

# 2022-23 Land Sale Programme



Development Bureau  
24 February 2022

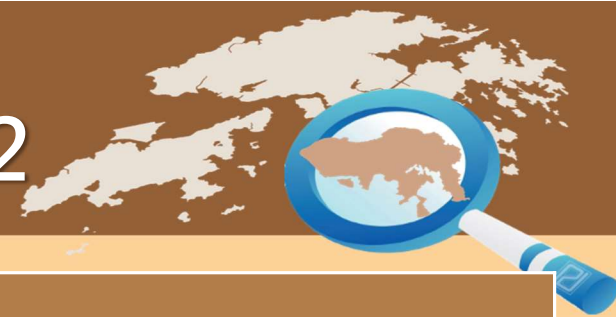
# Overview of Land Supply in 2021-22



Types of land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	20,600 flats
Commercial / Industrial Site	125,340 sq.m.

Note: The figures above are forecasts only and the actual annual land supply figure will be adjusted at the end of 2021-22.

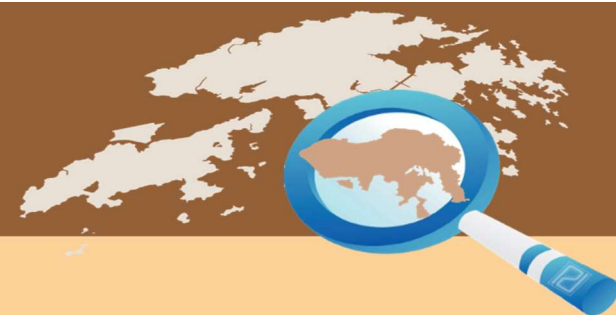
# Private Housing Land Supply in 2021-22



Source of land supply	Estimated flat number (about)
Government land sale	3,410
Railway property development projects	550
Project of the Urban Renewal Authority	3,170
Private development/redevelopment projects subject to lease modification/land exchange	11,820
Private development/redevelopment projects <b>not</b> subject to lease modification/land exchange	1,650
<b>Total</b>	<b>20,600</b>
<b>Private housing land supply target</b>	<b>12,900</b>

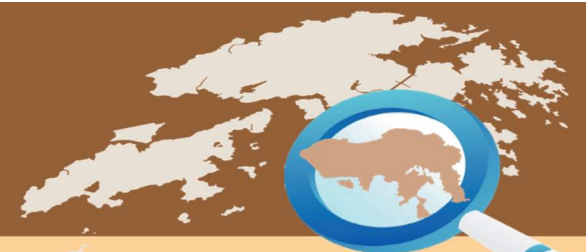
Note: (1) Actual flat number is subject to developers' design; (2) The above figures are forecasts only, and the actual annual land supply figure will be adjusted at the end of 2021-22

# Total Private Housing Land Supply since 2017-18



	2017-18	2018-19	2019-20	2020-21	2021-22 ( est. )	Total
<b>Actual Supply</b>	25,505	14,872	12,198	13,200	20,599	86,374
<b>Supply Target</b>	18,000	18,000	13,500	12,900	12,900	75,300

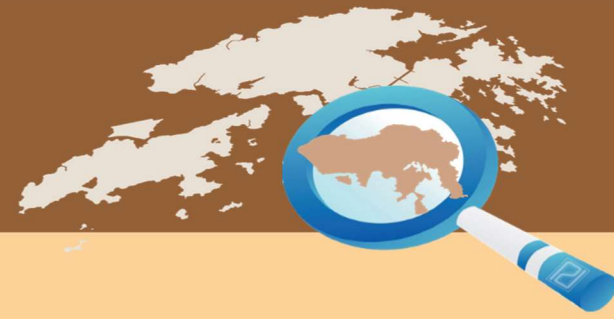
# Commercial/Industrial Land Supply in 2021-22



	Site	Use	Maximum gross floor area (sq.m.) (about)
1	On Kui Street, Fanling <i>(sold in 2022 January)</i>	Industrial	8,160
2	Area 57, Tung Chung <i>(tender in progress)</i>	Commercial	117,180
<b>Total</b> (sites put up for tender in 2021-22)			<b>125,340</b>
<b>Sites put up for tender in 2020-21 and awarded in 2021-22</b>			
3	Man Yiu Street, New Central Harbourfront <i>(sold in 2021 November)</i>	Commercial	150,000
4	Caroline Hill Road, Causeway Bay <i>(sold in 2021 May)</i>	Commercial	100,000
	<b>Total</b>		<b>375,340</b>

