

2017-18 Land Sale Programme

Development Bureau
23 February 2017

Private Housing Land Supply Target

	2016-17	2017-18
Housing supply target	Long Term Housing Strategy Annual Progress Report 2015 Housing supply target for the 10-year period from 2016-17 to 2025-26: 460,000 units; Public-private split: 60:40	Long Term Housing Strategy Annual Progress Report 2016 Housing supply target for the 10-year period from 2017-18 to 2026-27: 460,000 units; Public-private split: 60:40
Private housing land supply target	18,000 flats	18,000 flats

Government Land Sale Arrangement

- Since 2010: Refined land sale arrangement to introduce the Government-initiated sale mechanism while keeping the Application Mechanism
- Since April 2011: Advance announcement of quarterly land sale programmes
- Since 2013-14: Abolished the Application Mechanism
- Since the 2nd quarter of 2015-16: Refined land sale arrangement whereas additional site(s) may be put up for sale in the course of a quarter depending on the situation

Government Land Sale in 2016-17

- Put up for sale 21 residential sites, capable of producing about 14,510 flats, the highest flat production capacity since 2010-11.

Quarter	No. of sites	Estimated flat number (about)
1st quarter	7	4,610
2nd quarter	7	4,820
3rd quarter	5	2,810
4th quarter	2	2,270
Total	**21**	**14,510**

Note: Actual flat number is subject to developers' design.

- Put up for sale 7 commercial/business sites and 2 industrial sites, capable of providing about 555,000 sqm GFA, the highest since 2010-11.

Government Land Sale in 2016-17

- 9 residential sites in the 2016-17 Land Sale Programme not put up for sale:
  - 8 sites rolled over to the 2017-18 Land Sale Programme.
  - 1 site being rezoned, but not rolled over to the 2017-18 Land Sale Programme due to judicial reviews affecting the Outline Zoning Plan.

Private Housing Land Supply in 2016-17

Source of land supply	Estimated flat number (about)
Government land sale	14,510
Railway property development projects	1,800
Projects of Urban Renewal Authority	310
Private redevelopment/development projects subject to lease modification/land exchange	1,000
Private redevelopment/development projects not subject to lease modification/land exchange	2,160
Total	**19,780**
Private housing land supply target	18,000
Exceeding the target by	**1,780** **(~10%)**

Note: (1) Actual flat number is subject to developers' design; (2) The above figures are forecast only, and will be adjusted at the end of 2016-17 with reference to the actual land supply.

Aggregate Private Housing Land Supply in 2012-13 to 2016-17

Financial year	Supply target	Estimated flat number (about)					
		Government land sale	Railway property development projects	Projects of Urban Renewal Authority	Private redevelopment/ development projects subject to lease modification/ land exchange	Private redevelopment/ development projects not subject to lease modification/ land exchange	Total
2012-13	20,000	8,210	4,110	870	690	2,730	16,610
2013-14	20,000	12,980	2,920	250	90	1,810	18,050
2014-15	18,800	6,320	8,400	2,710	100	3,660	21,190
2015-16	19,000	8,940	7,510	1,060	560	1,800	19,870
2016-17	18,000	14,510	1,800	310	1,000	2,160	19,780
Total	95,800	50,960	24,740	5,200	2,440	12,160	95,500

Note: (1) Actual flat number is subject to developers' design; (2) The 2016-17 private housing land supply is forecast only, and will be adjusted at the end of the financial year with reference to the actual land supply.

2017-18 Government Land Sale Arrangement

- Following the established practice, include in the 2017-18 Land Sale Programme sites that are estimated to be available for sale in that year.
- Continue to announce quarterly land sale programmes in advance having regard to market conditions, providing transparency and certainty for the market.
- Putting up additional site(s) for sale in the course of a quarter depending on the situation, with a view to increasing the Government's flexibility of supplying land in response to changing market conditions.

2017-18 Land Sale Programme: Summary

Land use	Number of sites	Estimated flat number/ maximum gross floor area (GFA) / room number (about)
Residential	28	18,910 flats
Commercial / Business	3	172,000 sqm
Hotel	1	550 rooms
Total	**32**	

Note: Actual flat number, GFA and room number are subject to developers' design.

