



# 香港地產建設商會

## THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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### Introduction

REDA is fully supportive of the Government's goal to tackle the current housing problem, in particular for those members of the community with low income. Hong Kong is a wealthy city and should be a showcase for the region with housing policies that will justify our claim to be Asia's World City.

The Chief Executive in his last Policy Address has identified serious problems that require a solution through fair-minded policies implemented in an open and transparent manner. Clarity in policy making and fairness in implementation is vital as no policy initiative will satisfy all sectors of the community and the Government must be able to justify its actions.

REDA represents the majority of Hong Kong's developers and as such effectively represents the private sector component of the development process. Whilst we do not pretend that we can solve the housing problem alone, we do believe the private sector can and should play a significant role in the provision of new quality housing.

### Some Preliminary Comments

- The Long Term Housing Strategy raises a fundamental question about the type of society the Government wishes for Hong Kong. Should Hong Kong aim for a market-driven economy with a safety net of subsidized housing to ensure a decent home for every Hong Kong family, or move to a more "social" society where an increasing percentage of Hong Kong families benefit from subsidized housing as in the case of Singapore? This is not a matter for REDA only but one for the Hong Kong community at large. However, we question whether the accepted need to increase the total supply of housing units leads to a conclusion that the ratio between public and private housing (currently 50/50) has to change to 60/40 in favour of subsidized housing.
- REDA is supportive of the need to provide an adequate supply of housing units to overcome the current housing problem but we caution that if supply is



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excessive, the middle class will suffer as values drop significantly. We do not support the destruction of value for hardworking middle class families in Hong Kong.

- The assumption that there is an acute shortage of housing land also needs to be examined with care. Our members could deliver a substantial increase in the number of housing units if current development applications of the private sector were not stuck in the land exchange or lease modification process. Housing units are available if current planning applications were approved.
- The assumption that increased plot ratios will require a trade off as they will result in negative impacts on traffic, population density and the environment also needs further examination. Development densities up to the maximum permitted under the Buildings Ordinance, provided the permitted building heights are not unduly constrained, may bring transport benefits (through less commuting) and environmental benefits through greater open space at street level and reduced “wall effect” buildings. A relaxation of certain planning restrictions, especially building heights to allow higher plot ratios as permitted under the Buildings Ordinance, is perhaps the quickest way to increase the supply of housing units and REDA believes this is possible without any significant trade off.
- The Long Term Housing Strategy should not just focus on creating a large number of housing units but on creating quality housing units for future generations – it is after all a **long term** housing strategy. As society has evolved, conservation has become increasingly important. REDA believes a strong and clear conservation policy is vital for Hong Kong to justify its claim to be Asia’s World City. We also believe that this can be achieved without constraining housing supply. It would be overly simplistic to argue to release existing country park land for housing. There are enclaves within country parks that should be conserved and areas that can be considered for development. A policy of no net loss in the area of Hong Kong’s country parks might be a reasonable starting point in that it would conserve the best of our countryside and allow development in peripheral areas.





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### The Housing Picture in a Snapshot

As of March 2013, there were 2,386,000 households in Hong Kong<sup>1</sup> and 2,616,000 units of permanent residential flats (including public and private housing)<sup>2</sup>. Approximately 53% of the above households resided in private permanent housing and 46% of them in public housing (rental or subsidized sale flats) (*Appendix 1*).

The number of applicants on the Waiting List for public rental housing increased from 108,300 in 2000 to 234,300 in 2013. However, if non-elderly, one-person households are excluded, the number of applicants is reduced to 118,700, a figure that is only marginally higher than that of 99,600 in 2000 (*Appendix 2*). Specifically, the number of non-elderly, one-person applicant “households” has increased from 8,700 in 2000 to 115,600 in 2013; such households now account for almost 50% of the total applicants on the Waiting List. The main reason this latter group gave for wishing to apply for public rental housing was that they “want to live alone”<sup>3</sup>.

It is clear that where the official estimate of the demand for affordable housing is concerned, Hong Kong is facing a totally different demographic landscape. Whether all current non-elderly, one-person applicants ultimately qualify for public subsidy of some kind or not, the perception of the purpose of “social” housing, and the definition of “families in genuine need” seems to have changed.