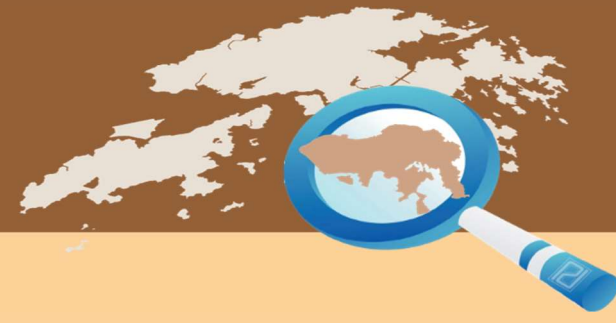
Note: The figures above are forecast and the actual annual land supply figure will be adjusted at the end of 2021-22.





# 2022-23 LAND SALE PROGRAMME

# 2022-23 Land Sale Programme Summary



Land use	Number of sites	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential	13	8,250 flats
Commercial	4	296,800 sqm
<b>Total</b>	<b>17</b>	

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

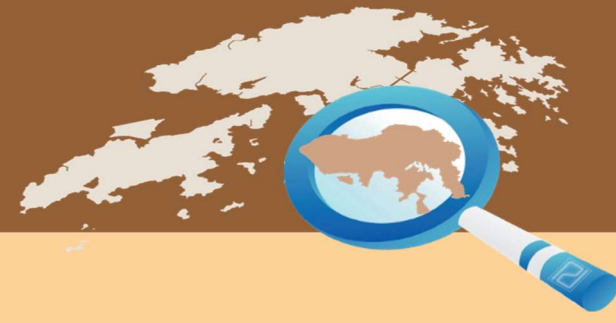
# Private Housing Land Supply Target



	2022-23
Housing supply target	<u>Long Term Housing Strategy</u> <u>Annual Progress Report 2021</u>  Housing supply target for the 10-year period from 2022-23 to 2031-32: 430,000 units ;  Public-private housing split: 70:30
Private housing land supply target	12,900 flats



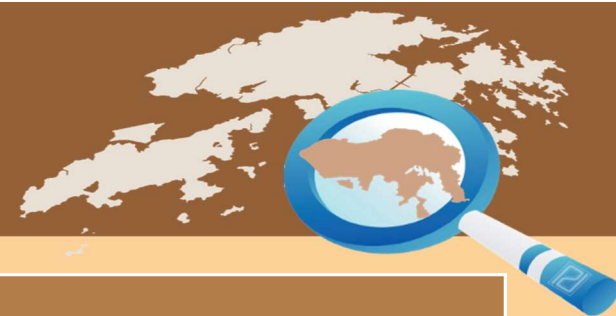
# 2022-23 Land Sale Programme: Key Points



## Residential sites

**13 sites**, capable of providing about 8,250 flats

# List of residential sites



## Hong Kong Island

1	Cape Road, Stanley
2	Sai Ning Street and Victoria Road, Kennedy Town*
3	Hospital Road*
4	No.269 Queen's Road East, Wan Chai*

