



2021-22 Land Sale Programme



Development Bureau
25 February 2021

Overview of Land Supply in 2020-21



Types of land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	13,020 flats
Commercial/Industrial Site	357,300 sqm

Note: The figures above are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2020-21

Private Housing Land Supply in 2020-21



Source of land supply	Estimated flat number (about)
Government land sale	4,400
Railway property development projects	4,350
Project of the Urban Renewal Authority	0
Private development/redevelopment projects subject to lease modification/land exchange	2,970
Private development/redevelopment projects not subject to lease modification/land exchange	1,300
Total	13,020
Private housing land supply target	12,900

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 2020-21

Commercial/Industrial Land Supply in 2020-21



	Site	Use	Maximum gross floor area (sq.m.) (about)
1	Caroline Hill Road, Causeway Bay <i>(will be put up for tender)</i>	Commercial	100,000
2	Man Yiu Street, New Central Harbourfront <i>(tender in progress)</i>	Commercial	150,000
3	Junction of On Lok Mun Street, On Chuen Street and On Kui Street, Fanling <i>(sold)</i>	Industrial	20,100
4	Junction of Tsung Tau Ha Road and Kwei Tei Street, Sha Tin <i>(sold)</i>	Industrial	87,200
		Total	357,300

Note: The figures above are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2020-21



2021-22 Land Sale Programme

2021-22 Land Sale Programme: Summary



Land use	Number of sites	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential	15	6,000 flats
Commercial/Hotel	3	478,600 sqm
Total	18	

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

Private Housing Land Supply Target



	2021-22
Housing supply target	<p><u>Long Term Housing Strategy</u> <u>Annual Progress Report 2020</u></p> <p>Housing supply target for the 10-year period from 2021-22 to 2030-31: 430,000 units ;</p> <p>Public-private housing split: 70:30</p>
Private housing land supply target	12,900 flats

2021-22 Land Sale Programme: Key Points



Residential sites

15 sites, capable of providing about 6,000 flats

List of residential sites



Hong Kong Island

- | | |
|---|---|
| 1 | Sai Ning Street and Victoria Road, Kennedy Town |
| 2 | South Bay Road, Repulse Bay |
| 3 | Hospital Road |
| 4 | No. 269 Queen's Road East, Wan Chai* |

Kowloon

- | | |
|---|--------------------------------------|
| 5 | No. 79 Broadcast Drive, Kowloon Tong |
|---|--------------------------------------|

* Rolled over from 2020-21 Land Sale Programme

List of residential sites (Cont'd)



New Territories

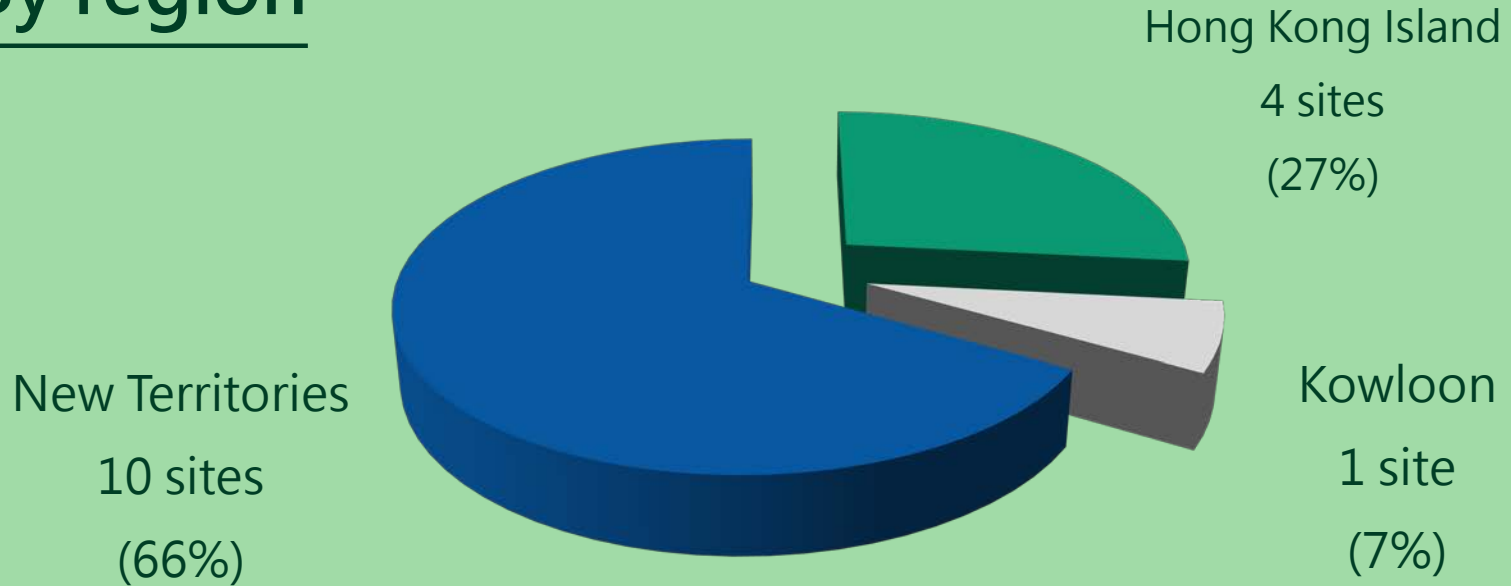
6	Tai Po Road – Tai Po Kau, Tai Po*
7	Off Tung Chung Road, Cheung Sha, Lantau Island
8	Hoi Sha Path, Cheung Sha, Lantau Island
9	Junction of Lau Yip Street and Chung Yip Road, Yuen Long*
10	Castle Peak Road – Tai Lam, Tuen Mun
11	Castle Peak Road – So Kwun Wat, Area 48, Tuen Mun*
12	Area 24, Kwu Tung*
13	Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling*
14	Po Fung Road, Tsuen Wan
15	Lai Kong Street, Kwai Chung*