### Increasing Housing Supply

To quote from the Foreword of the Chairman of the Long Term Housing Strategy Steering Committee in the Consultation Document (September 2013), “*The housing problem goes beyond the mere assessment of supply and demand. It encompasses issues of land, planning, transport, environment and community facilities, which cut across the aspirations and interests of different stakeholders. All these require the*

<sup>1</sup> Source: Census and Statistics Department:

<http://www.statistics.gov.hk/pub/B10500012013QQ02B0100.pdf>

<sup>2</sup> Source: Hong Kong Housing Authority:

<http://www.housingauthority.gov.hk/en/common/pdf/about-us/publications-and-statistics/HIF.pdf>

<sup>3</sup> Source: Hong Kong Housing Authority

[http://www.cityu.edu.hk/hkhousing/prm/Survey\\_Buyers\\_HOS\\_2nd/Survey\\_on\\_Buyers\\_of\\_2nd-hand\\_HOS\\_2011\\_SHC60-12\\_e.pdf](http://www.cityu.edu.hk/hkhousing/prm/Survey_Buyers_HOS_2nd/Survey_on_Buyers_of_2nd-hand_HOS_2011_SHC60-12_e.pdf)



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*Government and the community to change their mindset and to map out a new direction (Emphasis added)."*

Taking this statement at face value, and bearing in mind the demographic trend described above, REDA proposes that the following measures for increasing the housing supply be further explored.

### **The Short and Medium Term**

#### ***(1) Tap undeveloped potential***

- (a) Redevelopment of old urban areas has been ongoing for years, with opportunities being taken up by the private sector, the Urban Renewal Authority as well as the Housing Authority. Nevertheless, despite good intentions, redevelopment programmes are often mired in controversies. It is submitted that a less controversial, less invasive and less disruptive method to achieve the same gain in housing floor area can be obtained by a managed "Transfer of Development Right" process. Air space that is not fully utilized in a development could thus be bought and sold in the public interest. This practice is not new in Hong Kong, and the time is ripe to have it reinstitutionalized.
- (b) There are currently 50 parcels of land zoned CDA (Comprehensive Development Area) in Hong Kong that have not been developed<sup>4</sup>. Most of them are multiple lots aggregated into one CDA zone, but in multiple ownership (whether in terms of land parcels or units). The total residential GFA that could be generated is approximately 38,000,000 sf (*Appendix 3*). It is submitted that a substantial portion of these sites can be reactivated by rezoning the lots to R(A), R(B), R(C) or R(E) to release them from the multiple ownership bondage.

<sup>4</sup> The 50 parcels do not include those with land exchanges executed.





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### (2) *Harness private sector resources*

To quote another statement in the Chairman's Foreword to the Long Term Housing Strategy Consultation Document, *"we should also explore innovative means, leveraging on the private sector's capacity and promoting public-private partnership, to build more adequate and affordable housing for the public"*.

The Administration should explore giving incentives to the private sector to include affordable units (as defined by the Government) in their developments, as is the practice in London. The Government has a proven and impressive track record in developing subsidized housing. In earlier years, the resultant estates, being located in urban areas allowed their inhabitants ready access to jobs and social services. However, as later developments have been obliged to push increasingly towards the fringes of the territory, issues of accessibility, social and economic integration have emerged, Tin Shui Wai being a case in point. Involvement of the private sector allows a diversity of location and the potential for far greater social and economic integration.

### (3) *Enhance the delivery system*

There are vast tracts of land in the New Territories and some in the urban areas that are amenable to land conversion (lease modification and land exchange). Historical data shows that this is a very important source of private housing supply (*Appendix 4*). The precipitous drop in recent years in the number of units from this source should be of concern. We do not wish to speculate on the causes of this drop but anecdotal evidence points to increasing difficulties encountered in the "procedural and approval requirements".