## Kowloon

5	Kai Tak Area 2A Site 2 and Site 3
6	Kai Tak Area 2A Site 4, Site 5(B) and Site 10

\* Rolled over from 2021-22 Land Sale Programme

# List of residential sites (Cont'd)

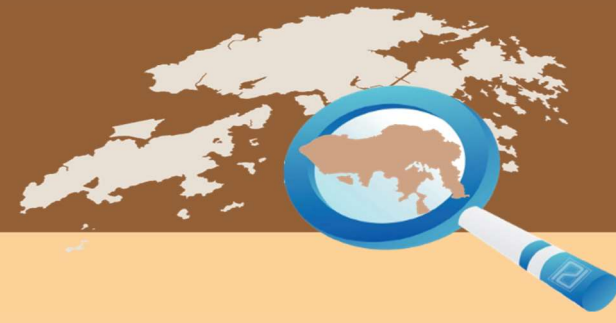


## New Territories

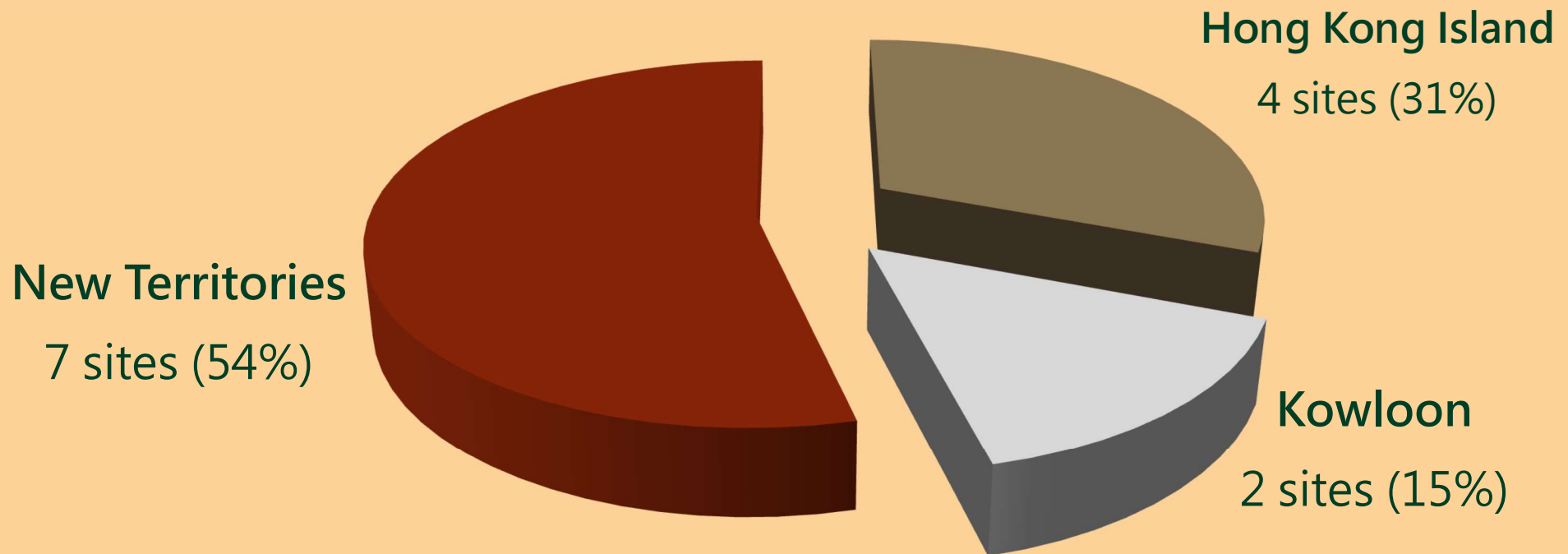
7	Tung Chung Road, Cheung Sha, Lantau Island*
8	Hoi Sha Path, Cheung Sha, Lantau Island*
9	Castle Peak Road – So Kwun Wat, Area 48, Tuen Mun*
10	Hin Wo Lane, Sha Tin
11	Yau Kom Tau, Tsuen Wan
12	Po Fung Road, Tsuen Wan*
13	Lai Kong Street, Kwai Chung*

