

**For discussion
on 3 December 2018**

Legislative Council Panel on Housing

Public Housing Construction Programme 2018/19 to 2022/23

Purpose

This paper briefs Members on the Public Housing Construction Programme (PHCP) for the period from 2018/19 to 2022/23 (as at September 2018).

Background

2. In the Long Term Housing Strategy Annual Progress Report 2017, the Government adopted the total housing supply target of 460 000 units for the ten-year period from 2018/19 to 2027/28. Among such target, the public housing supply target is 280 000 units, comprising 200 000 public rental housing (PRH) units and 80 000 subsidised sale flats (SSFs).

3. Assuming that all sites identified can be smoothly delivered on time for housing development, about 237 000 public housing units can be built within the above-mentioned ten-year period, which lags behind the ten-year supply target. The Government is now working on the housing demand projections for the next ten-year period (i.e. from 2019/20 to 2028/29), and will announce the results later this year.

PHCP 2018/19 to 2022/23

4. According to the forecasts of the Hong Kong Housing Authority (HA) as at September 2018, the estimated total public housing production of HA in the five-year period from 2018/19 to 2022/23 is about 97 500 units, comprising about 72 900 PRH / Green Form Subsidised Home Ownership Scheme (GSH)¹ units (about 75%) and about 24 600 other SSFs (about 25%). The relevant housing production statistics are listed at **Annex 1**.
The number of PRH/GSH units by flat type is at **Annex 2**.

¹ HA endorsed the regularisation of GSH in January 2018. GSH is open exclusively to Green Formers (mainly PRH tenants and PRH applicants who have passed the detailed eligibility vetting). Upon the purchase of GSH units, HA can allocate the PRH units originally resided by or to be allocated to the Green Formers, to those waiting for PRH. Therefore, GSH and PRH are placed under the same category.

5. Among HA's PRH/GSH production, around 62% will be located in urban (about 40%) and extended urban areas (about 22%), with the remaining 38% in the New Territories. For other SSFs, around 74% will be located in urban (about 28%) and extended urban areas (about 46%); while the about 26% remaining units will be located in the New Territories (about 23%) and Islands (about 3%).

6. The total estimated public housing production of HA and the Hong Kong Housing Society (HKHS) is at **Annex 3**. Together with HKHS's production of about 1 700 PRH units and about 1 600 SSFs (**Table 2** of **Annex 3**), the estimated total public housing production of HA and HKHS in the five-year period from 2018/19 to 2022/23 is about 100 800 units, comprising about 74 600 PRH/GSH units and about 26 300 other SSFs (**Table 3** of **Annex 3**). Comparing the above estimated total public housing production for the five-year period starting from 2018/19 with that of the previous four five-year periods, there has been a steady increase.

Production Forecast for 2023/24 and Beyond

7. Forecasts of housing production are subject to uncertainties. While the timetable of projects within the five-year period from 2018/19 to 2022/23 is usually more certain as 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 prone to more uncertainties. For example, the Tai Wo Hau Road project cannot be included in the production programme for the next five years due to judicial review during statutory planning process.

8. For projects with completion dates scheduled for 2023/24 and beyond, they are mostly at the preliminary planning and design stage and are subject to various factors such as rezoning, 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 sites also involve land resumption, clearance, or reprovisioning of affected facilities. For projects involve Government-funded works, funding approval from the Legislative Council is also required. As these projects are subject to changes, it is difficult to provide detailed information and programme at this stage. Nonetheless, information will be provided in good time according to the rolling production programme. We will also consult relevant District Councils when appropriate. For instance, we have consulted District Councils on seven new public housing projects between October 2017 and September 2018 (**Annex 4**).

Way Forward

9. The Government will, in collaboration with HA and HKHS, continue to strive to overcome the challenges, and increase public housing production through a multi-pronged approach. Relevant measures are detailed in the discussion paper “Challenges and Difficulties in Taking Forward Public Housing Development Projects”.

10. Members are invited to note the paper.

**Transport and Housing Bureau
November 2018**

**Hong Kong Housing Authority's Public Rental Housing (PRH) /
Green Form Subsidised Home Ownership Scheme (GSH)
and Other Subsidised Sale Flats (SSFs) Production (2018/19 to 2022/23)**

(According to the Public Housing Construction Programme of September 2018)

PRH/GSH

Year of Completion/ District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018/19				
Urban	Kwun Tong	Anderson Road Sites A and B	3 100	3 900
		Eastern Harbour Crossing Site Phase 7	500	
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	9 700
		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 1	400	
		So Uk Phase 2	3 700	
Extended Urban	Sha Tin	Shek Mun (Shek Mun Estate Phase 2)	3 000	3 000
	Islands	Tung Chung Area 39	3 900	3 900
			Sub-total	20 500
2019/20				
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	1 800
		Fung Shing Street, Wong Tai Sin	800	
	Extended Urban	Sha Tin	Fo Tan	4 800
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	1 000	
			Sub-total	13 800