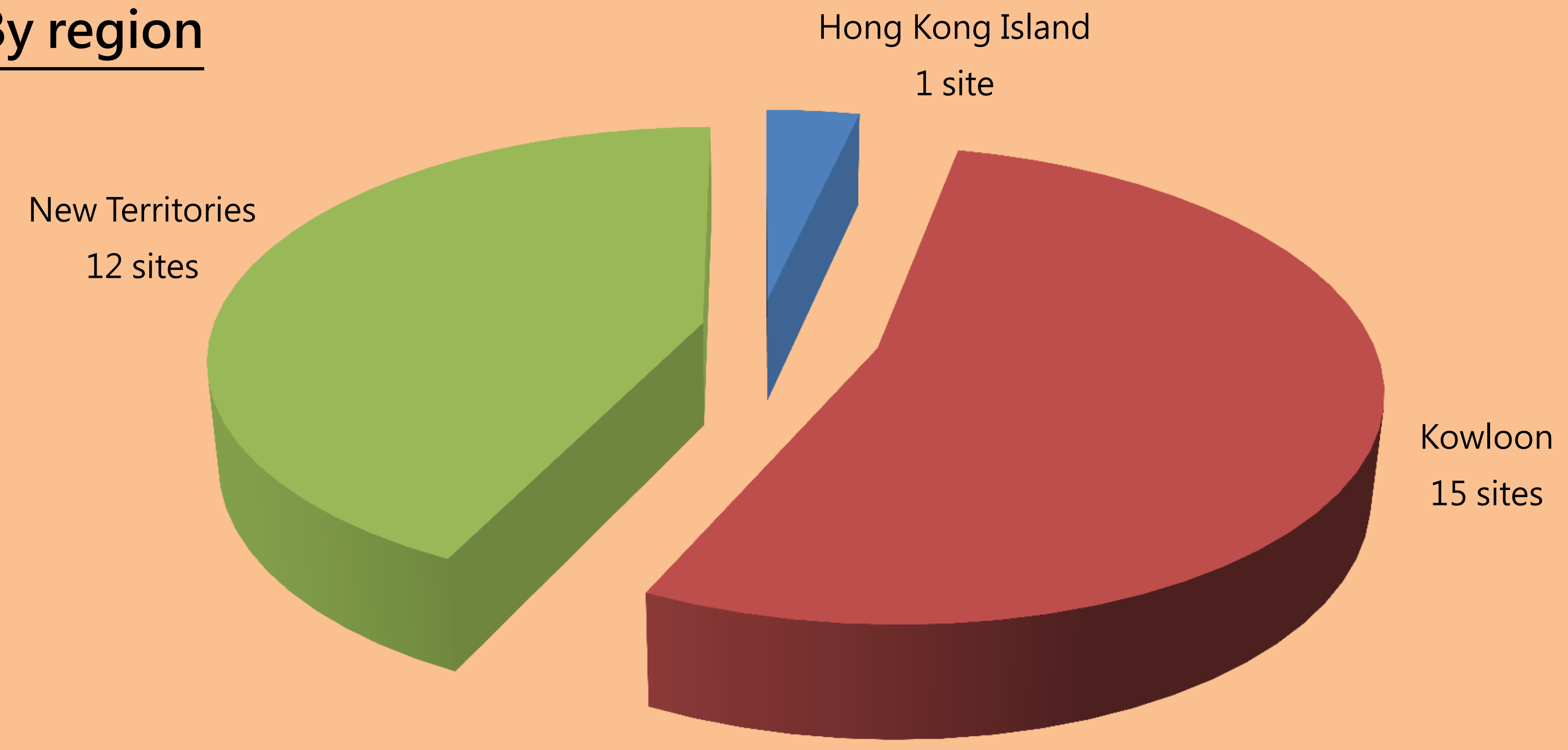
2017-18 Land Sale Programme: Salient Points

<u>Residential sites</u>

- 28 sites, capable of providing about 18,910 flats:
  - 8 rollover sites, capable of providing about 5,100 flats
  - 20 new sites, capable of providing about 13,810 flats

