



2019-20

Land Sale Programme



Development Bureau
28 February 2019



OVERALL LAND SUPPLY IN 2018-19

Overview of Land Supply in 2018-19



Type of Land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	14,540 flats
Commercial/Hotel Site	80,200 sqm
Industrial Site	18,800 sqm

Note: The figures above are forecasts only, and the actual land supply figure will be adjusted at the end of 2018-19

Private Housing Land Supply in 2018-19



Source of Land Supply	Estimated flat number (about)
Government land sale	6,460
Railway property development projects	4,550
Projects of Urban Renewal Authority	680
Private development/redevelopment projects subject to lease modification/land exchange	1,030
Private development/redevelopment projects not subject to lease modification/land exchange	1,820
Total	14,540

Note: (1) Actual flat number is subject to developers' design; (2) The above figures are forecasts only, and the actual land supply figure will be adjusted at the end of 2018-19

Aggregate Private Housing Land Supply from 2014-15 to 2018-19



Financial year	Supply target	Estimated flat number (about)					
		Government land sale	Railway property development projects	Projects of Urban Renewal Authority	Private development/redevelopment projects subject to lease modification/land exchange	Private development/redevelopment projects not subject to lease modification/land exchange	Total
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	2,520	20,140
2017-18	18,000	5,840	2,600	280	15,240	1,540	25,500
2018-19	18,000	6,460	4,550	680	1,030	1,820	14,540
Total	91,800	42,070	24,860	5,040	17,930	11,340	101,240

Note: (1) Actual flat number is subject to developers' design; (2) The 2018-19 private housing land supply is forecast only, and the actual land supply figure will be adjusted at the end of the financial year



2019-20 LAND SALE PROGRAMME

2019-20 Government Land Sale Arrangement



- Announce quarterly land sale programmes in advance having regard to market conditions, providing transparency and certainty to the market.
- May put up additional site(s) for sale in the course of the quarter depending on the changing market conditions, to increase the Government's flexibility of supplying land.
- Continue to provide transparency by publishing the tender amounts of unsuccessful tenderers on an anonymous basis for reference by the industry and the market, after a site is sold and all transaction procedures are completed.

2019-20 Land Sale Programme: Summary



Land use	Number of sites	Estimated flat number/ maximum gross floor area (GFA) / room number (about)
Residential	15	8,850 flats
Commercial / Hotel	7	814,600 sqm (including a maximum of about 2,900 hotel rooms)
Total	22	

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

Private Housing Land Supply Target



	2018-19	2019-20
Housing supply target	<p><u>Long Term Housing Strategy Annual Progress Report 2017</u></p> <p>Housing supply target for the 10-year period from 2018-19 to 2027-28: <u>460,000 units;</u></p> <p>Public-private split: 60:40</p>	<p><u>Long Term Housing Strategy Annual Progress Report 2018</u></p> <p>Housing supply target for the 10-year period from 2019-20 to 2028-29: <u>450,000 units;</u></p> <p>Public-private split: revised to 70:30</p>
Private housing land supply target	18,000 flats	13,500 flats

2019-20 Land Sale Programme: Salient Points



Residential sites

- 15 sites (including 8 sites rolled over from 2018-19 Land Sale Programme), capable of providing about 8,850 flats.

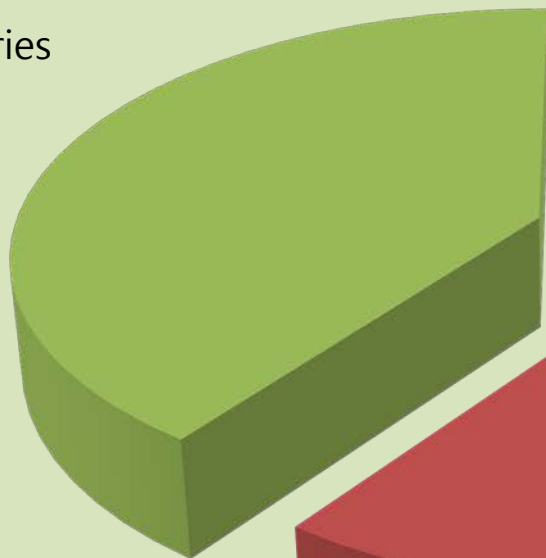


2019-20 Land Sale Programme: Analysis of 15 Residential Sites



By region

New Territories
6 sites
(40%)