\* Rolled over from 2021-22 Land Sale Programme

# 2022-23 Land Sale Programme Analysis of 13 Residential Sites



## By region

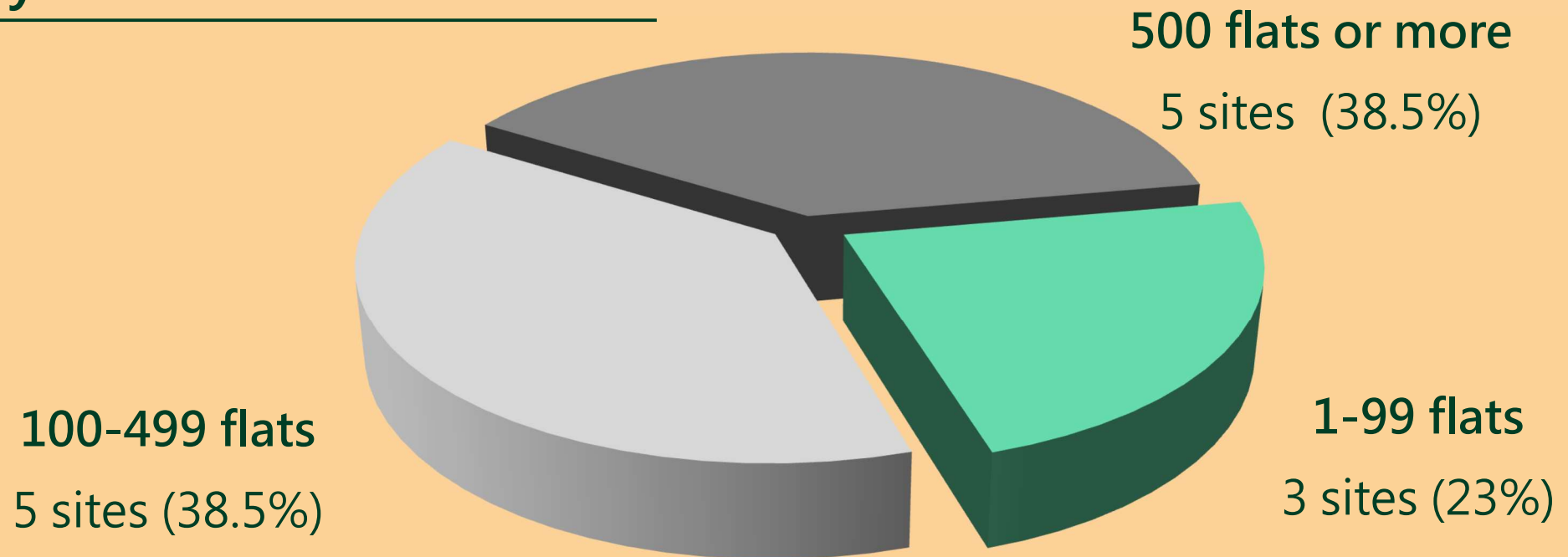


# 2022-23 Land Sale Programme

## Analysis of 13 Residential Sites (Cont'd)

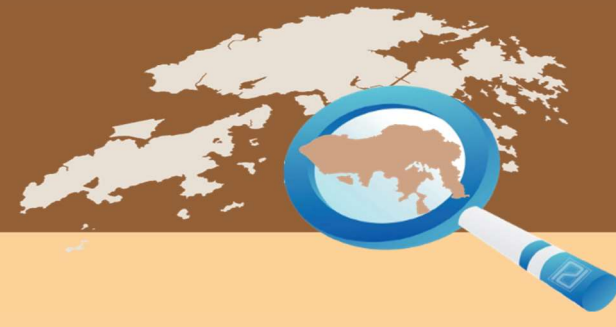


### By estimated flat number



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

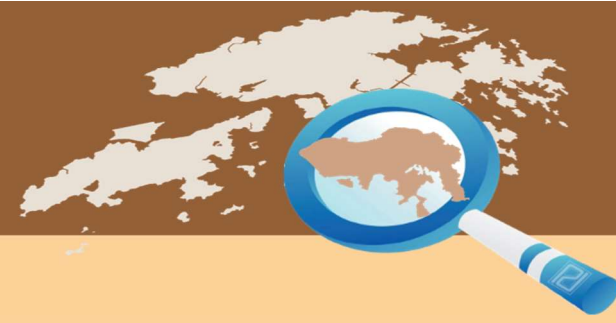
## 2022-23 Land Sale Programme: Analysis of 13 Residential Sites (Cont'd)



	Number of sites
Amendment to Outline Zoning Plan (OZP) completed or not required	8
Amendment to OZP ongoing	5
Total	13

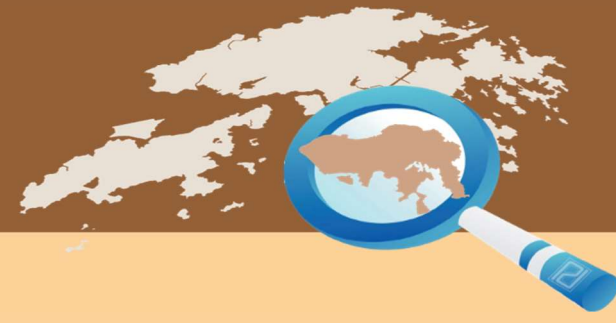


# Railway Property Development Projects in 2022-23



- 3 railway property development projects (about 4,580 flats):
  - Tung Chung Traction Substation
  - Tung Chung East Station Package 1
  - Siu Ho Wan Depot Topside Development Phase 1 Package 1