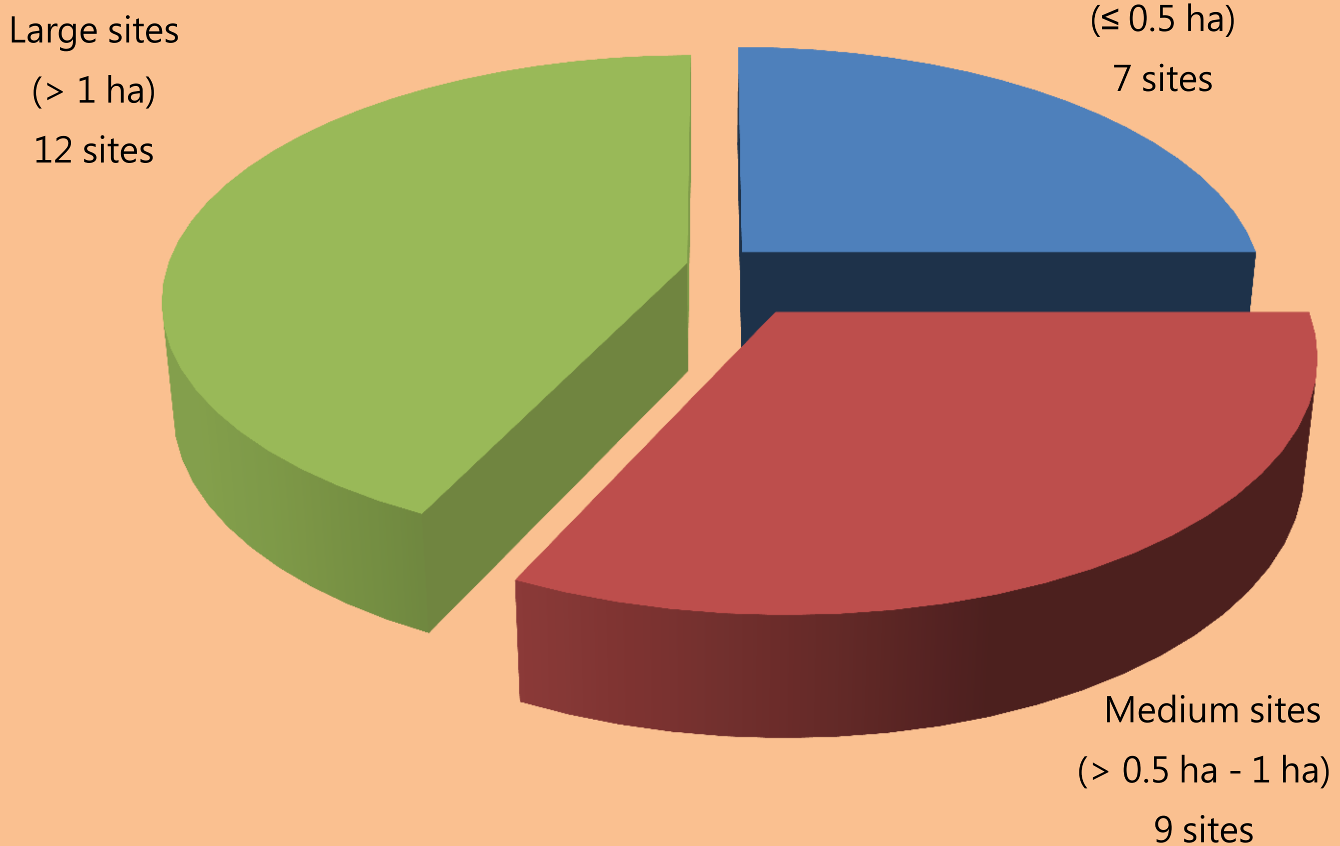
2017-18 Land Sale Programme: Analysis of 28 Residential Sites