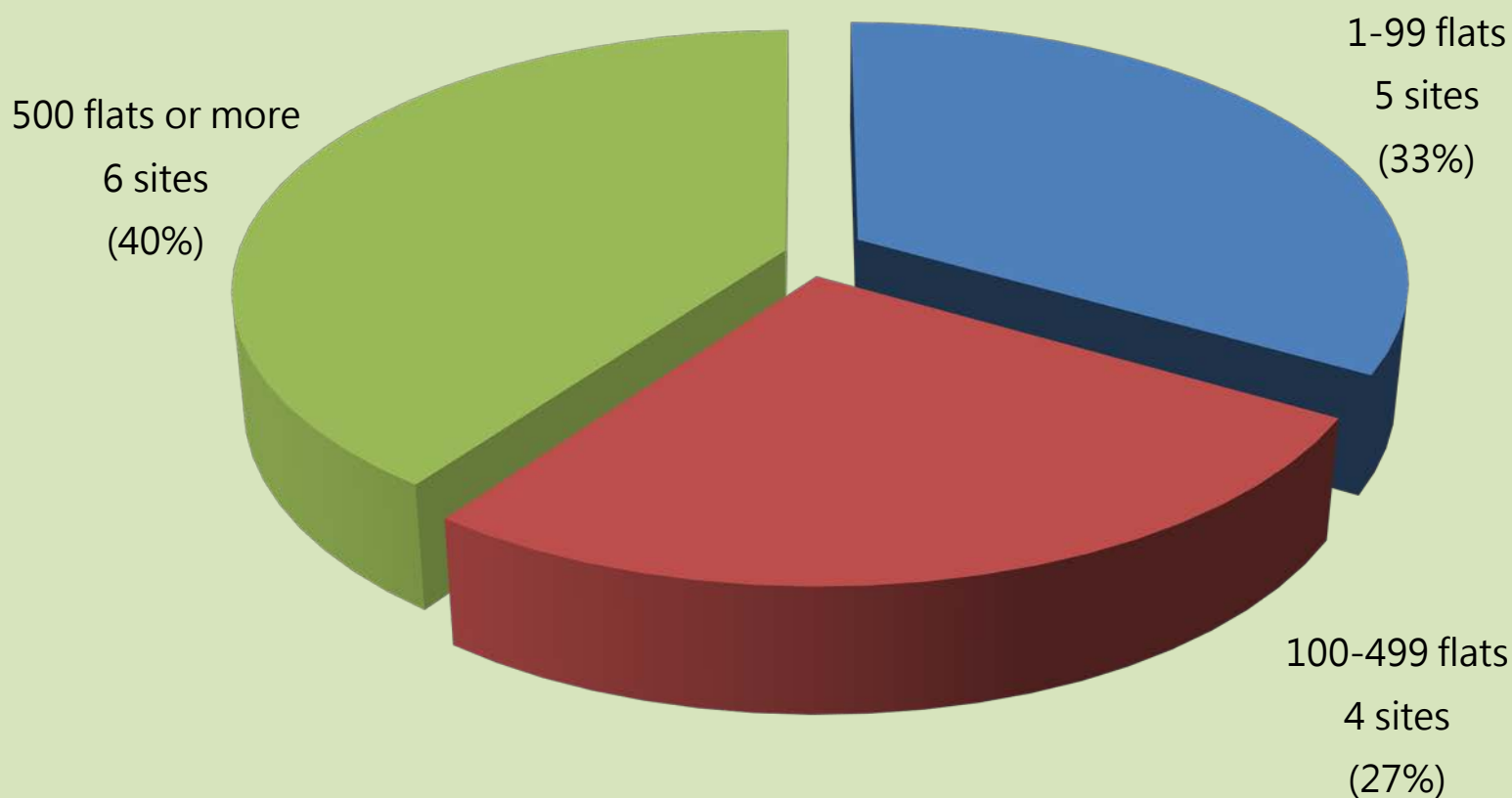
Hong Kong Island
4 sites
(27%)

