

2020-21 Land Sale Programme



Development Bureau
27 February 2020

Overview of Land Supply in 2019-20



Type of Land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	12,190 flats
Commercial/Hotel Site	433,800 sqm

Note: The figures above are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2019-20

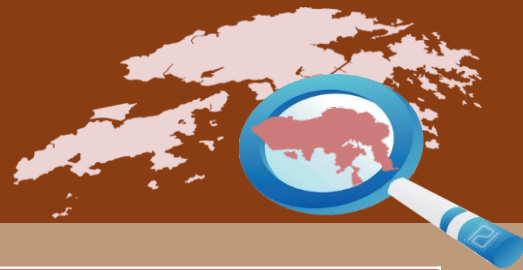
Private Housing Land Supply in 2019-20



Source of Land Supply	Estimated flat number (about)
Government land sale	6,280
Railway property development projects	2,800
Project of the Urban Renewal Authority	180
Private development/redevelopment projects subject to lease modification/land exchange	1,260
Private development/redevelopment projects not subject to lease modification/land exchange	1,670
Total	12,190
Private housing land supply target	13,500

Note: (1) Actual flat number is subject to developers' design; (2) The above figures are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2019-20

Commercial Land Supply in 2019-20



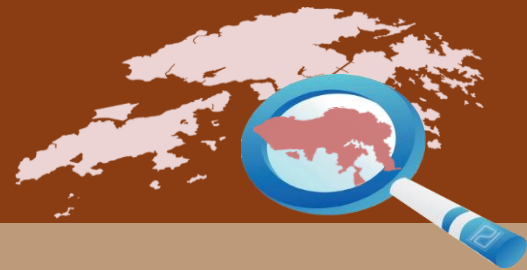
	Site	Maximum gross floor area (GFA) (about)
1	Commercial site adjoining the Kai Tak Sports Park	32,000
2	Commercial site atop the Hong Kong West Kowloon Station of the Guangzhou-Shenzhen-Hong Kong Express Rail Link	294,000
3	Kai Tak Area 2A Site 4, Area 2A Site 5B and Area 2A Site 10	107,800
	Total	433,800

Note: The figures above are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2019-20



2020-21 LAND SALE PROGRAMME

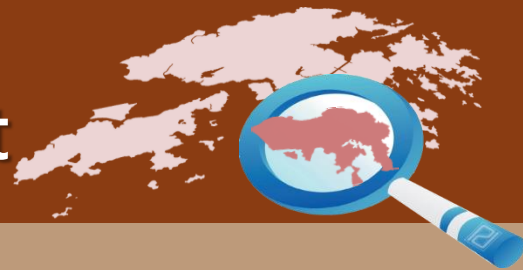
2020-21 Land Sale Programme: Summary



Land use	Number of sites	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential	15	7,530 flats
Commercial	6	833,700 sqm
Total	21	

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

Private Housing Land Supply Target



	2020-21
Housing supply target	<u>Long Term Housing Strategy</u> <u>Annual Progress Report 2019</u> Housing supply target for the 10-year period from 2020-21 to 2029-30: 430,000 units ; Public-private housing split: 70:30
Private housing land supply target	12,900 flats

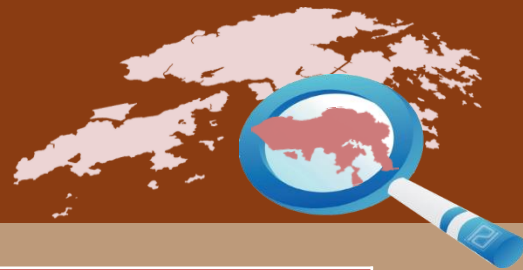
2020-21 Land Sale Programme: Salient Points



Residential sites

- 15 sites (including 5 sites rolled over from 2019-20 Land Sale Programme), capable of providing about 7,530 flats.

