



2016-17 Land Sale Programme



Development Bureau
25 February 2016

Target of Private Housing Land Supply



	2014-15	2015-16	2016-17
Housing supply target	<u>2014 Policy Address</u> Housing supply target for the coming 10 years: 470,000 units; 60% for public housing	<u>Long Term Housing Strategy promulgated in December 2014</u> Housing supply target for the 10-year period from 2015-16 to 2024-25: 480,000 units; public-private split of 60:40	<u>Long Term Housing Strategy Annual Progress Report 2015</u> Housing supply target for the 10-year period from 2016-17 to 2025-26: 460,000 units; public-private split of 60:40
Private housing land supply target	18,800 flats	19,000 flats	18,000 flats

Review: 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 and fully resume the lead in selling government sites.
- Since the 2nd quarter of 2015-16: Refined land sale arrangement where additional site(s) may be put up 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.

Review: Government Land Sale in 2015-16



- Put up for sale 15 residential sites, capable of producing about 9,260 flats.
- Tenders of 2 residential sites (about 1,200 flats) unsuccessful. The sites will be put up for sale again at appropriate time.
- Put up for sale 3 business sites, capable of providing about 67,800 sqm GFA.

Review: Remaining Residential Sites in the 2015-16 Land Sale Programme



- 16 residential sites in the 2015-16 Land Sale Programme not sold.
 - 15 of them rolled over to the 2016-17 Land Sale Programme.
 - A site on Wong Ma Kok Road, Stanley not rezoned for residential development as per the decision of Town Planning Board.

Review: Private Housing Land Supply in 2015-16



Source of land supply	Estimated flat number (about)
Government sites put up for sale	9,260
Railway property development projects	7,510
Projects of Urban Renewal Authority	1,060
Private redevelopment/development projects subject to lease modification/land exchange	560
Private redevelopment/development projects not subject to lease modification/land exchange	1,740
Total	20,130
Private housing land supply target	19,000
Exceeding the target by	1,130

2016-17 Government Land Sale Arrangement



- Following the established practice, include in the 2016-17 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.

2016-17 Land Sale Programme: Summary



Land use	Number of sites	Estimated flat number/ maximum GFA/ room number (about)
Residential	29	19,200 flats
Commercial / Business	8	536,000 sqm
Hotel	3	2,100 rooms
Total	40	

