 to 2021-22)

(According to the Public Housing Construction Programme of September 2017)

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 4/5 Persons)	
<b>2017-2018</b>					
Urban	1 600	2 100	2 900	3 100	
Extended Urban	700	1 200	1 800	800	
New Territories	800	1 100	1 200	1 600	
<b>Sub-total</b>	<b>3 100</b>	<b>4 500</b>	<b>5 900</b>	<b>5 400</b>	<b>18 800</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	1 300	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	700	
Extended Urban	0	300	200	0	
New Territories	900	2 700	1 800	1 600	
<b>Sub-total</b>	<b>1 400</b>	<b>4 800</b>	<b>3 400</b>	<b>2 300</b>	<b>11 900</b>
<b>2021-2022</b>					
Urban	200	1 000	600	0	
New Territories	2 500	3 800	3 600	2 000	
<b>Sub-total</b>	<b>2 700</b>	<b>4 800</b>	<b>4 300</b>	<b>2 000</b>	<b>13 800</b>
<b>Total (2017/18 to 2021/22)</b>	<b>11 600 (16%)</b>	<b>20 800 (28%)</b>	<b>23 200 (32%)</b>	<b>17 800 (24%)</b>	<b>73 300 (100%)</b>

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

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**Hong Kong Housing Authority's Public Housing Projects for which District Councils have been consulted between November 2016 and September 2017**

<b>District Council</b>	<b>Site Location</b>	<b>Estimated Flat No. (About)</b>
Shatin	On Muk Street Phase 1	560
North	Ching Ho Estate Phase 4	700
Kwun Tong	Wang Chiu Road Phase 1	2 650
Kwai Tsing	San Kwai Street	650
South	Po Fuk Lam South (Wah Lok Path, Wah King Street, Wah Fu North, Kai Lung Wan North, Kai Lung Wan South)	8 900

Note: Based on the estimated unit numbers during consultation with District Councils. The actual figures may be changed at the detailed design stage.

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