



2023-24

Land Sale Programme



Development Bureau
23 February 2023

Overview of Land Supply in 2022-23



Types of land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	16,050 flats
Commercial Site	164,800 sq.m.

Note: The figures above are forecasts only and the actual annual land supply figure will be adjusted at the end of 2022-23.

Private Housing Land Supply in 2022-23



Source of land supply	Estimated flat number (about)
Government land sale	5,180
Railway property development projects	1,600
Project of the Urban Renewal Authority	910
Private development/redevelopment projects subject to lease modification/land exchange	4,520
Private development/redevelopment projects not subject to lease modification/land exchange	3,840
Total	16,050
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 2022-23

Commercial Land Supply in 2022-23



	Site	Use	Maximum GFA (sq.m.) (about)
1	Off Anderson Road, Kwun Tong, Kowloon <i>(sold in 2022 August)</i>	Commercial	12,950
2	Off Anderson Road, Kwun Tong, Kowloon <i>(sold in 2022 November)</i>	Commercial	10,250
3	Junction of Sai Yee Street and Argyle Street, Mong Kok, Kowloon <i>(tender in progress)</i>	Commercial	141,600
Total			164,800



2023-24 LAND SALE PROGRAMME

2023-24 Land Sale Programme Summary



Land use	Number of sites	Estimated flat number/ maximum GFA (about)
Residential	12	9,120 flats
Commercial	3	201,730 sq.m.
Industrial	3	170,000 sq.m.
Total	18	

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

2023-24 Estimated Private Housing Land Supply



Source of land supply	Estimated flat number (about)
Government land sale (12 Sites) (including sites for Starter Homes and Youth Hostel Scheme)	9,120
Railway property development projects (3 Projects)	4,530
Projects of the Urban Renewal Authority (3 Projects)	2,200
Private development/redevelopment projects subject to lease modification/land exchange ^	2,600
Private development/redevelopment projects not subject to lease modification/land exchange ^	2,100
Total	20,550
2023-24 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 decade (2013-2022), exclusive of the two years with the highest and the lowest figures.

2023-24 Land Sale Programme

Commercial Sites



- 3 commercial sites included, capable of providing about 201,730 sq.m. of GFA in total

	Site	Estimated maximum GFA (sq.m.) (about)
1	Kai Tak Area 4C Site 4, Kowloon	80,190
2	Lockhart Road, Wan Chai, Hong Kong (Ex-Wan Chai Police Married Quarters)	22,160
3	Queensway, Hong Kong (Queensway Plaza)	99,380
	Total	201,730

2023-24 Land Sale Programme

Industrial Sites



- 3 industrial sites included, capable of providing about 170,000 sq.m. of GFA in total

	Site	Estimated maximum GFA (sq.m.) (about)
1	Fuk Wang Street, Yuen Long, New Territories	} Total : 170,000
2	Fuk Wang Street, Yuen Long, New Territories	
3	Wang Lee Street, Yuen Long, New Territories	

2023-24 Land Sale Programme: Gist



Residential sites

- 12 sites
- Capable of providing about 9,120 flats



List of residential sites



Hong Kong Island

- | | |
|---|---|
| 1 | Cape Road, Stanley* |
| 2 | Junction of Sai Ning Street and Victoria Road, Kennedy Town |

Kowloon

- | | |
|---|------------------------|
| 3 | Kai Tak Area 2A2, 2A3* |
| 4 | Kai Tak Area 4B5 |

* Rolled over from 2022-23 Land Sale Programme

List of residential sites (Cont'd)