Kowloon
5 sites
(33%)

2019-20 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)



By estimated flat number



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

2019-20 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)



	Number of sites	Estimated flat number (about)
Procedures of amending Outline Zoning Plan (OZP) not required or have been completed	10	8,090 (91%)
Procedures of amending OZP have not yet been completed	5	760 (9%)
Total	15	8,850

Railway Property Development Projects in 2019-20



- Railway property development projects (about 2,650 flats):
 - Wong Chuk Hang Station
 - LOHAS Park



Project of the Urban Renewal Authority in 2019-20



- Project of the Urban Renewal Authority (about 180 flats):
 - Fuk Wing Street / Tonkin Street, Sham Shui Po



Private development/ redevelopment projects in 2019-20



- Private development / redevelopment projects subject to lease modification / land exchange : **1,770 flats**
(Based on the average of the past 10 years (2009-2018), exclusive of the two years with the highest and the lowest figures)
- Private development / redevelopment projects not subject to lease modification / land exchange : **2,090 flats**
(Based on the average of the past 10 years (2009-2018), exclusive of the two years with the highest and the lowest figures)

Total : 3,860 flats

2019-20 Estimated Private Housing Land Supply Capacity

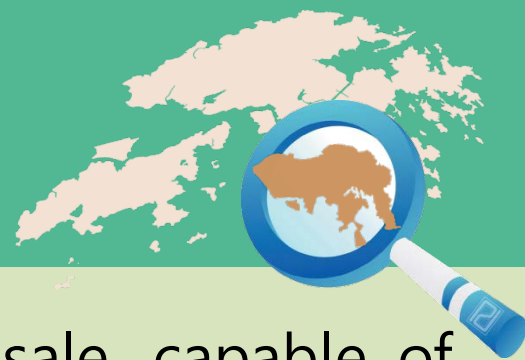


Source of land supply	Estimated flat number (about)
Government land sale (15 Sites)	8,850
Railway property development projects (2 Projects)	2,650
Project of Urban Renewal Authority (1 Project)	180
Private development/redevelopment projects subject to lease modification/land exchange ^	1,770
Private development/redevelopment projects not subject to lease modification/land exchange ^	2,090
Total	15,540
2019-20 Private Housing Land Supply Target	13,500

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

^ Based on the average of the past 10 years (2009-2018), exclusive of the two years with the highest and the lowest figures.

2019-20 Land Sale Programme: Commercial / Hotel Sites



- 7 commercial/hotel sites to be put up for sale, capable of providing about 814,600 sqm of floor area in total.

Site	Estimated maximum gross floor area (about)
Topside of Hong Kong West Kowloon Station of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL)	294,000 sqm
5 sites at Kai Tak	513,900 sqm
Ex-Mong Kok market site	6,700 sqm
Total :	814,600 sqm

- A maximum floor area of about 147,100 sqm from 4 Kai Tak sites can be for hotel use, capable of providing a maximum of about 2,900 hotel rooms.

