

2015-16 Land Sale Programme



Development Bureau
26 February 2015

Target of Private Housing Land Supply



- 2014 Policy Address:
 - Accepted the recommendation of the Long Term Housing Strategy Steering Committee on increasing housing supply.
 - Housing supply target for the coming 10 years: 470,000 units (60% for public housing).
- Target of private housing land supply for 2014-15: 18,800 units.
- Promulgation of the Long Term Housing Strategy in December 2014:
 - Housing supply target for the 10-year period from 2015-16 to 2024-25: 480,000 units; public-private split of 60:40 (i.e. public housing supply target: 290,000 units; private housing supply target: 190,000 units).
- Target of private housing land supply for 2015-16: 19,000 units.

Review: Government Land Sale Arrangement



- Since 2010: Refined land sale arrangement to introduce Government-initiated Sale Mechanism while keeping the Application Mechanism.
- Since April 2011: Advance announcement of quarterly land sale programmes.
- Since 2013-14: Abolish the Application Mechanism and fully resume the lead in selling government sites.

Review: Government Land Sale in 2014-15



- Put up for sale 20 residential sites capable of producing about 6,300 flats.
- Put up for sale 4 commercial/business sites, capable of providing about 170,000 sqm commercial GFA.
- Sold one hotel site capable of producing about 1,100 rooms.
- Sold one industrial site capable of producing about 12,000 sqm GFA.

Review: Remaining sites in the 2014-15 Land Sale Programme



- 19 residential sites in the 2014-15 Land Sale Programme not sold.
- 13 of them rolled over to the 2015-16 Land Sale Programme.
- 6 remaining sites not rolled over to the 2015-16 Land Sale Programme:
 - Fung Shing Street, Ngau Chi Wan, Kowloon;
 - Ting Kok Road near Fung Yuen, Tai Po;
 - Castle Peak Road – Castle Peak Bay, Area 48, Tuen Mun; and
 - 3 sites the statutory planning procedures of which have commenced but not yet completed due to the judicial reviews against the relevant Outline Zoning Plans.

Review : Private Housing Land Supply in 2013-14 and 2014-15



Source of Land Supply	Estimated Flat Number (About)		
	2013-14 (Updated)	2014-15	2013-14 and 2014-15
Government sites put up for sale	12,980	6,300	19,280
Railway property development projects	2,920	8,400 [^]	11,320
Projects of Urban Renewal Authority	250	2,700	2,950
Private redevelopment/development projects subject to lease modification/land exchange	90	100 (Apr 2014 – Jan 2015)	190 (Apr 2013 – Jan 2015)
Private redevelopment/development projects not subject to lease modification/land exchange	1,810	2,800 (Apr 2014 – Jan 2015)	4,610 (Apr 2013 – Jan 2015)
Total:	18,050	20,300	38,350

[^] Excluding Package 7 of LOHAS Park (about 1,200 flats) the tendering of which will be deferred to the first quarter of 2015-16.

2015-16 Land Sale Arrangement



- Following the established practice, include in the 2015-16 Land Sale Programme sites that are estimated to be available for sale in that year.
- Subject to market conditions, continue to announce in advance quarterly land sale programmes, providing transparency and certainty for the market.
- Continue to consider setting minimum flat number or other requirements in land sale conditions according to market conditions and characteristics of individual sites.

2015-16 Government Land Sale Programme: Summary



Land Use	Number of Sites	Estimated Flat Number/ Maximum GFA/ Room Number (About)
Residential	29	16,000 flats
Commercial / Business	4	180,000 sqm
Hotel	1	500 rooms
Total:	34	