List of residential sites



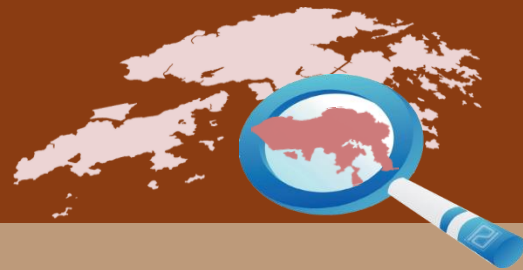
	Location
Residential sites rolled over from the 2019-20 Land Sale Programme	
1	Ap Lei Chau Praya Road
2	Lai Kong Street, Kwai Chung
3	Hiram' s Highway near Heung Chung Road, Sai Kung
4	Mansfield Road, the Peak
5	Ma Wo Road, Tai Po

List of residential sites (Cont'd)

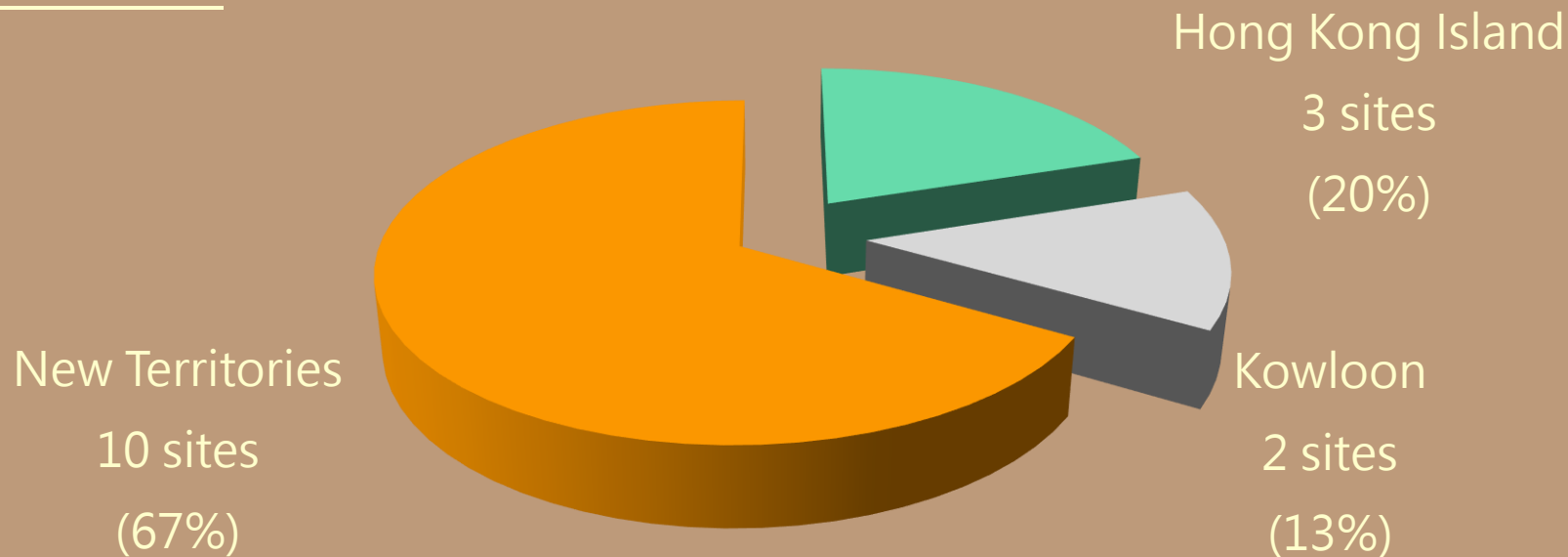


	Location
Other sites	
6	Area 24, Kwu Tung
7	Area 25, Kwu Tung
8	Queen' s Road East, Wan Chai
9	Chung Yip Road, Yuen Long
10	Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling
11	Kai Tak Area 4E Site 1
12	Kai Tak Area 4E Site 2
13	Castle Peak Road – So Kwun Wat, Area 48, Tuen Mun
14	Tai Po Road – Tai Po Kau, Tai Po (TPTL 234)
15	Tai Po Road – Tai Po Kau, Tai Po (TPTL 241)