Year of Completion/ District	Sub-district	PRH / GSH Project	Planned Flat Number	Planned Flat Number By Sub-district
2020/21				
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
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	
			Sub-total	11 300
2021/22				
Urban	Eastern	Chai Wan Road	800	800
	Sham Shui Po	Northwest Kowloon Reclamation Site 6 Phase 3	1 000	1 000
Extended Urban	Kwai Tsing	Near Lai King Hill Road	500	500
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
			Sub-total	14 400
2022/23				
Urban	Sham Shui Po	Pak Tin Phase 10	700	700
	Wong Tai Sin	Diamond Hill Phase 2	2 100	2 100
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi	2 900	3 700
		Lai Cho Road	800	
New Territories	Tai Po	Tai Po Area 9	6 400	6 400
			Sub-total	12 900
			Total	72 900

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

GSH Project

Other SSFs

Year of Completion/ District	Sub-district	Other SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2018/19				
Urban	Kowloon City	Kai Tak Site 1G1(B)*	683	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*	824	824
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	
			Sub-total	6 600
2019/20				
Urban	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 2*	1 698	2 500
		Fat Tseung Street West	800	
		Texaco Road	500	
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sai Kung	Tseung Kwan O Area 65C2 Phase 1	1 400	1 400
			Sub-total	4 400
2020/21				
Extended Urban	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Islands	Tung Chung Area 27*	1 226	1 226
New Territories	North	Queen's Hill Phase 3	3 200	3 200
			Sub-total	6 800
2021/22				
Extended Urban	Sha Tin	Ma On Shan Road	2 100	2 100
	Islands	Tung Chung Area 54	3 300	3 300
			Sub-total	5 400
2022/23				
Urban	Wong Tai Sin	Diamond Hill Phase 3	900	900
Extended Urban	Sha Tin	On Muk Street Phase 1	500	500
			Sub-total	1 500
			Total	24 600

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

* These projects were sold or offered for pre-sale. Figures provided are actual number of flats.

Number of Hong Kong Housing Authority's Public Rental Housing / Green Form Subsidised Home Ownership Scheme (GSH) Units by Flat Types (2018/19 to 2022/23)

(According to the Public Housing Construction Programme of September 2018)

Year of Completion/ District	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)	
2018/19					
Urban#	2 500	2 700	4 200	4 200	
Extended Urban	900	1 700	2 000	2 300	
Sub-total	3 400	4 400	6 200	6 500	20 500
2019/20					
Urban	800	1 300	2 800	1 900	
Extended Urban	900	1 600	1 300	1 000	
New Territories	300	700	900	300	
Sub-total	2 000	3 500	5 000	3 300	13 800
2020/21					
Urban	400	1 800	1 300	700	
New Territories	900	2 700	1 800	1 600	
Sub-total	1 400	4 500	3 100	2 300	11 300
2021/22					
Urban	200	1 000	600	0	
Extended Urban	0	300	200	0	
New Territories	2 500	3 800	3 600	2 000	
Sub-total	2 700	5 100	4 500	2 000	14 400
2022/23					
Urban	500	800	800	700	
Extended Urban	800	1 500	800	600	
New Territories	1 200	2 700	1 300	1 200	
Sub-total	2 500	5 100	2 900	2 500	12 900
Total (2018/19 to 2022/23)	11 900 (16%)	22 600 (31%)	21 700 (30%)	16 700 (23%)	72 900 (100%)

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

Including the GSH project at Lai Chi Kok Road –Tonkin Street Phase 1 (about 2 500 flats).

Public Housing Production of the Hong Kong Housing Authority (HA) and the Hong Kong Housing Society (HKHS) (2018/19 to 2022/23)

(According to the forecast as at September 2018)

Table 1: Public Housing Production of HA's Public Housing Construction Programme (2018/19 to 2022/23)

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
PRH/GSH	20 500	13 800	11 300	14 400	12 900	72 900
Other SSFs	6 600	4 400	6 800	5 400	1 500	24 600
Total	27 100	18 200	18 100	19 700	14 400	97 500

Table 2: Public Housing Production of HKHS (2018/19 to 2022/23)

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
PRH	-	1 000	-	300	400	1 700
SSFs	-	1 600	-	-	-	1 600
Total	-	2 600	-	300	400	3 300

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

Five-Year Period	HA Flat Production (PRH/GSH + Other SSFs)	HKHS Flat Production (PRH + SSFs)	Total Production (PRH/GSH + Other SSFs)
2014/15 to 2018/19	79 300 (69 400 + 9 800)	1 100 (100 + 1 000)	80 400 (69 600 + 10 800)
2015/16 to 2019/20	87 500 (73 200 + 14 200)	3 700 (1 100 + 2 600)	91 200 (74 300 + 16 900)
2016/17 to 2020/21	91 300 (70 300 + 21 100)	2 700 (1 100 + 1 600)	94 100 (71 400 + 22 700)
2017/18 to 2021/22	96 800 (73 400 + 23 400)	2 900 (1 300 + 1 600)	99 700 (74 700 + 25 100)
2018/19 to 2022/23	97 500 (72 900 + 24 600)	3 300 (1 700 + 1 600)	100 800 (74 600 + 26 300)

Note: 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 about which
District Councils have been consulted between October 2017 and September 2018**

District Council	Site Location	Estimated Flat Number (Approximate) (Project information presented at District Councils)
Kwai Tsing	Ching Hong Road North Phase 1 to Phase 3	3 050
Central & Western	Ka Wai Man Road Phase 1 and Phase 2	2 340
Kowloon City	Ko Shan Road	450
Yuen Long	Long Bin Phase 1	2 800

Note: Based on the estimated flat numbers as per consultations with District Councils. The actual figures are subject to amendments at the detailed design stage.

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