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

2016-17 Land Sale Programme: Salient Points

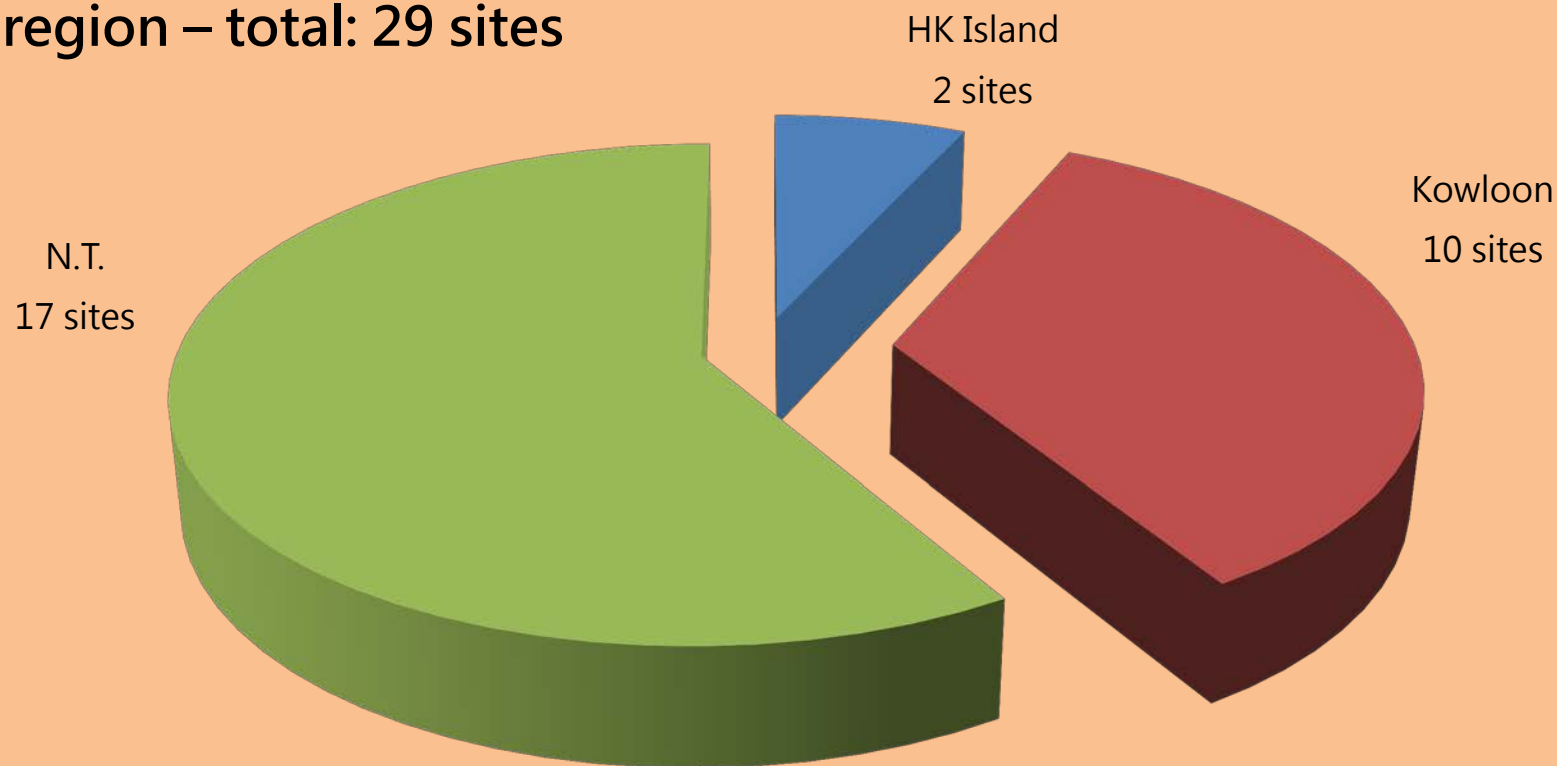


- 29 residential sites: 15 rollover sites and 14 new sites.
- Capable of providing about 19,200 flats, a record high since 2010.
- The Government's determination and effort to supply land continually and steadily is bearing fruit.