2020-21 Land Sale Programme: Analysis of 15 Residential Sites



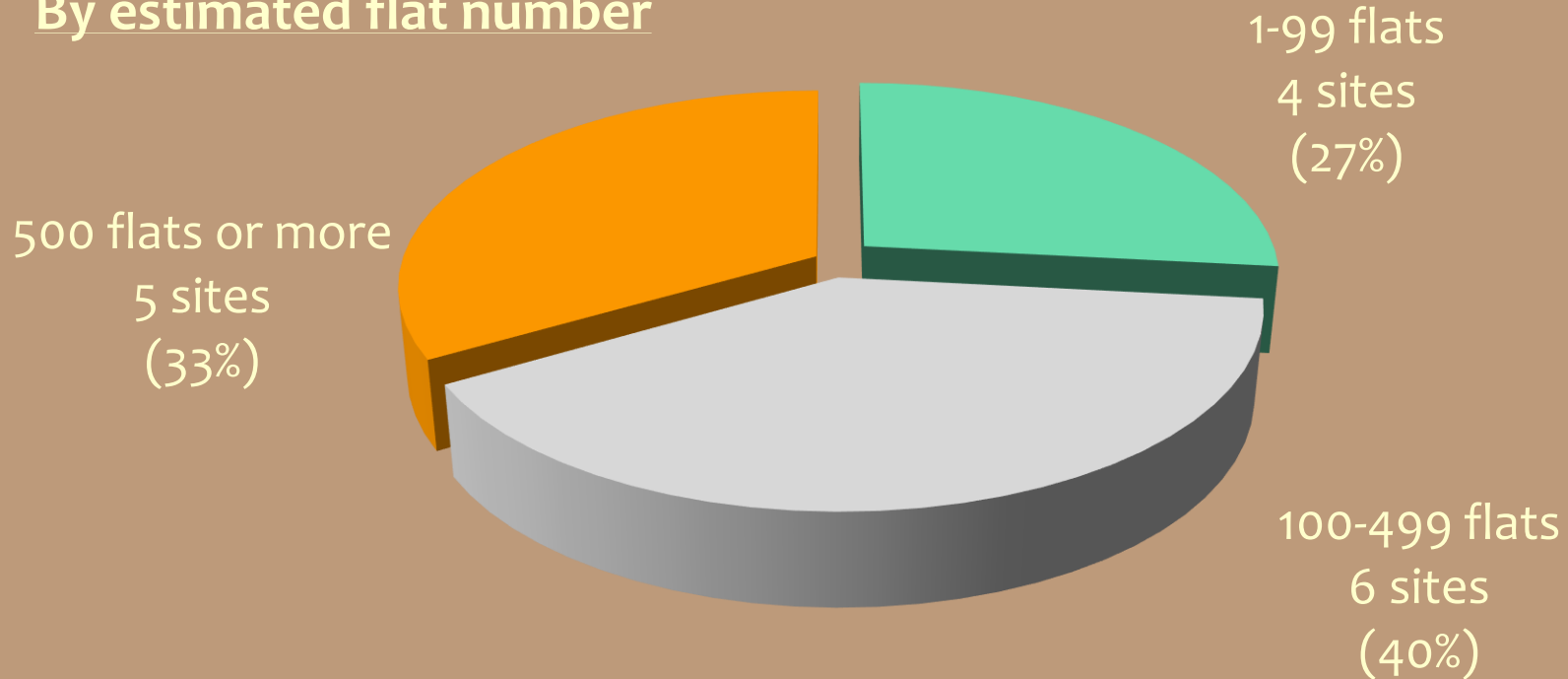
By region



2020-21 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)