* Rolled over from 2020-21 Land Sale Programme

2021-22 Land Sale Programme: Analysis of 15 Residential Sites



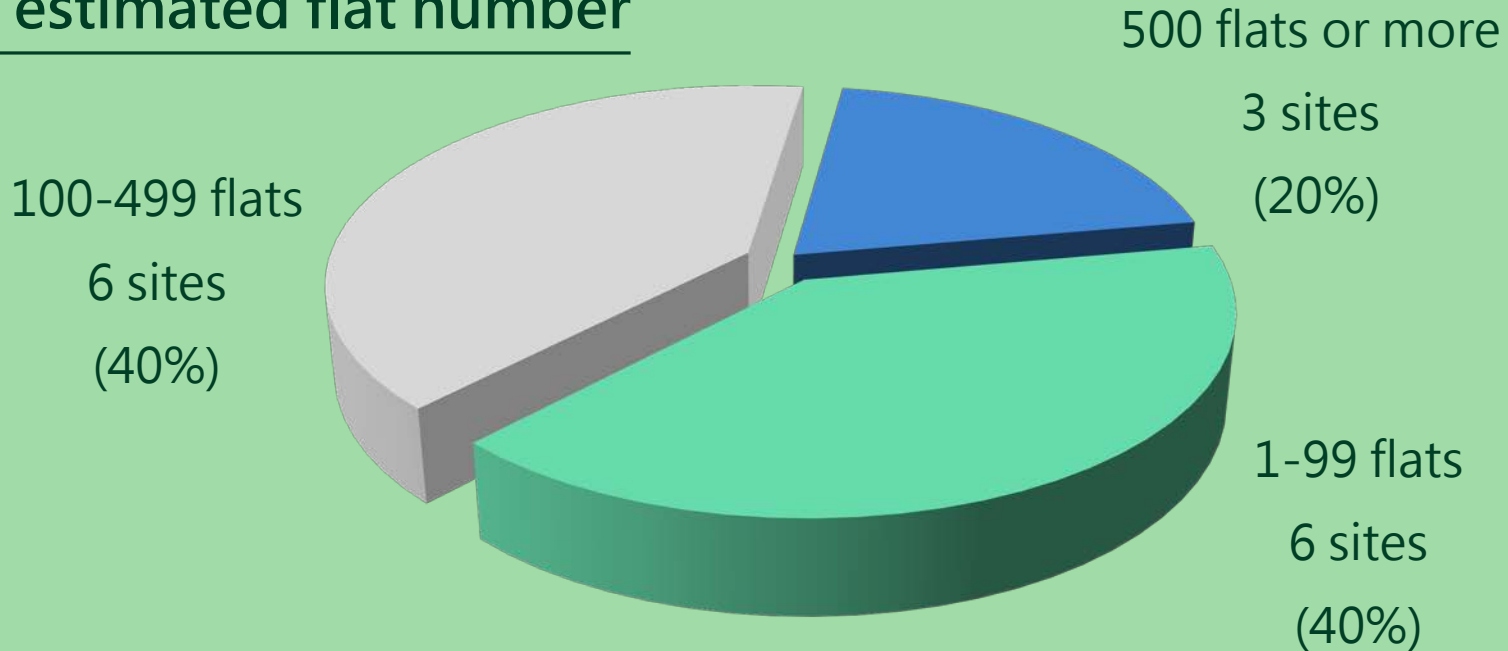
By region



2021-22 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)