2016-17 Land Sale Programme: Analysis of Residential Sites



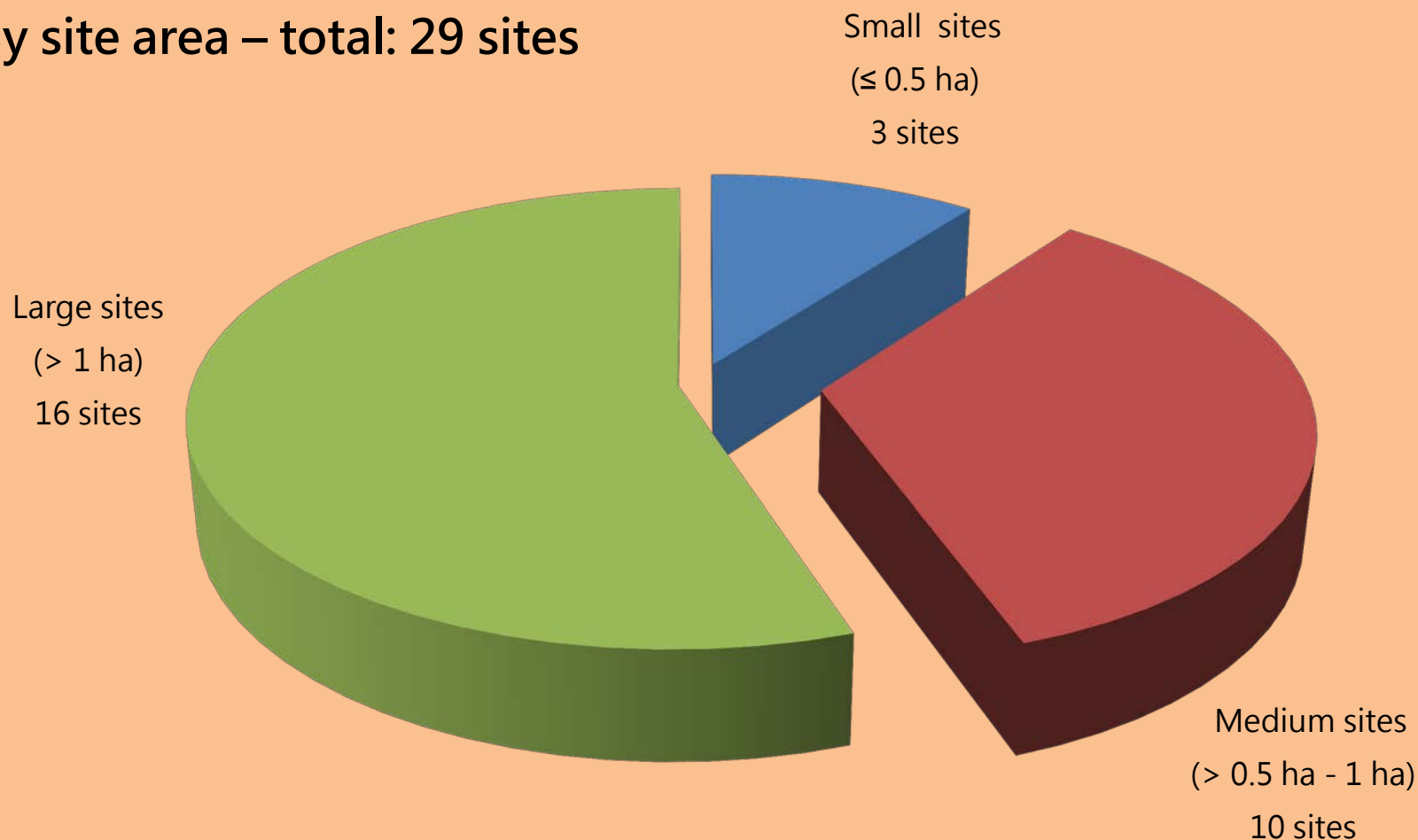
By region – total: 29 sites



2016-17 Land Sale Programme: Analysis of Residential Sites (Cont'd)