# Projects of the Urban Renewal Authority in 2022-23



- 3 projects of the Urban Renewal Authority (URA)  
(about 910 flats):
  - Sung Hing Lane / Kwai Heung Street, Sai Ying Pun
  - Wing Kwong Street / Sung On Street, To Kwa Wan
  - Queen's Road West / In Ku Lane, Sai Ying Pun

# Forecast of private development/ redevelopment projects in 2022-23

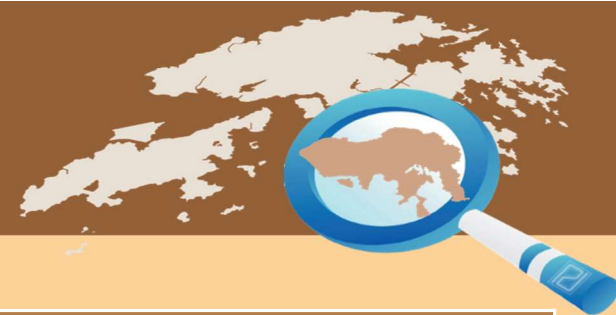


- Forecast of private development / redevelopment projects subject to lease modification / land exchange: **2,100 flats**
- Forecast of private development / redevelopment projects not subject to lease modification / land exchange : **2,100 flats**

**Total annual forecast : 4,200 flats**

*Note: Estimation based on the 8-year average of the past 10 years (2012-2021), exclusive of the two years with the highest and the lowest figures)*

# 2022-23 Estimated Private Housing Land Supply



Source of land supply	Estimated flat number (about)
Government land sale (13 Sites)	8,250
Railway property development projects (3 Projects)	4,580
Projects of the Urban Renewal Authority (3 Projects)	910
Private development/redevelopment projects subject to lease modification/land exchange <sup>^</sup>	2,100
Private development/redevelopment projects <b>not</b> subject to lease modification/land exchange <sup>^</sup>	2,100
<b>Total</b>	<b>17,940</b>
<b>2022-23 Private Housing Land Supply Target</b>	<b>12,900</b>

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

<sup>^</sup> Based on the 8-year average of the past 10 years (2012-2021), exclusive of the two years with the highest and the lowest figures.

# 2022-23 Land Sale Programme

## Commercial Sites



- 4 commercial / hotel sites included, capable of providing near 300,000 sq.m. of floor area in total.

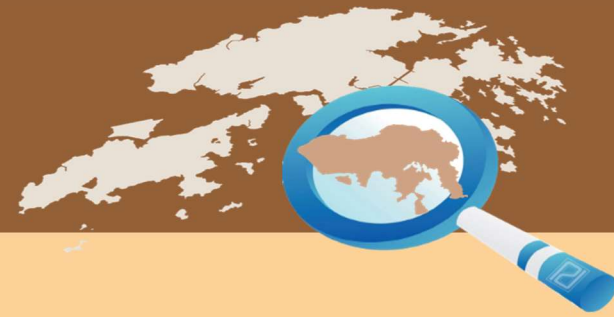
	Site	Estimated maximum gross floor area (about)
1	Junction of Sai Yee Street and Argyle Street, Mong Kok	141,600 sq.m.
2	Kai Tak Area 2A Site 1	132,000 sq.m.
3	Off Anderson Road, Kwun Tong ( <i>Lot 1078 in SD3</i> )	12,900 sq.m.
4	Off Anderson Road, Kwun Tong ( <i>Lot 1077 in SD3</i> )	10,300 sq.m.
	<b>Total</b>	<b>296,800 sq.m.</b>