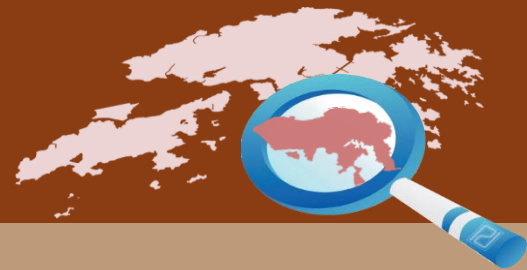


By estimated flat number



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

2020-21 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)



	Number of sites
Amendment to Outline Zoning Plan (OZP) completed or not required	12
Amendment to OZP not yet completed	3
Total	15

Railway Property Development Projects in 2020-21



- Three railway property development projects (about 4,050 flats):
 - Wong Chuk Hang Station (2 projects)
 - LOHAS Park



Forecast of private development/ redevelopment projects in 2020-21



- Forecast of private development / redevelopment projects subject to lease modification / land exchange : **1,980 flats**
(Based on the 8-year average of the past 10 years (2010-2019), exclusive of the two years with the highest and the lowest figures)
- Forecast of private development / redevelopment projects not subject to lease modification / land exchange : **2,170 flats**
(Based on the 8-year average of the past 10 years (2010-2019), exclusive of the two years with the highest and the lowest figures)

Total annual forecast : 4,150 flats

2020-21 Estimated Private Housing Land Supply Capacity

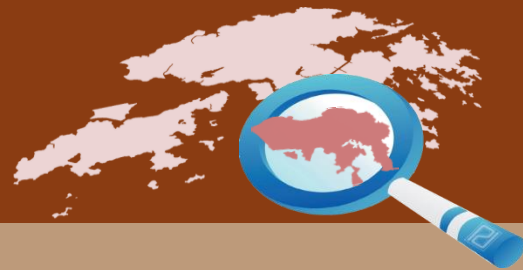


Source of land supply	Estimated flat number (about)
Government land sale (15 Sites)	7,530
Railway property development projects (3 Projects)	4,050
Private development/redevelopment projects subject to lease modification/land exchange ^	1,980
Private development/redevelopment projects not subject to lease modification/land exchange ^	2,170
Total	15,730
2020-21 Private Housing Land Supply Target	12,900

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

^ Based on the 8-year average of the past 10 years (2010-2019), exclusive of the two years with the highest and the lowest figures.

2020-21 Land Sale Programme: Commercial Sites



- 6 commercial sites to be put up for sale, capable of providing about 833,700 sqm of floor area in total.

Site	Estimated maximum gross floor area (about)
3 sites at Kai Tak	445,600 sqm
New Central Harbourfront Site 3 *	171,200 sqm
Area 57, Tung Chung	116,900 sqm
Caroline Hill Road site	100,000 sqm
Total :	833,700 sqm

* To be tendered under a two-envelope approach

2020-21 Government Land Sale Arrangement



- Put up for sale sites in Government' s Land Sale Programme by cash tender (except for New Central Harbourfront Site 3).
- Follow the existing arrangement to announce quarterly land sale programmes in advance, providing land supply with 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, increasing the Government's flexibility of supplying land.
- Maintain the increased maximum amount of deposit payable at \$50 million, and the requirement for the successful tenderer to pay 10% of its tendered sum less the deposit within 7 working days of the date of tender award, to effectively reduce the risk of default by the successful tenderer and to better protect the Government' s interests.



FIRST QUARTER OF 2020-21 LAND SALE PROGRAMME

First Quarter of 2020-21 Private Housing Land Supply



Government land sale : 2 residential sites for sale by tender (about 1,370 flats)

- Ap Lei Chau Praya Road
- Ma Wo Road, Tai Po

2020-21 First Quarter Industrial Land Supply



- An industrial site at the junction of Tsung Tau Ha Road and Kwei Tei Street, Sha Tin will be put up for sale in the first quarter of 2020-21, capable of providing about 87,500 sqm of floor area.

Conclusion



- The Government will continue to strive to maintain a sustained and steady 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.