The Chairman's Foreword to the Long Term Housing Strategy Consultation Document states that *"The Steering Committee therefore urges the Government to continue the review of various procedures and approval requirements in relation to planning and land administration, with a view to releasing land and making the best use of land resources."*



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Agreeing with the Steering Committee, REDA recommends:

- (a) Procedures should be streamlined and more resources should be deployed and allocated in the right direction with dedicated teams set up for trouble shooting.
- (b) Entrustment of infrastructural works to the private sector, a practice that was pivotal for speedy and coordinated deliveries of major residential developments, should be reintroduced.
- (c) An expert determination mechanism for stalemated premium negotiation should be studied.

### **The Longer Term – Thinking Out of the Box**

#### ***(1) Rental voucher***

In the longer term, the administration of affordable housing via rental vouchers/subsidies is worthy of consideration. It will give the freedom of choice to the recipients: freedom of choice of units and of location. Requirements that apartments rented under any rental subsidy scheme must fulfill minimum standards (for example, of light, air and safety) would also serve to resolve many current concerns about substandard units. It will be a matter of choice for the landlords (who are mainly individual owners of existing units, maybe subdivided units as well) to decide whether to upgrade to meet the Government's requirements, and hence to participate in the scheme. There will be some who argue (as echoed in the Long Term Housing Strategy Consultation Document) that this will drive up rents, especially at times when the market is tight. Latest statistics however show that there are more units than households, and that the vacancy rate of around 4% is in line with the average historical figure. It is also clear that the very measures now being adopted by the Government will further ease the market in the near term. We have faith that the efficacy of the proposals in the Long Term Housing Strategy will ensure an equilibrium of supply and demand.





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### **(2) *New product types – Live/Work unit***

With the Administration's policy objective to develop creative industries, "live/work units", as pioneered in New York, should be allowed and encouraged – and not only in designated geographical areas. As experience tells us, creativity does not happen by decree. Live/work units allow creative and efficient use of space, efficient use of time and zero transportation costs. They foster the cross-pollination of ideas between disciplines and the sharing of resources among startups. Important details, such as whether live/work units are to be allowed in both existing buildings and "new builds", and the type of licensing system required, should be explored in the Hong Kong social and planning context.

Hard decisions will have to be made in the long term. Hong Kong is unlikely to have the luxury to grow into a "Greater Hong Kong" on the model of London or New York. Aspirations for lower living densities will have to contend with the major disadvantages of more spread out developments – the environmental costs of more roads, drainage, sewerage, and other infrastructure being increasingly a matter of public concern. The widespread desire for a greener Hong Kong in fact implies smart developments in more concentrated forms than before.

REDa recognizes that there will be no easy solutions but feels that controversies can be reduced by observing a few principles:

#### **(1) *Respecting private development rights***

This is especially crucial as the last chapter of the Long Term Housing Strategy Consultation Document states that "*In order to fulfill our long term housing demand as projected in Chapter 4 and beyond, it is estimated that Hong Kong will need to build the equivalent of one new town per decade.*" The industry's private landholdings may form multiple nuclei of development and be an integral part of new town development.



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### (2) *Respecting livelihoods*

The concept of high rise farming (or vegetables factories) should be explored to look after the interest of the displaced farms and farmers. It is a concept already commercialized in Singapore. Government investment in this area will also be consistent with its aim to promote research and development in new technologies.

### (3) *Engaging the community*

Regarding land exchanges, REDA suggests that the Administration investigate apportioning a percentage of premium revenue to the particular district on which the development is sited for community improvement projects, facilities and services to engage the community and stakeholders further.

### **Concluding Thoughts**

A brick-and-mortar approach to subsidized housing has always been the norm in Hong Kong. The Steering Committee has rightly called for flexibility in the implementation of the Long Term Housing Strategy (supply-led, 60/40 public/private split), but as history has shown, whilst figures can be changed at will, these changes do not translate well in practice. A brick-and-mortar approach delivery mechanism requiring a long lead time does not easily accelerate or decelerate to accommodate change in circumstances, especially in an open economy like Hong Kong.

The Steering Committee states that *“the Government should instill in the younger generation confidence in the future by demonstrating its determination to gradually resolve the housing problem, and establish an effective housing ladder<sup>5</sup> which promotes upward mobility. Given their prime age and better potential for upward mobility (especially those who have completed their tertiary education), increasing the supply of HOS should be an effective way to address the aspiration of the*

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<sup>5</sup> Taking the buyers of Secondary Market HOS flats as a sample, a survey conducted by the HA in 2009 and 2011 however showed that an overwhelming 90% (or more) of them do not have any desire to sell their units (HA Paper No. SHC 60/2012). This survey is conducted biannually and the results are consistently similar.