New Territories

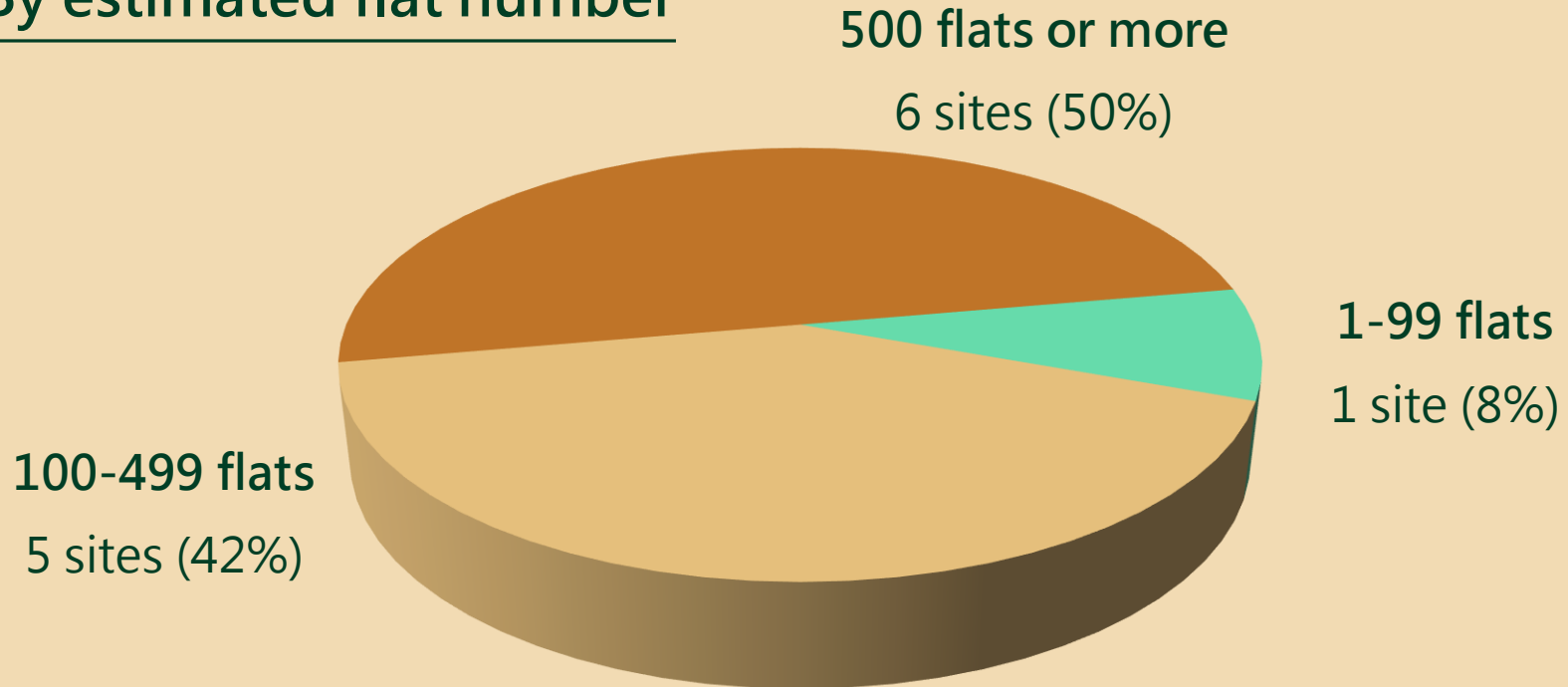
5	Tung Chung Road, Cheung Sha, Lantau Island*
6	Hoi Sha Path, Cheung Sha, Lantau Island*
7	Castle Peak Road – So Kwun Wat, Area 48, Tuen Mun*
8	Yau Kom Tau, Tsuen Wan*
9	Clear Water Bay, Ta Ku Ling, Sai Kung
10	Tung Chung Area 106A
11	Tung Chung Area 106B
12	Tung Chung Area 106C

* Rolled over from 2022-23 Land Sale Programme

2023-24 Land Sale Programme Analysis of 12 Residential Sites



By estimated flat number



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

2023-24 Land Sale Programme

Analysis of 12 Residential Sites (Cont'd)



	Number of sites
Amendment to Outline Zoning Plan (OZP) completed or not required	11
Amendment to OZP ongoing	1
Total	12

Help Meeting the Housing Needs of Young People



Starter Homes project :
Yau Kom Tau, Tsuen Wan



Youth Hostel Scheme :
Tung Chung Area 106A



Railway Property Development Projects in 2023-24



- 3 railway property development projects (about 4,530 flats) :
 - Oyster Bay Package 1
 - Oyster Bay Package 2
 - Tung Chung East Station Package 1



Projects of the Urban Renewal Authority in 2023-24



- 3 projects of the Urban Renewal Authority (URA) (about 2,200 flats) :
 - Shing Tak Street / Ma Tau Chung Road, Kowloon City
 - Kai Tak Road / Sa Po Road, Kowloon City
 - Nga Tsin Wai Village, Wong Tai Sin

Forecast of Private Development/ Redevelopment Projects in 2023-24



- Forecast of private development / redevelopment projects subject to lease modification / land exchange : **2,600 flats**
- Forecast of private development / redevelopment projects not subject to lease modification / land exchange : **2,100 flats**

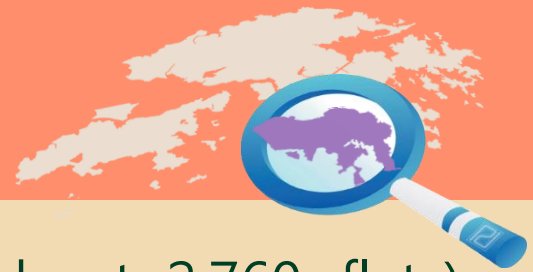
Total annual forecast : 4,700 flats

Note: Estimation based on the 8-year average of the past decade (2013-2022), excluding the two years with the highest and the lowest figures.



Q1 2023-24 LAND SALE PROGRAMME

First Quarter of 2023-24 Private Housing Land Supply



- Private Housing Land Supply in Q1 2023-24 (about 2,760 flats), including:
 - **Government land sale** : 2 residential sites for sale by tender (about 2,400 flats)
 - Yau Kom Tau, Tsuen Wan, New Territories (site for Starter Homes) (about 1,950 flats)
 - Junction of Sai Ning Street and Victoria Road, Kennedy Town, Hong Kong (about 450 flats)
 - **Private development / redevelopment**: 5 projects (about 360 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 for the Government to supply 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.



2023-24 Land Sale Programme



Development Bureau
23 February 2023