2015-16 Land Sale Programme: Salient Points

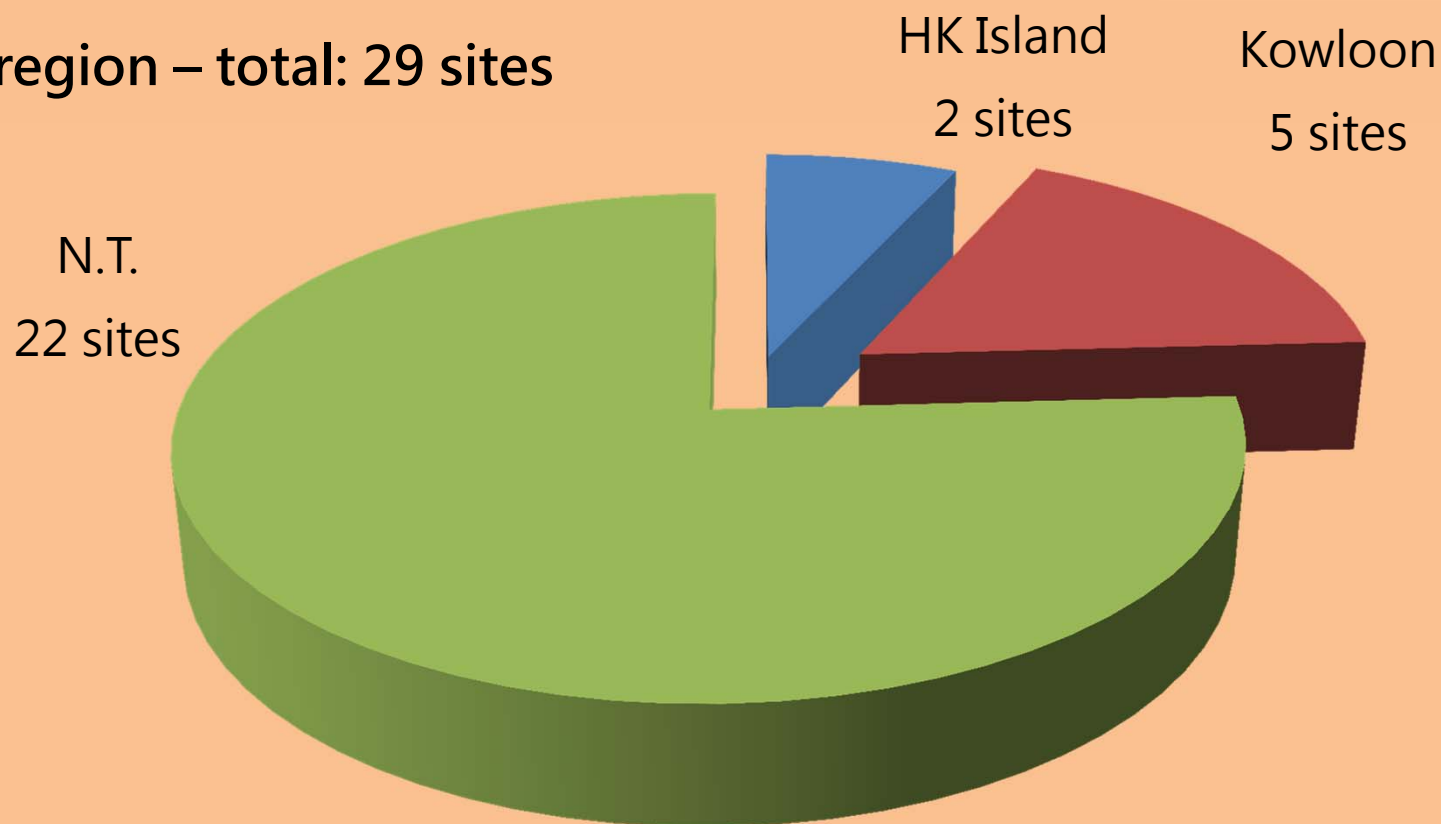


- 29 residential sites: 13 roll-over sites and 16 new sites.
- Capable of providing about 16,000 flats, underscoring the Government's determination to expedite and increase land supply.

2015-16 Land Sale Programme: Analysis of Residential Sites



By region – total: 29 sites



2015-16 Land Sale Programme: Analysis of Residential Sites (Cont'd)