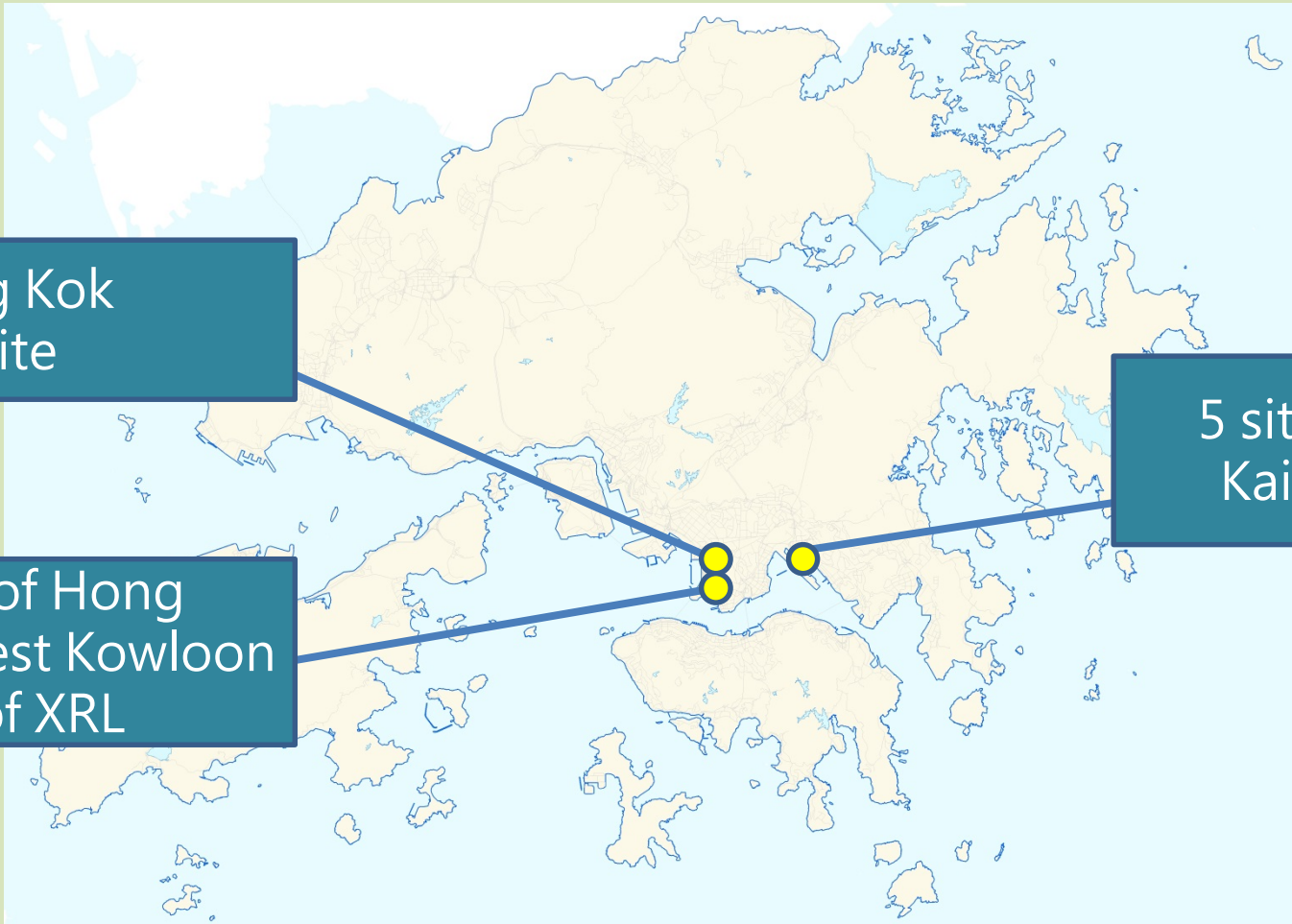
2019-20 Land Sale Programme: Commercial / Hotel Sites (Cont'd)



Ex-Mong Kok
Market site

Topside of Hong
Kong West Kowloon
Station of XRL

5 sites at
Kai Tak





FIRST QUARTER OF 2019-20 LAND SALE PROGRAMME

First Quarter of 2019-20

Private Housing Land Supply



- Private housing land supply from various sources in the first quarter of 2019-20 is capable of providing about 2,400 flats, including:
 - Government land sale: 2 residential sites at Kai Tak for sale by tender (about 2,100 flats)
 - Private development/redevelopment project(s): about 300 flats

First Quarter of 2019-20 Commercial Land Supply



- A commercial site adjoining the Kai Tak Sports Park will be put up for sale in the first quarter of 2019-20, capable of providing about 32,000 sqm of floor area.
- Part of the floor area is required to be for hotel use, which is estimated to provide about 300 hotel rooms.



Conclusion



- The Government will strive to increase land supply in order to maintain a sustained and steady private housing land supply.
- Continue to announce quarterly land sale programmes in advance ; putting up additional site(s) for sale in the course of the quarter depending on the situation to increase the Government's flexibility of supplying land in response to changing market conditions.
- Increase land supply through a multi-pronged approach to meet the housing and socio-economic development needs of the community.