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youngsters”, and urges the Government “to increase HOS supply considerably beyond what has already been pledged...” Whilst the aim of the Steering Committee is to be applauded, REDA wishes to point out that subsidizing housing to address housing inadequacy and subsidizing home ownership to facilitate upward mobility are not necessarily overlapping policy areas.

REDA would remind the Administration that the private sector has always played an important, pioneering and (where land made available has permitted) efficient role in affordable housing production, be it in the urban or rural areas. The industry’s continued contribution to housing production will ensure that there will always be a diversity of choice for aspiring home owners. At the same time, REDA fully recognizes the Government’s excellent track record and continuing crucial role in providing “social housing” to those in genuine need.

In terms of private sector provision, clear guidelines, consistency of Government practice, a sufficiency of land supply and the willingness to make imaginative choices will allow for speed, variety, choice and urban integration. In terms of public sector provision, REDA is confident that the Government will judge wisely where to direct limited taxpayers’ resources, how to enhance the fairness of our social provision by focusing on those in greatest need, and how to use flexible means of delivering subsidy so as to avoid the mismatches with market cycles that have occurred in the past.

Given the role that housing plays in Hong Kong’s economy, any policy tools used to tackle housing sufficiency should be fine grained, targeted and nimble.

**The Real Estate Developers Association of Hong Kong**  
**November 2013**

## **Distribution of Population & Households by Type of Housing in Hong Kong** **(As at December 2012)**

Type of Housing	Population		No. of Households <sup>#</sup>		Average Household Size*
<b>Public Permanent Housing</b>	3,337,724	46.5%	1,101,870	46.2%	2.9
- Rental Flats	2,124,658	29.6%	727,425	30.5%	2.8
- Subsidized Sale Flats	1,213,065	16.9%	374,445	15.7%	3.1
<b>Private Permanent Housing</b>	3,804,287	53.0%	1,268,820	53.2%	2.9
<b>Private Temporary Housing</b>	35,890	0.5%	14,310	0.6%	2.4
<b>Total:</b>	<b>7,177,900</b>	<b>100.0%</b>	<b>2,385,000</b>	<b>100.0%</b>	<b>2.9</b>

Remarks: The above figures of population and number of household for various type of housing are derived by multiplying the total population / number of household by the relevant distribution in percentage as set out in "Housing in Figures 2013" and website of the Census & Statistics Department.

<sup>#</sup> As set out in the "Quarterly Report on General Household Survey - April to June 2013" published by the Census and Statistics Department, the total number of households as at 1st Quarter 2013 is 2,386,200.

\*The figure of average household size is extracted directly from the "Housing in Figures 2013", which is different from that as derived by dividing the above population figure by the number of households.

Source:

"Housing in Figures 2013" by the Hong Kong Housing Authority

<http://www.housingauthority.gov.hk/en/common/pdf/about-us/publications-and-statistics/HIF.pdf>

Census & Statistics Department:

<http://www.censtatd.gov.hk>

## **Stock of Permanent Residential Units in Hong Kong** **(As at March 2013)**

Type of Housing	No. of Units (Thousands)	
<b>PUBLIC HOUSING</b>	1,158	44.3%
- HA Public Rental Housing Flats	728	27.8%
- HA Interim Housing Flats	5	0.2%
- HS Rental Flats	34	1.3%
- HA Subsidized Sale Flats	375	14.3%
- HS Subsidized Sale Flats	16	0.6%
<b>PRIVATE HOUSING</b>	1,458	55.7%
<b>TOTAL:</b>	<b>2,616</b>	<b>100.0%</b>