By region



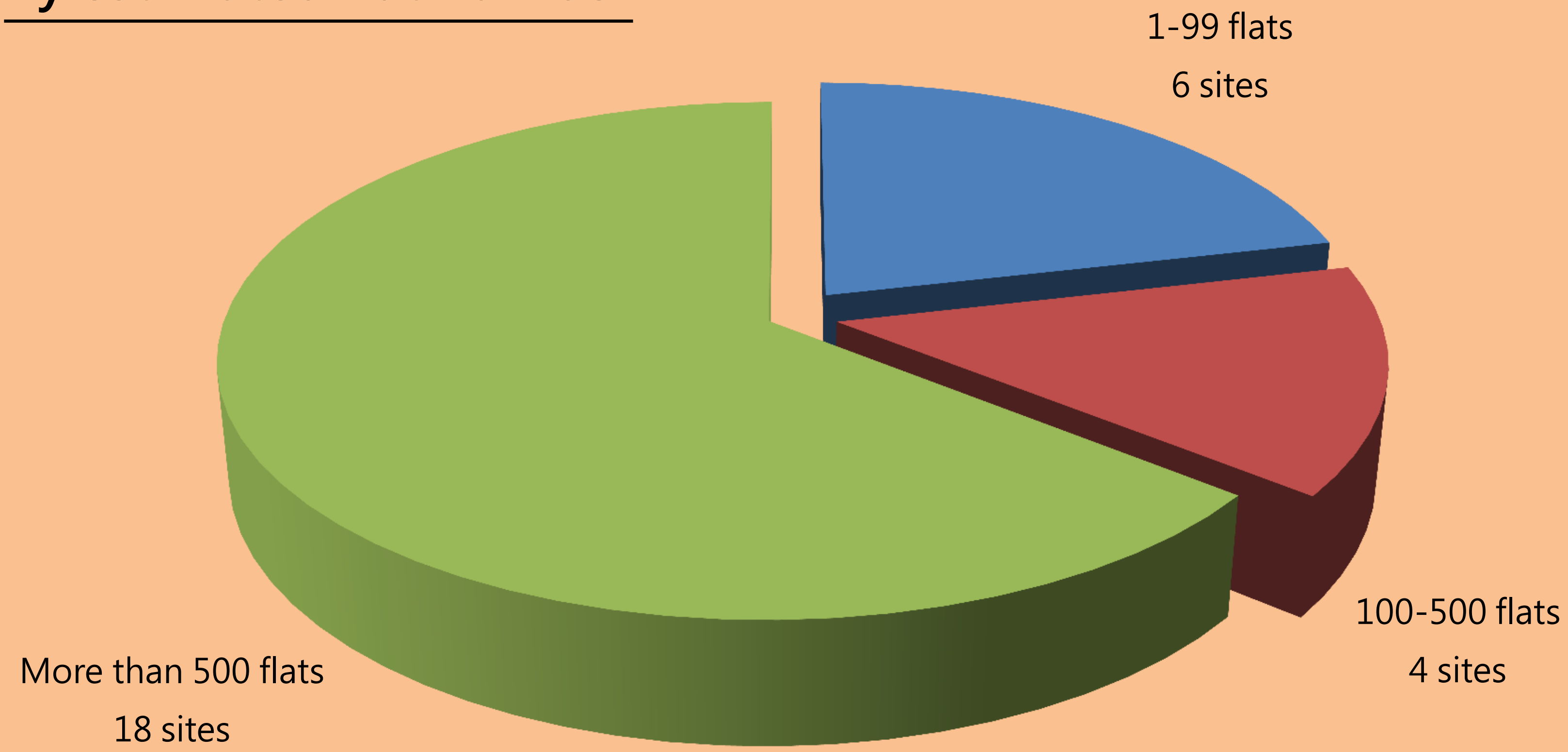
2017-18 Land Sale Programme: Analysis of 28 Residential Sites (Cont'd)

By site area



2017-18 Land Sale Programme: Analysis of 28 Residential Sites (Cont'd)