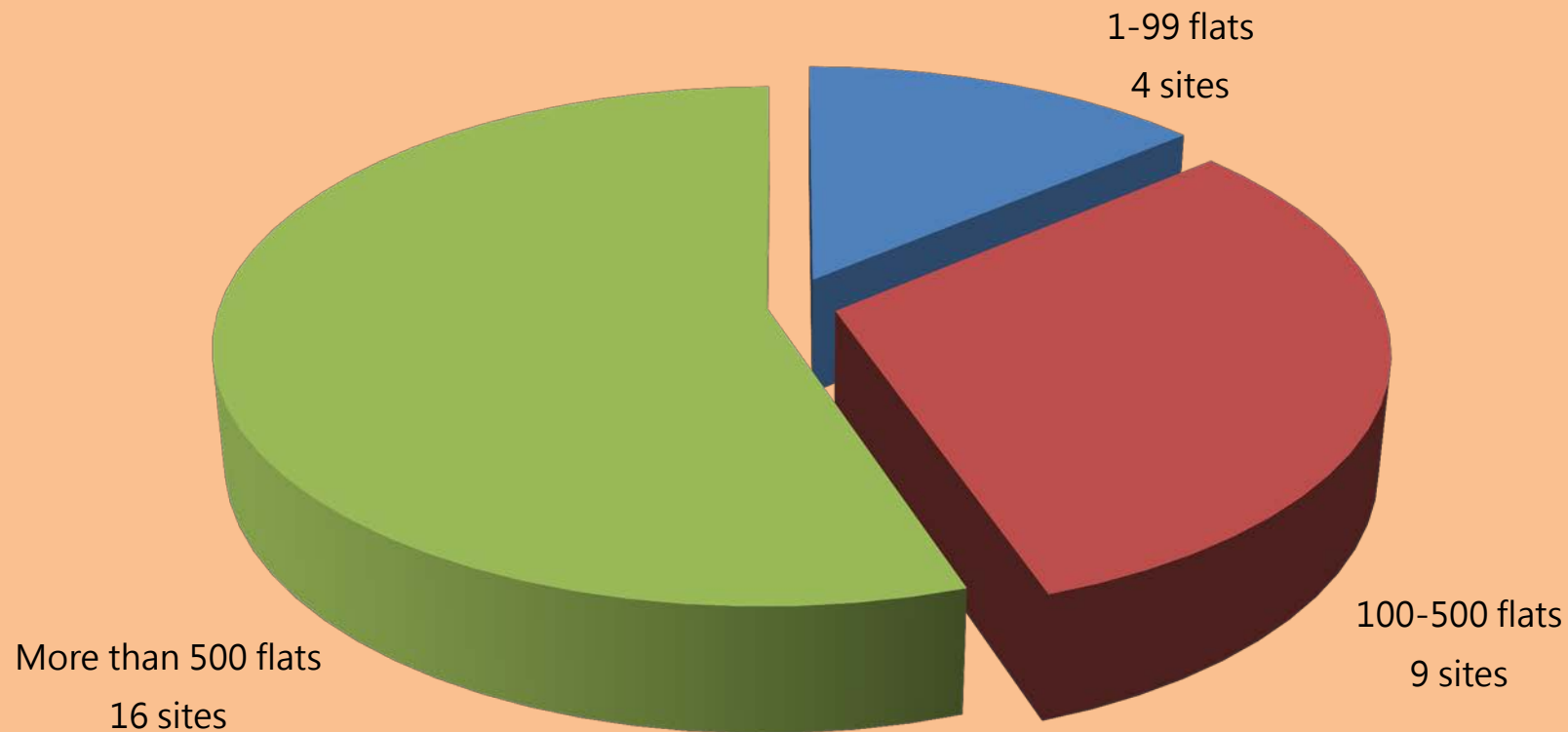
By site area – total: 29 sites



2016-17 Land Sale Programme: Analysis of Residential Sites (Cont'd)



By estimated flat number – total: 29 sites



2016-17 Land Sale Programme

Residential Sites Requiring Amendments to Relevant Outline Zoning Plans (OZPs)



Year	2016-17	2015-16	2014-15
Number of sites in Land Sale Programme (flat number (about))	29 (19,200)	29 (16,000)	34 (15,500)
Number of sites requiring amendments to OZPs (flat number (about))	2 (1,500)	15 (7,900)	21 (12,000)
Latest development	<p>1 site the statutory town planning procedure of which is on-going</p> <p>1 site the statutory town planning procedure of which will commence shortly</p>	<p>14 sites (about 7,840 flats) completed the town planning procedure</p> <p>Town Planning Board did not agree to rezone 1 site*</p>	<p>15 sites (about 10,220 flats) completed the town planning procedure</p> <p>3 sites (about 290 flats) the rezoning of which has not been completed as the OZPs are subject to judicial reviews</p> <p>3 sites (about 1,160 flats): Town Planning Board did not agree to rezone 1 site*, 1 site reverted to Green Belt and 1 site converted to public housing</p>

* They refer to the same site.

Railway Property Development Projects



Source	2016-17	2015-16	2014-15
MTRCL	LOAHS Park	LOHAS Park Package 7 (1,250)	LOHAS Park Package 5 (1,600)
	Ho Man Tin Station	LOHAS Park Package 8 (1,430)	LOHAS Park Package 6 (2,400)
	Wong Chuk Hang Station	LOHAS Park Package 9 (1,780)	Tai Wai Station (2,900)
		LOHAS Park Package 10 (1,170)	Tin Shui Wai Light Rail Terminus (1,500)
Sub-total	(3,190)	(5,630)	(8,400)
West Rail	Kam Sheung Road Station (1,650)	Yuen Long Station (1,880)	-
Total	(4,840)	(7,510)	(8,400)

Note: The figures in brackets are estimated flat number (about).

Urban Renewal Projects



	2016-17	2015-16	2014-15
	Pine Street / Oak Street, Tai Kok Tsui	Ma Tau Wai Road / Chun Tin Street, Ma Tau Kok (493)	Kwun Tong Town Centre Development Areas 2 & 3 (1,700)
	Kai Ming Street, Ma Tau Kok	Pak Tai Street / San Shan Road, Ma Tau Kok (161)	229A-G Hai Tan Street, Sham Shui Po (69)
	Other three projects	Sai Wan Ho Street, Shau Kei Wan (120)	Hai Tan Street / Kweilin Street / Pei Ho Street, Sham Shui Po (845)
		205-211A, Hai Tan Street, Sham Shui Po (69)	Fuk Wing Street, Sham Shui Po (92)
		Kowloon City Road / Sheung Heung Road, Ma Tau Kok (216)	
Total	(~480)	(~1,060)	(~2,700)

Note: The figures in brackets are estimated flat number (about).