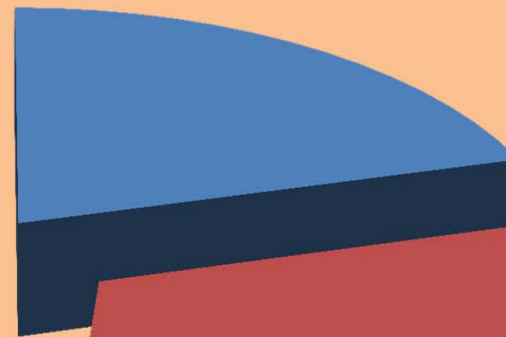


By area – total: 29 sites

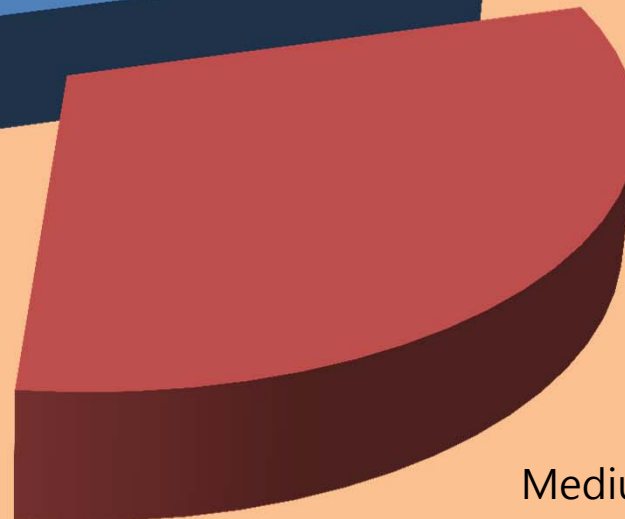
Large (> 1 ha)
14 sites



Small
(≤ 0.5 ha)
6 sites



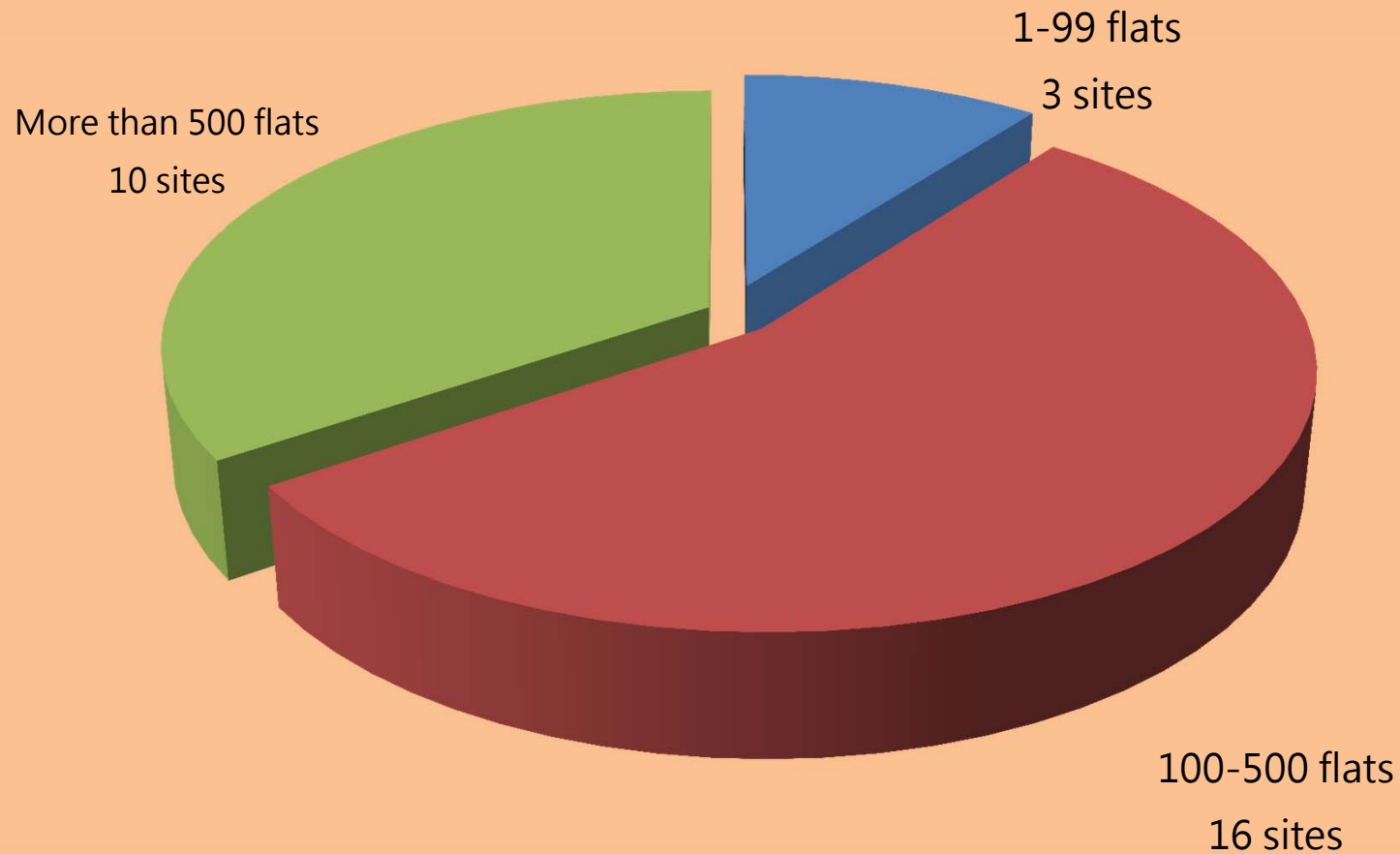
Medium
(> 0.5 ha - 1 ha)
9 sites



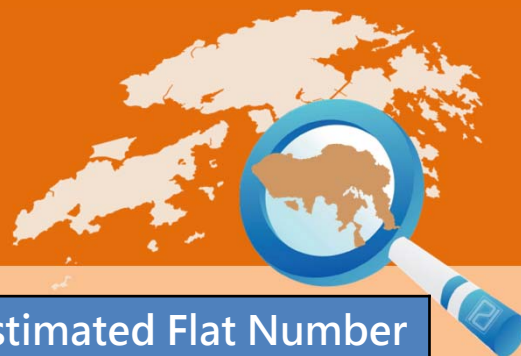
2015-16 Land Sale Programme: Analysis of Residential Sites (Cont'd)