By estimated flat number



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

2021-22 Land Sale Programme: Analysis of 15 Residential Sites (Cont'd)

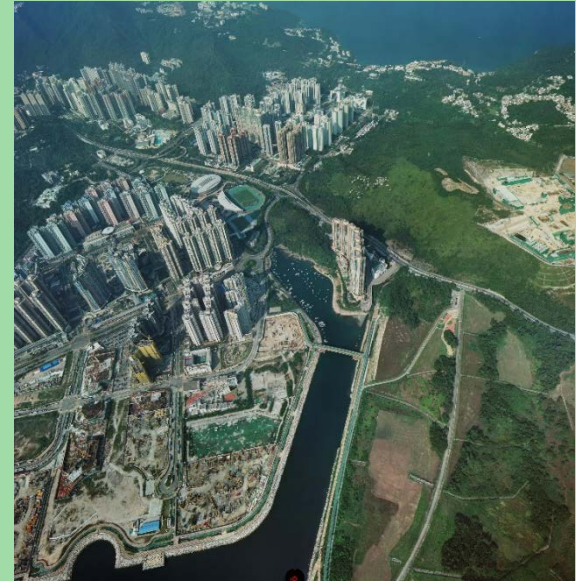


	Number of sites
Amendment to Outline Zoning Plan (OZP) completed or not required	11
Amendment to OZP not yet completed	4
Total	15

Railway Property Development Projects in 2021-22



- 3 railway property development projects (about 4,050 flats):
 - Tung Chung Traction Substation
 - Pak Shing Kok Ventilation Building
 - Tung Chung East Station Package 1



Projects of the Urban Renewal Authority in 2021-22



- 6 projects of the Urban Renewal Authority (URA)
(about 3,170 flats):
 - Oak Street / Ivy Street, Tai Kok Tsui
 - Chun Tin Street / Sung Chi Street, To Kwa Wan
(URA's self-developed Starter Homes project)
 - Bailey Street / Wing Kwong Street, To Kwa Wan
 - Hung Fook Street / Kai Ming Street, To Kwa Wan
 - Kai Ming Street / Wing Kwong Street, To Kwa Wan
 - Hung Fook Street / Ngan Hon Street, To Kwa Wan

Forecast of private development/ redevelopment projects in 2021-22



- Forecast of private development / redevelopment projects subject to lease modification / land exchange: **1,210 flats**
(Based on the 8-year average of the past 10 years (2011-2020), 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 : **2,100 flats**
(Based on the 8-year average of the past 10 years (2011-2020), exclusive of the two years with the highest and the lowest figures)

Total annual forecast : 3,310 flats

2021-22 Estimated Private Housing Land Supply



Source of land supply	Estimated flat number (about)
Government land sale (15 Sites)	6,000
Railway property development projects (3 Projects)	4,050
Projects of the Urban Renewal Authority (6 Projects)	3,170
Private development/redevelopment projects subject to lease modification/land exchange ^	1,210
Private development/redevelopment projects not subject to lease modification/land exchange ^	2,100
Total	16,530
2021-22 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 (2011-2020), exclusive of the two years with the highest and the lowest figures.

2021-22 Land Sale Programme: Commercial / Hotel Sites



- 3 commercial / hotel sites included, capable of providing about 478,600 sqm of floor area in total.

Site	Estimated maximum gross floor area (about)
Kai Tak Area 4D Site 2	229,400 sqm
Kai Tak Area 2A Site 1	132,000 sqm
Area 57, Tung Chung	117,200 sqm
Total :	478,600 sqm



First quarter of 2021-22 Land Sale Programme

First Quarter of 2021-22 Private Housing Land Supply



Private Housing Land Supply in Q1 21-22 (around 1,530 flats)

- **Government land sale:** 2 residential sites for sale by tender (about 980 flats)
 - Area 24, Kwu Tung
 - Junction of Fan Kam Road and Castle Peak Road – Kwu Tung, Fanling
- **Projects of the Urban Renewal Authority:** 2 projects (about 380 flats)
 - Oak Street / Ivy Street, Tai Kok Tsui
 - Chun Tin Street / Sung Chi Street, To Kwa Wan
- **Private development / redevelopment projects:** about 170 flats

Conclusion



- The Government will continue to strive to maintain a sustained and steady land supply.
- Continue to announce quarterly land sale programme in advance ; put up additional site(s) for sale during the quarter as appropriate, allow greater flexibility to the Government when 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.