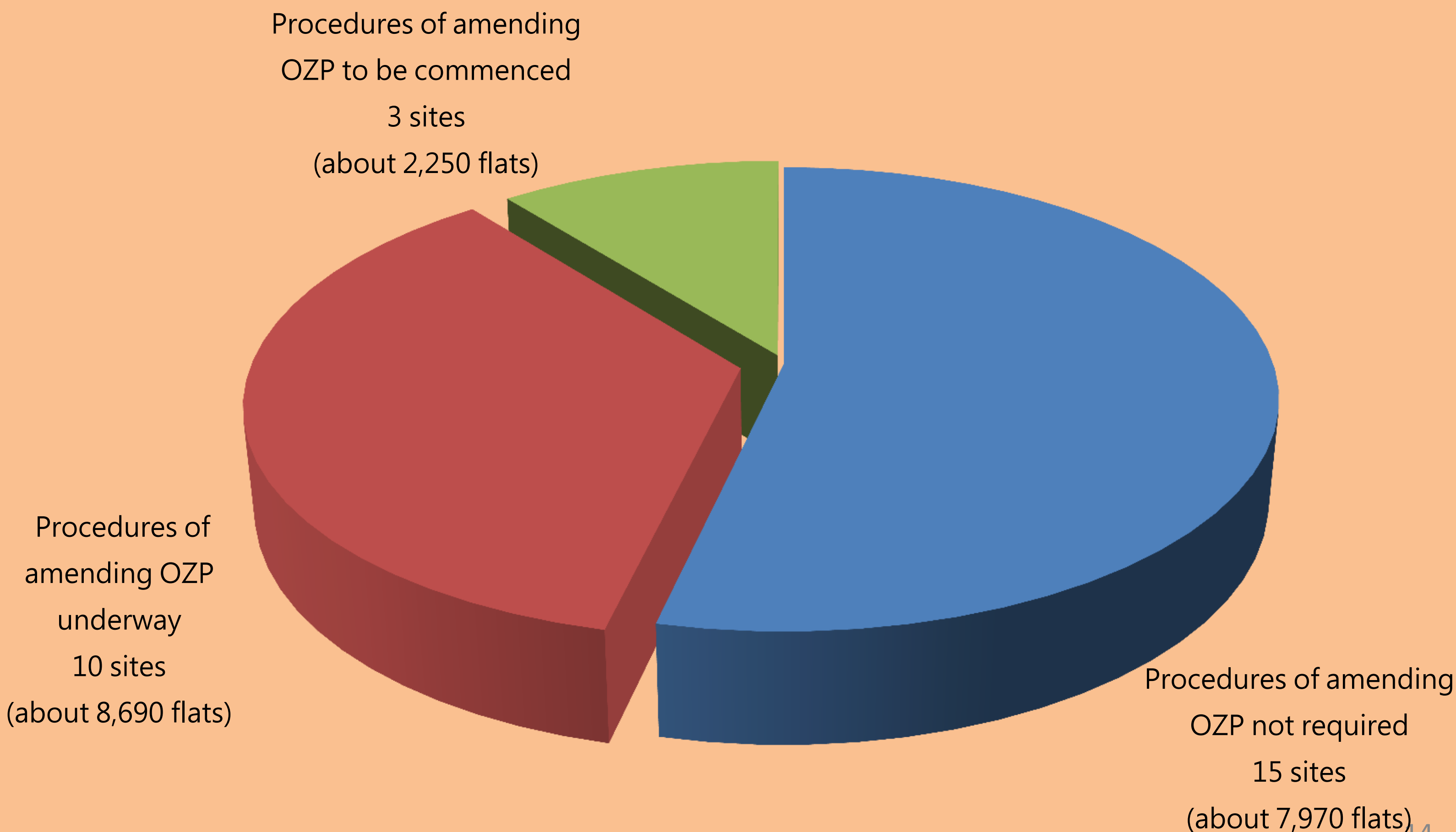
By estimated flat number



Note: Actual flat number is subject to developers' design.

2017-18 Land Sale Programme: Analysis of 28 Residential Sites (Cont'd)

By amending the relevant Outline Zoning Plan (OZP)



Railway Property Development Projects in 2017-18

- Railway property development projects (about 8,030 flats):
  - MTRCL's projects (about 6,380 flats)
    - LOHAS Park
    - Ho Man Tin Station
    - Wong Chuk Hang Station
    - Yau Tong Ventilation Building
  - West Rail project (about 1,650 flats)
    - Package 1 of Kam Sheung Road Station

Projects of Urban Renewal Authority in 2017-18

- Projects of the Urban Renewal Authority (about 480 flats):
  - Fuk Chak Street / Li Tak Street, Tai Kok Tsui
  - Tung Chau Street / Kweilin Street, Sham Shui Po
  - Reclamation Street / Shantung Street, Mong Kok

2017-18 Estimated Private Housing Land Supply Capacity

Source of land supply	Estimated flat number (about)
Government land sale	18,910
Railway property development projects	8,030
Projects of Urban Renewal Authority	480
Private redevelopment/development projects subject to lease modification/land exchange (average of 2007-2016^)	2,200
Private redevelopment/development projects not subject to lease modification/land exchange (average of 2007-2016)	2,000
Total	**31,620**
2017-18 Private Housing Land Supply Target	**18,000**

Note: Actual flat number is subject to developers' design.
^ Excluding the actual supply in the 1st quarter of 2017-18.