By estimated flat number – total: 29 sites



2015-16 Estimated Private Housing Land Supply Capacity



Source of Land Supply	Estimated Flat Number (About)
Government Land Sale Programme	16,000
West Rail property development project: Yuen Long Station	1,880
MTRCL's property development projects: Other packages of LOHAS Park	5,350
Projects of Urban Renewal Authority	840
Private redevelopment/development projects subject to lease modification/land exchange (average of 2005-2014)	2,700
Private redevelopment/development projects not subject to lease modification/land exchange (average of 2005-2014)	1,700
Total:	28,470 (~28,000)
Target of Private Housing Land Supply:	19,000

Commercial/Business/Industrial Sites



- 2010-11 to 2013-14: 14 commercial/business sites sold, capable of providing about 580,000 sqm commercial GFA.
- 2014-15: 5 commercial/business/industrial sites put up for sale, capable of providing about 180,000 sqm GFA.
- 2015-16: 4 commercial/business sites in the Land Sale Programme, capable of providing about 180,000 sqm commercial GFA.

Different Ways to Increase Commercial/Business Land Supply



- Convert suitable Government, Institution or Community sites in Core Business Districts into commercial use
- Relocate government offices in Core Business Districts
- Change the land use of the government site on Caroline Hill Road as soon as possible
- Develop Kowloon East and Kwun Tong Business Areas
- Continue to implement the measures of revitalising industrial buildings

Hotel sites



- 2011-12 to 2013-14: 6 hotel/mixed development sites sold, capable of providing about 2,700 rooms.
- 2014-15: one hotel site sold, capable of providing about 1,100 rooms.
- 2015-16: 1 hotel site in the Land Sale Programme, capable of providing about 500 rooms.

Different Ways to Increase Hotel Room Supply



- “Hotel Only” Scheme: From launch in 2008 to end Jan 2015, 5 cases of lease modification/land exchange completed, capable of providing about 1,600 hotel rooms.
- Revitalisation of industrial buildings: From launch in 2010 to end Jan 2015, 12 cases approved for hotel use, capable of providing about 3,400 hotel rooms.
- Urban renewal: Urban Renewal Authority plans to tender for joint venture development a hotel project on Anchor Street/Fuk Tsun Street, Tai Kok Tsui in 2015-16, capable of providing about 180 hotel rooms.
- Others: developers can construct hotels on private lots allowing hotel use, or apply for planning permission or change land use for hotel development.

2015-16 First Quarter Land Sale Programme



- 5 residential sites for sale by tender, capable of providing about 3,100 flats.
- Other land supply sources:
 - Railway property development projects
 - ◆ Other packages of LOHAS Park (about 2,450 flats)
 - Urban Renewal Authority
 - ◆ Pak Tai Street/San Shan Road, Ma Tau Kok (about 160 flats)
 - ◆ Ma Tau Wai Road/Chun Tin Street, Ma Tau Kok (about 490 flats)
- The above sites capable of producing about 6,200 flats in total.

2015-16 First Quarter Land Sale Programme



Item	Lot No.	Location	User	Site Area (ha) (about)
1.	TMTL 541	So Kwun Wat Road, Area 56, Tuen Mun	Residential R2	2.7000
2.	TMTL 500	Kwun Chui Road, Area 56, Tuen Mun	Residential R2	2.4600
3.	TMTL 539	Junction of Hoi Wing Road and Hang Fu Street, Area 16, Tuen Mun	Residential R1	0.4831
4.	Lot 2115 in DD 105	Junction of San Tam Road and Maple Gardens 1st Street, Ngau Tam Mei, Yuen Long	Residential R3	0.8740
5.	Lot 1872 in DD Cheung Chau	Fa Peng Road, Cheung Chau	Residential R3	0.3410

Conclusion



- The Government's resolve to expedite and increase land supply remains firm.
- Continue to announce in advance quarterly land sale programmes.
- Increase land supply through multi-pronged approach to cater for the housing and socio-economic development needs of the community.