Source: "Housing in Figures 2013" by the Hong Kong Housing Authority



**Summary of Total Number of Applicants on the Waiting List for Public Rental Housing in Hong Kong (2000 to 2013)**

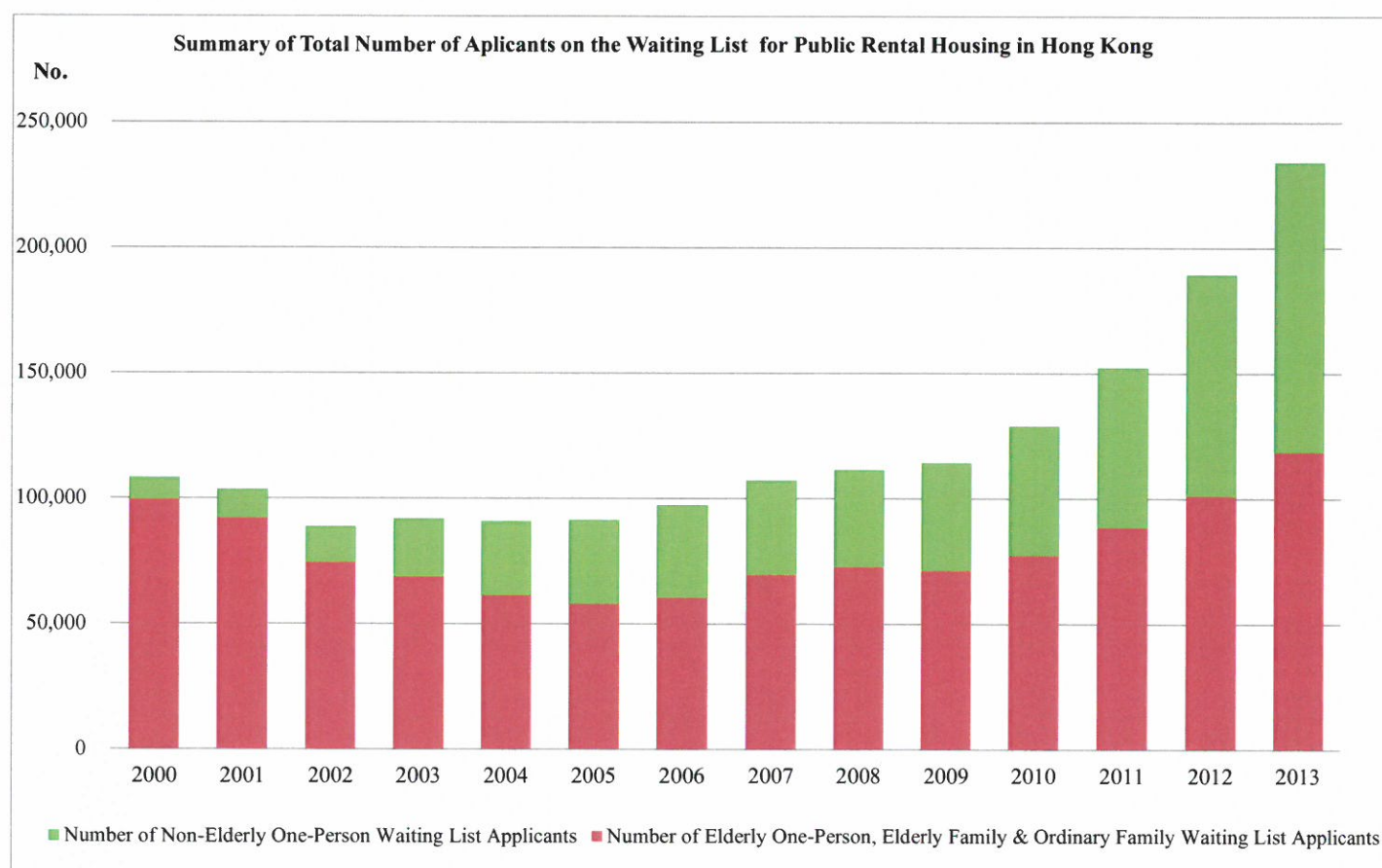
Year <sup>#</sup>	Total No. of Waiting List Applicants	Number of Elderly One-Person, Elderly Family & Ordinary Family Waiting List Applicants	Number of Non-Elderly One-Person Waiting List Applicants	Non-Elderly One-Person Applicants as a Proportion of Total Number of Waiting List Applicants
2000	108,300	99,600	8,700	8%
2001	103,600 *	92,200	11,400	11%
2002	88,800 *	74,600	14,200	16%
2003	91,900	68,900	23,000	25%
2004	91,000	61,600	29,400	32%
2005	91,400	58,100	33,300	36%
2006	97,400	60,500	36,900	38%
2007	107,300	69,800	37,500	35%
2008	111,600	72,900	38,700	35%
2009	114,400	71,300	43,100	38%
2010	129,100	77,400	51,700	40%
2011	152,400	88,600	63,800	42%
2012	189,500	101,200	88,300	47%
2013	234,300	118,700	115,600	49%