2016-17 Estimated Private Housing Land Supply Capacity



Source of land supply	Estimated flat number (about)
Government Land Sale Programme	19,200
Railway property development projects: Kam Sheung Road Station, LOHAS Park, Ho Man Tin Station and Wong Chuk Hang Station	4,840
Projects of Urban Renewal Authority	480
Private redevelopment/development projects subject to lease modification/land exchange (average of 2006-2015)	2,200
Private redevelopment/development projects not subject to lease modification/land exchange (average of 2006-2015)	1,900
Total	28,620
2016-17 Private Housing Land Supply Target	18,000

Commercial/Business/Industrial Sites



- 2010-11 to 2014-15: 19 commercial/business/industrial sites sold, capable of providing about 760,000 sqm GFA.
- 2015-16: 3 business sites put up for sale, capable of providing about 67,800 sqm GFA.
- 2016-17: 8 commercial/business sites in the Land Sale Programme, capable of providing about 536,000 sqm GFA.

Different Ways to Increase Commercial/Business Land Supply



- Convert suitable “Government, Institution or Community” sites in Core Business Districts into commercial use and relocate government offices from Core Business Districts. Examples include:
 - TID Tower in Mong Kok
 - Three Government towers in Wan Chai
 - Murray Road Multi-storey Carpark in Central
 - Queensway Plaza site
 - Government site on Caroline Hill Road
- Develop Kowloon East and Kwun Tong Business Areas
- Urban Renewal Authority plans to tender the retail /hotel/office development project on Peel Street / Graham Street, Sheung Wan in 2016-17

Hotel Sites



- 2011-12 to 2014-15: 7 hotel/mixed development sites sold, capable of providing about 3,800 rooms.
- 2015-16: No hotel site put up for sale.
- 2016-17: 3 hotel sites in the Land Sale Programme, capable of providing about 2,100 rooms.

Different Ways to Increase Hotel Room Supply



- “Hotel Only” Scheme: From launch in 2008 to end January 2016, 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 2016, 13 cases executed for hotel use, capable of providing about 3,600 hotel rooms.
- Urban Renewal Authority in June 2015 awarded the tender of the hotel project on Anchor Street / Fuk Tsun Street, Tai Kok Tsui, capable of providing about 200 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.

2016-17 First Quarter Land Sale Programme



Residential sites

Government land sale

- 7 residential sites for sale by tender, capable of providing about 4,600 flats.

Urban Renewal Authority

- Tender the projects on Pine Street / Oak Street, Tai Kok Tsui and on Kai Ming Street, Ma Tau Kok, capable of providing about 200 flats.
- The above 9 sites capable of producing about 4,800 flats in total.

2016-17 First Quarter Land Sale Programme (Cont'd)



Item	Lot no.	Location	User	Site area (ha) (about)
Residential sites				
1.	TPTL 227	Chong San Road, Pak Shek Kok, Tai Po	Residential R2	2.8685
2.	TPTL 228	Fo Yin Road, Pak Shek Kok, Tai Po	Residential R2	1.0646
3.	TPTL 230	Tai Po Road, Tai Po Kau, Tai Po	Residential R3	2.7700
4.	TMTL 523	Castle Peak Road-Tai Lam, Tuen Mun	Residential R2	0.7578
5.	STTL 609	To Shek Street, Sha Tin	Residential R2	1.3500
6.	TYTL 190	Sai Shan Road, Tsing Yi	Residential R1	0.6200
7.	YTIL 44	Junction of Shung Shun Street and Yan Yue Wai, Yau Tong, Kowloon	Residential R2	1.0530

2016-17 First Quarter Land Sale Programme (Cont'd)



Commercial site

- A site on Tai Lin Pai Road, Kwai Chung (about 11,500 sqm GFA)

Industrial site

- A site at the junction of Wing Kei Road and Wing Kin Road, Kwai Chung (about 35,000 sqm GFA)

2016-17 First Quarter Land Sale Programme (Cont'd)



Item	Lot no.	Location	User	Site area (ha) (about)
Commercial and industrial sites				
1.	KCTL 517	Tai Lin Pai Road, Kwai Chung	Commercial	0.1208
2.	KCTL 478	Junction of Wing Kei Road and Wing Kin Road, Kwai Chung	Industrial	0.3707

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.