# Minimum Flat Size Requirement



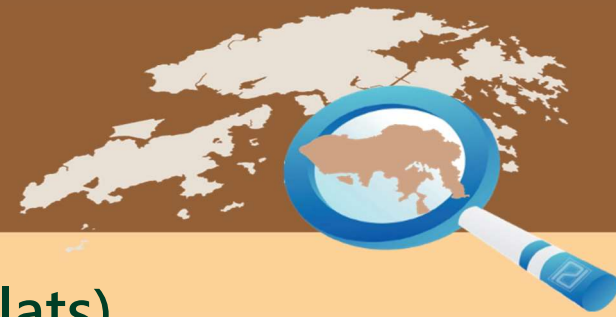
- Development Bureau announced in December 2021 the inclusion of minimum flat size restriction in the land sale condition of a residential site: at least 26 sq.m. (around 280 sq.ft.) in saleable area.
- Requirement will be extended to all Government land sale, Railway Property Development projects, URA projects and other lease modification and land exchange applications for private residential development.
- For lease modification and land exchange, the requirement is applicable to new applications received from tomorrow (25 Feb) onwards, unless the development has received planning permission by the Town Planning Board.





# Q1 2022-23 LAND SALE PROGRAMME

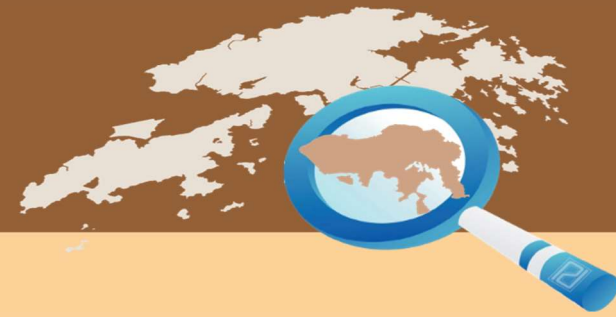
# First Quarter of 2022-23 Private Housing Land Supply



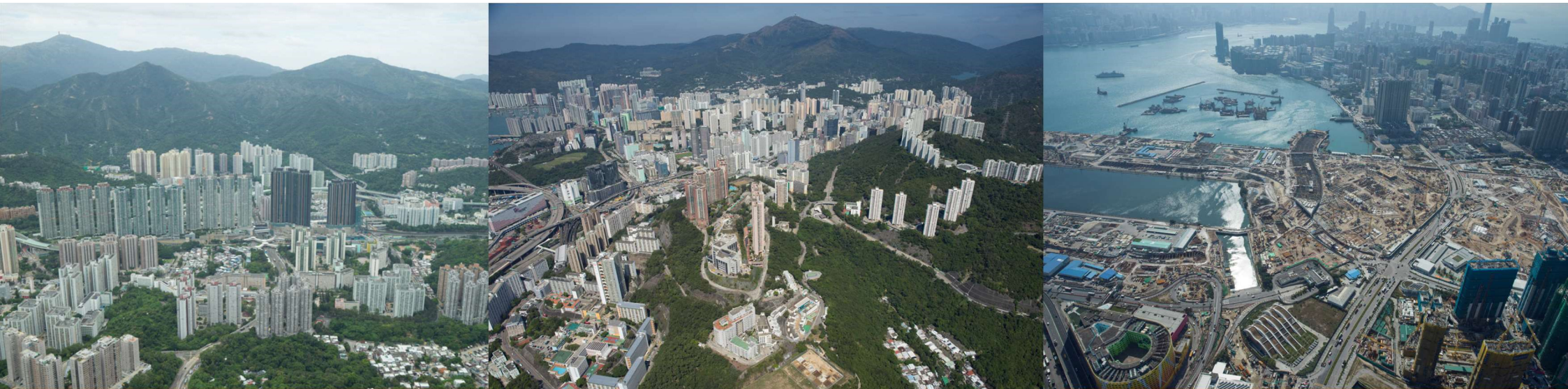
## Private Housing Land Supply in Q1 22-23 (around 2,070 flats)

- **Government land sale:** 2 residential sites for sale by tender (about 270 flats)
  - No.269 Queen's Road East, Wan Chai
  - Hospital Road
- **Railway Property Development:** 1 project (about 1,600 flats)
  - Tung Chung Traction Substation
- **Projects of the Urban Renewal Authority:** 1 project (about 165 flats)
  - Sung Hing Lane / Kwai Heung Street, Sai Ying Pun
- **Private development / redevelopment projects:** about 35 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.



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