**Remarks:**

Source of Information: Various papers from the Memorandum for the Subsidized Housing Committee, The Hong Kong Housing Authority & Analysis of Housing Situation of Waiting List Applicants as at end-June 2013, Legislative Council Panel on Housing.

# Figures as at the end of March for the period between 2000 and 2012 and as at the end of June for 2013.

\* These figures are derived from the number of non-elderly one-person waiting list applicants and the corresponding proportion of total number of waiting list applicants. They are therefore approximate only.



**Private Land Zoned "CDA" for More Than 3 years not Developed / Redeveloped in the Metro Area of Hong Kong**

Item No.	Address	Site Area (sf)(About)	Max. developable GFA (sf)		No. of Years Designated "CDA"
			Dom.	Non-Dom.*	
A. "CDA" Sites with No Approved MLP and Proposed for Retention as "CDA" Sites by the Planning Department					
1	Adjacent to Lai Hong Street (NKILs 6003RP, 6052 & Gov't Land) (To be known as NKIL 6357), South West Kowloon	253,662	1,648,803	380,493	14
2	Western portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon (Freder Centre)	57,318	435,938	87,188	13
3	J/O Kowloon City Road and Ma Tau Kok Road, Ma Tau Kok, Kowloon	305,867	2,292,711	458,542	14
4	Middle part of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon (KIL 7626, KIL 7628 & KIL 10578)	90,352	678,126	135,625	13
5	J/O Cheong Hang Road and Winslow Street, Hung Hom, Kowloon	50,515	0	613,542	13
6	56 Fuk Tsun Street & 1 Lime Street, Mong Kok, Kowloon (KIL 11170)	4,579	20,606	2,290	9
7	J/O Ma Tau Kok Road and To Kwa Wan Road (including Ming Lun Street),To Kwa Wan	200,725	903,263	100,363	6
8	North of Lai King Hill Road, Kau Wa Keng, Kwai Chung, New Territories	520,036	2,340,162	260,018	20
9	19-31 Ma Tau Pa Road, Tsuen Wan, New Territories	59,499	0	565,245	15
	Sub-total:	1,542,553	8,319,609	2,603,306	
B. "CDA" Sites with No Approved MLP and Agreed for Rezoning by the Planning Department					
10	Yau Tong Industrial Area, Yau Tong	540,843	1,725,529	270,422	14
11	Eastern portion of the area bounded by Sung Wong Toi Road, To Kwa Wan Road, Mok Cheong Street and Kowloon City Road, Ma Tau Kok, Kowloon	156,410	1,170,574	234,115	13
	Sub-total:	697,253	2,896,103	504,537	
C. "CDA" Sites with Approved MLP and Proposed for Retention as "CDA" Sites by the Planning Department					
12	Site at Chai Wan Road, Chai Wan, Hong Kong (No. 391 Chai Wan Road & adjoining Government Land)	115,712	692,269	2,002	11
13	Area bounded by Cha Kwo Ling Road, Ko Fai Road and Victoria Harbour, Yau Tong Bay, Kowloon	1,065,139	4,291,190	1,034,505	20
14	J/O Fook Yum Road and King Wah Road, North Point, Hong Kong	37,566	0	329,752	29
15	35 Clear Water Bay Road, Ngau Chi Wan, Kowloon	240,821	1,476,807	686,425	13
16	J/O Kwok Shui Road and Cheung Wing Road, Kwai Chung, New Territories	132,827	463,450	381,688	20
	Sub-total:	1,592,065	6,923,716	2,434,372	
	TOTAL:	3,831,871	18,139,428	5,542,215	

Remarks: Information based on MPC Paper No. 6/13 entitled "Review of Sites Designated "Comprehensive Development Area" on Statutory Plans in the Metro Area for the Year 2012/2013" for consideration by the Metro Planning Committee at their meeting on 15.3.2013 and relevant information from the TPB's website. Only those sites with land grant / land exchange / lease modification not executed have been included in the above table. \*Non-Dom. PR of 0.5 assumed for Item Nos. 6, 7, 8 & 10.



