



2024-25 Land Sale Programme



Development Bureau
29 February 2024

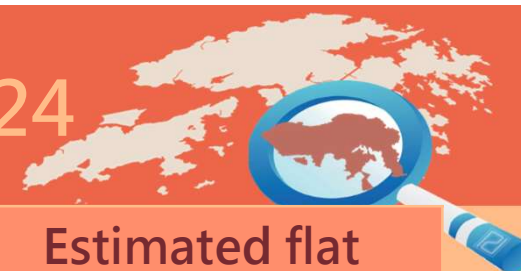
Overview of Land Supply in 2023-24



Types of land	Estimated flat number/ maximum gross floor area (GFA) (about)
Residential Site	14,000 flats

Note: The figures above are forecasts only and the actual annual land supply figure will be adjusted at the end of Financial Year 2023-24.

Private Housing Land Supply in 2023-24



Source of land supply	Estimated flat number (about)
Government land sale	1,890
Railway property development projects	-
Project of the Urban Renewal Authority	1,390
Private development/redevelopment projects subject to lease modification/land exchange	7,120
Private development/redevelopment projects not subject to lease modification/land exchange	3,600
Total	14,000
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 **Financial Year** 2023-24.

Overview of Land Supply in 2023-24



Types of land	Estimated flat number/ maximum gross floor area (GFA) (about)
Industrial site (to be put up for sale)	161,500 sq.m.

Note: The figures above are forecasts only and the actual annual land supply figure will be adjusted at the end of Financial Year 2023-24.



2024-25 Land Sale Programme

2024-25 Land Sale Programme Summary



Land use	Number of sites	Estimated flat number/ maximum GFA (about)
Residential	8	5,690 flats
Commercial	2	120,000 sq.m.
Industrial	1	544,000 sq.m.
Total	11	

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

2024-25 Estimated Private Housing Land Supply



Source of land supply	Estimated flat number (about)
Government land sale (8 sites)	5,690
Railway property development (1 project)	1,200
Projects of the Urban Renewal Authority (3 projects)	2,860
Private development/redevelopment projects subject to lease modification/land exchange ^	3,200
Private development/redevelopment projects not subject to lease modification/land exchange ^	2,200
Total	15,150
2024-25 Private Housing Land Supply Target	13,200

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

^ Based on the 8-year average of the past decade (2014-2023), exclusive of the two years with the highest and the lowest figures.

2024-25 Land Sale Programme

Commercial Sites



- Two commercial sites included, capable of providing about 120,000 sq.m. of GFA in total

	Site	Estimated maximum GFA (sq.m.) (about)
1	Kai Tak Area 4C Site 4, Kowloon*	80,000
2	Junction of On Sum Street and On Ping Street, Shek Mun, Sha Tin, New Territories	40,000
	Total	120,000

* Site rolled over from 2023-24 Land Sale Programme

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Industrial Site



- One industrial site included, capable of providing about 544,000 sq.m. of GFA in total

	Site	Estimated maximum GFA (sq.m.) (about)
1	Areas 39A and 39B, Hung Shui Kiu and Ha Tsuen, Yuen Long, New Territories	544,000

2024-25 Land Sale Programme: Details



Residential sites

- Eight sites
- Capable of providing about 5,690 flats



List of residential sites



Hong Kong Island

1 Cape Road, Stanley*

Kowloon

2 Kai Tak Area 4B5*

New Territories

3 Clear Water Bay, Ta Ku Ling, Sai Kung*

4 Hoi Sha Path, Cheung Sha, Lantau Island*

5 Tung Chung Area 106A*

6 Castle Peak Road – So Kwun Wat, Area 48, Tuen Mun*

7 Yuen Shun Circuit, Siu Lek Yuen, Sha Tin, New Territories

8 Junction of Sha Tin Wai Road and Siu Lek Yuen Road, Siu Lek Yuen, Sha Tin, New Territories

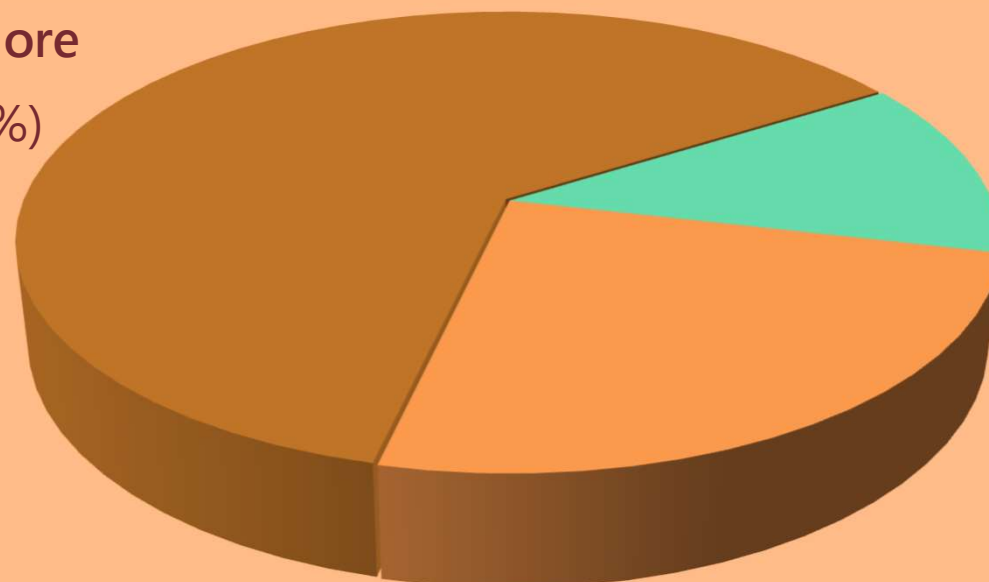
* Rolled over from 2023-24 Land Sale Programme