Commercial/Business/Industrial Sites

Financial year	Commercial/Business/Industrial sites put up for sale		
	Number of sites	Estimated maximum GFA (about)	
2012-13	2	70,900	
2013-14	4	146,200	466,300
2014-15	5 (including 1 industrial site)	181,400	
2015-16	3	67,800	
2016-17	9 (including 2 industrial sites)	554,900	
Total	**23**	**1,021,200**	

Note: Actual GFA is subject to developers' design.

Commercial/Business/Industrial Sites in 2017-18 Land Sale Programme

- 3 commercial/business sites, capable of providing about 172,000 sqm GFA

  - 2 sites in Kai Tak
  - 1 site in Cheung Sha Wan

Supply of Commercial/Business Floor Space

- Multiple ways to increase the supply of commercial/business floor space

- Convert suitable government sites in Core Business Districts into commercial use and relocate government offices from Core Business Districts. Examples include:
  - Middle Road Carpark in Tsim Sha Tsui
  - TID Tower in Mong Kok
  - Three government towers in Wan Chai
  - Murray Road Public Carpark in Central
  - Queensway Plaza site
  - Government site on Caroline Hill Road
  - Government site on Sai Yee Street

- Develop Kowloon East and Kwun Tong Business Areas

Hotel Sites
in 2017-18 Land Sale Programme

- 2012-13 to 2016-17: 3 hotel sites sold, capable of providing about 1,920 rooms.

- 2017-18 Land Sale Programme:
  - ➢ 1 hotel site, capable of providing about 550 rooms; and
  - ➢ 2 commercial sites in Kai Tak, capable of providing about 1,370 rooms if part of the floor space is used for hotel development

Hotel Supply

- Multiple ways to increase the supply of hotel rooms
- “Hotel Only” Scheme: From launch in 2008 to end January 2017, 6 cases of lease modification/land exchange completed, capable of providing about 1,800 hotel rooms.
- Revitalisation of industrial buildings: From launch in 2010 to end January 2017, 13 cases executed for hotel use, capable of providing about 3,500 hotel rooms.
- Others: developers can build hotels on private lots allowing hotel use, or apply for planning permission or change land use for hotel development.

2017-18 First Quarter
Private Housing Land Supply

- Private housing land supply from various sources in the first quarter of 2017-18 is capable of providing over 8,000 flats, including:

  - Government land sale: 3 residential sites for sale by tender (about 1,790 flats)

  - Railway property development project: Package 1 of the West Rail Kam Sheung Road Station project (about 1,650 flats)

  - Project of Urban Renewal Authority: Fuk Chak Street / Li Tak Street project in Tai Kok Tsui (about 96 flats)

  - Private redevelopment/development project(s): over 4,500 flats

2017-18 First Quarter Land Sale Programme Residential Sites

Item	Lot no.	Location	User	Site area (ha) (about)
1.	NKIL 6567	Kai Tak Area 1K Site 1, Kowloon	Residential R1	0.9721
2.	STTL 611	Whitehead, Ma On Shan, Sha Tin	Residential R3	0.4620
3.	TMTL 520	Kwun Chui Road, Area 56, Tuen Mun	Residential R2	1.2200

2017-18 First Quarter Land Sale Programme (Cont'd) Business Site

Item	Lot no.	Location	User	Site area (ha) (about)
1.	NKIL 6572	Junction of Wing Hong Street, Yu Chau West Street, and Wing Ming Street, Cheung Sha Wan	Business	0.2873

Conclusion

- The Government's resolve to supply land continually and steadily remains firm.

- Continue to announce quarterly land sale programmes in advance ; putting up additional site(s) for sale in the course of a quarter depending on the situation, with a view to increasing the Government's flexibility of supplying land in response to changing market conditions.

- Increase land supply through multi-pronged approach to cater for the housing and socio-economic development needs of the community.

The End