**Private Land Zoned "CDA" for More Than 3 years not Developed / Redeveloped in the New Territories**

Item No.	Address	Site Area (sf)(About)	Max. developable GFA (sf)		No. of Years Designated "CDA"
			Dom.	Non-Dom.	
A. "CDA" Sites with No Approved MLP and Proposed for Retention as "CDA" Sites by the Planning Department					
1	South of Tin Wah Road, Ha Tsuen, Yuen Long, New Territories	1,664,303	226,042	0	18
2	East of Tung Tau Tsuen, Ha Tsuen, Yuen Long, New Territories	709,685	279,861	0	18
3	South of Tam Mei Barracks, Ngau Tam Mei, Yuen Long, New Territories	2,118,153	850,348	0	18
4	East of Sheung Chuk Yuen, Ngau Tam Mei, Yuen Long, New Territories	1,035,885	419,792	0	18
5	Lots 2744ARP, 2744BRP and adjoining Government land in DD 124, Tan Kwai Tsuen Road, Yuen Long, New Territories	106,337	106,832	0	16
6	Long Ha, Kam Tin, Yuen Long, New Territories	1,214,017	485,607	0	13
7	South-east of Tong Fong Tsuen and west of Ping Ha Road, Ping Shan, Yuen Long, New Territories	177,023	177,023	0	11
8	Site abutting Tung Wui Road and Kam Po Road, Kam Tin	270,271	108,108	0	6
9	West of Ex-Dills Corner Camp and North of Fanling Highway, Kwu Tung, New Territories	1,135,215	454,086	0	17
10	North-east of Ex-Dills Corner Camp - Kwu Tung near Tong Kok, New Territories	595,244	377,921	0	13
11	Nam Pin Wai Road, Sai Kung, New Territories	141,448	106,086	0	18
12	Sai Kung Town North ("CDA(1)")	637,890	956,835	0	8
13	Ying Yip Road, Tseung Kwan O Area 92, New Territories	459,500	168,993	0	17
14	Sok Kwu Wan, Lamma Island, New Territories	214,514	129,167	0	12
15	Kap Pin Long, Sai Kung, New Territories	138,994	27,799	0	14
	SUB-TOTAL:	10,618,479	4,874,500	0	
B. "CDA" Sites with No Approved MLP and Already Agreed for Rezoning by the Planning Department					
16	West of San Hing Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories	1,184,320	462,848	0	18
17	North of Fung Kong Tsuen, Lau Fau Shan Road, Ha Tsuen, Yuen Long, New Territories	1,923,304	775,001	0	18
18	East of Fung Kong Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories	1,290,193	516,667	0	18
19	North of Hong Mei Tsuen, Ping Ha Road, Ha Tsuen, Yuen Long, New Territories	1,520,745	602,778	0	18
	SUB-TOTAL:	5,918,562	2,357,294	0	