2024-25 Land Sale Programme Analysis of 8 Residential Sites



By estimated flat number

500 flats or more
5 sites (62.5%)



1-99 flats
1 site (12.5%)

100-499 flats
2 sites (25%)

Note: Actual flat number is subject to developers' design

2024-25 Land Sale Programme Analysis of 8 Residential Sites (Cont'd)



	Number of sites
Amendment to Outline Zoning Plan (OZP) completed or not required	6
Amendment to OZP ongoing	2
Total	8

Railway Property Development in 2024-25



- One railway property development project (about 1,200 flats) :
 - Tung Chung East Station Package 1

Projects of the Urban Renewal Authority in 2024-25



- Three projects of the Urban Renewal Authority (URA) (about 2,860 flats) :
 - Kai Tak Road / Sa Po Road, Kowloon City
 - Shantung Street / Thistle Street
 - Kwun Tong Town Centre

Forecast of Private Development/ Redevelopment Projects in 2024-25



- Forecast of private development / redevelopment projects subject to lease modification / land exchange : 3,200 flats
- Forecast of private development / redevelopment projects not subject to lease modification / land exchange : 2,200 flats

Total annual forecast : 5,400 flats

Note: Estimation based on the 8-year average of the past decade (2014-2023), excluding the two years with the highest and the lowest figures.

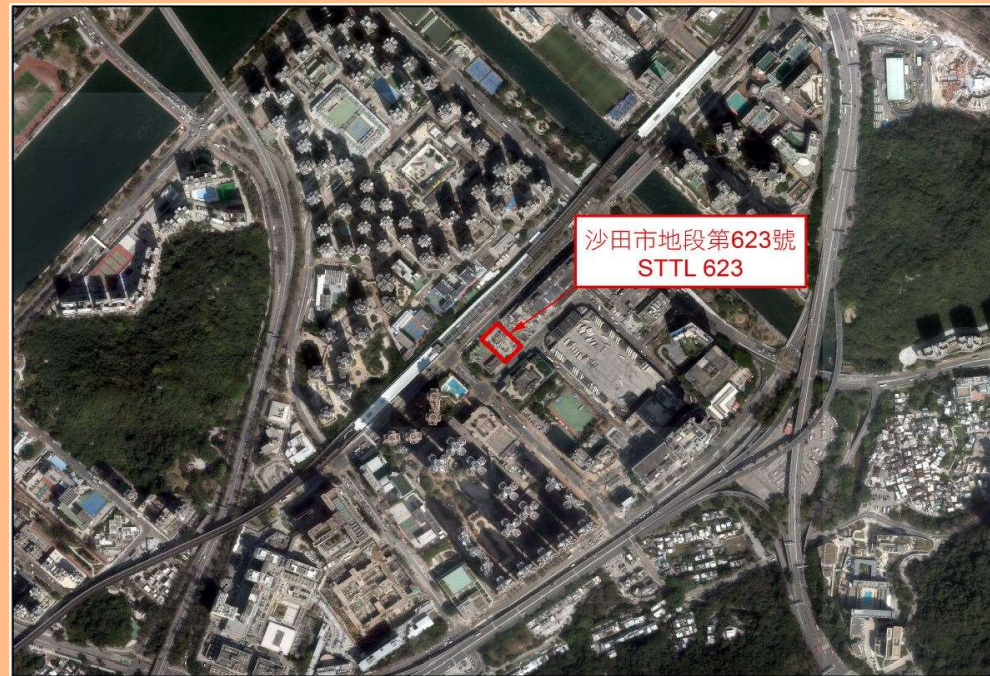


Q1 2024-25 Land sale Programme

First Quarter of 2024-25 Private Housing Land Supply



- In Q1 2024-25, the Government plans to put up for tender a residential site in Siu Lek Yuen, Sha Tin (around 280 flats)



Conclusion



- The Government will hold on to its determination to increase land supply, and will continue to provide land to the market for economic and housing development in a prudent and paced manner, in order to maintain a sustained and steady land supply.
- Continue to monitor the market situation, and announce quarterly land sale programme in advance.



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