**Private Land Zoned "CDA" for More Than 3 years not Developed / Redeveloped in the New Territories**

Item No.	Address	Site Area (sf)(About)	Max. developable GFA (sf)		No. of Years Designated "CDA"
			Dom.	Non-Dom.	
C. "CDA" Sites with Approved MLP and Proposed for Retention as "CDA" Sites by the Planning Department					
20	Tai Kiu Village, Yuen Long, New Territories	209,487	827,474	417,927	10
21	Lots 311, 315RP, 316-318, 321, 323, 330-333, 335-341, 351-362 & Government Land in DD379, Tuen Mun Area 55, New Territories	275,051	357,567	0	18
22	TMTL 417, East of Tai Lam Chung Nullah and Customs and Excise Training School, Tai Lam Chung, Tuen Mun, New Territories	665,037	1,140,683	0	16
23	Tuen Mun Area 56, Tuen Mun, New Territories (Phase II of Avignon)	238,582	310,162	0	15
24	Various lots and adjoining Government land in DD107, Sha Po, Kam Tin, Yuen Long, New Territories (Phase II)	827,647	373,238	0	13
25	Various lots in DD130 to the north of Yuen Long Highway near Fuk Hang Tsuen, Yuen Long, New Territories	164,688	87,188	0	13
26	South of the former Military site at Shek Wu Wai, Yuen Long, New Territories	2,581,140	1,032,456	0	13
27	Sheung Shui Area 35 (SSIL 2RP and Government Land), New Territories	315,447	278,785	0	18
28	Sai Sha Road, Shap Sz Heung, New Territories	6,940,164	4,828,427	481,652	18
29	North of Fanling Highway near Yin Kong, Kwu Tung, New Territories	172,595	78,544	0	15
30	South of Castle Peak Road near Kam Tsin, Sheung Shui, New Territories	404,292	161,717	0	15
31	Lot 698 R.P.(part) and adjoining Government land in DD181, Heung Fan Liu, Sha Tin, New Territories	475,764	586,665	0	13
32	Fo Tan Station and Freight-yard, STTL 75, Lot 744 R.P. in DD176 and adjoining Government Land, Fo Tan, Sha Tin, New Territories	534,481	2,056,981	188,088	13
33	The Ex-Shaw Brothers' Studio site at Lots 214RP, 219, 220sA, 220sB, 220RP, 224 and 226 in DD229, and adjoining Government Land in Clear Water Bay, Sai Kung, New Territories	845,300	1,111,071	255,320	11
34	East of Ping Ha Road and north of Castle Peak Road, Ping Shan, Yuen Long, New Territories (Northern Part only)	128,316	128,316	0	11
	SUB-TOTAL:	14,777,991	13,359,273	1,342,987	
	TOTAL:	31,315,032	20,591,067	1,342,987	

Remarks: Information based on the RNTPC Paper No. 4/13 entitled "Review of Sites Designated "Comprehensive Development Area" on Statutory Plans in the New Territories for the Year 2012/2013" for consideration by the Rural and New Town Planning Committee at their meeting on 15.3.2013 and relevant information from the TPB's website. Only those sites with land grant / land exchange / lease modification not executed have been included in the above table.



**Total Number of Private Residential Units Completed (Issuance of O.P.) between 1990 and 2012**  
**(By Source of Land Acquisition)**

Year	Total No. of Units	Government Auctions / Tenders	Major Land Exchange / Lease Modification	MTR / KCRC Tenders	URA Tenders / HKHS Projects	Other Private Projects (No Land Exchange Required)
1990	28,937	7,174	12,201	4,224	48	5,290
1991	36,434	9,452	22,949	0	0	4,033
1992	24,385	6,817	12,072	0	0	5,496
1993	25,440	6,777	10,469	2,576	0	5,618
1994	32,578	11,425	14,718	0	344	6,091
1995	19,327	5,555	8,446	1,224	448	3,654
1996	16,139	5,756	6,225	960	0	3,198
1997	14,728	6,002	7,325	0	26	1,375
1998	18,683	7,441	7,479	680	1,684	1,399
1999	31,663	13,893	8,446	4,978	2,076	2,270
2000	25,212	7,326	10,645	3,602	1,620	2,019
2001	23,428	5,529	11,726	2,936	472	2,765
2002	31,039	4,267	17,311	7,044	298	2,119
2003	26,397	4,651	17,327	1,976	1,122	1,321
2004	26,036	9,137	9,227	3,370	1,006	3,296
2005	17,321	5,526	7,057	3,465	924	349
2006	16,579	1,568	4,558	6,269	569	3,615
2007	10,471	1,181	1,307	5,337	1,932	714
2008	8,776	872	1,957	3,527	861	1,559
2009	7,157	942	2,275	2,169	1,271	500
2010	13,405	3,116	4,194	5,484	96	515
2011	9,460	1,918	1,711	3,980	445	1,406
2012	10,144	3,464	1,016	3,229	992	1,443

Remarks:

(1) Source of Information: Monthly Digest of Buildings Department.

