

Box 4.2

Latest Government measures on housing and land supply (January 2013)

In the 2013 Policy Address, the Chief Executive stated the objectives of the Government's housing policy, and announced a number of measures regarding housing and land supply.

(I) Housing Policy

The four objectives of housing policy are to: (i) assist grassroots families to secure public housing to meet their basic housing needs; (ii) assist the public to choose accommodation according to their affordability and personal circumstances, and encourage those who can afford it to buy their own homes; (iii) provide subsidised home ownership flats on top of public rental housing (PRH) so as to build a progressive housing ladder; and (iv) maintain the healthy and steady development of the private property market, with priority to be given to meet Hong Kong permanent residents' needs. The following paragraphs summarise the key measures to achieve these objectives.

(1) Increasing supply of subsidised housing in short to medium term

- As a target, build at least 100 000 units of PRH over the five years starting 2018.
- Set aside a site in Sha Tin for the Hong Kong Housing Society (HKHS) to develop a subsidised housing project, and allocate a site in Sha Tau Kok for rental housing development by the HKHS, together providing about 1 000 units.
- Examine all projects in the pipeline and increase the plot ratio as appropriate.
- The Housing Department will step up its efforts to combat the abuse of PRH resources. Together with the PRH flats surrendered voluntarily by tenants, on average a net number of about 7 000 units will be recovered every year. With another 15 000 or so new flats completed, there will be more than 22 000 PRH flats available for allocation a year.
- Offer about 2 100 new home ownership scheme (HOS) flats for pre-sale in end-2014.
- Earmark four pieces of land in Tai Po, Diamond Hill, Choi Hung and Ma On Shan originally reserved for the My Home Purchase Plan for new HOS development.

(2) Long-term Housing Strategy

The Long Term Housing Strategy Steering Committee is undertaking a comprehensive review of public and private housing demand, including the demand for rental housing and home ownership, and devising a new long-term housing strategy. Also, the Committee will assess the medium and long-term housing needs of different social strata and groups, set priorities and make long-term plans. The Committee will publish a public consultation paper in mid-2013.

(II) Land Supply

The Government will continue to adopt a multi-pronged approach to expand the land resources and step up its efforts to meet housing and other needs. The Government will take a number of strong measures to increase housing land supply in the short to medium term and take forward a number of long-term land supply projects.

(1) Increasing supply of housing land in short to medium term

The Chief Executive announced 10 measures to increase residential land supply in the short to medium term. Among these, the seven measures below would make available over 300 hectares of land for the construction of about 128 700 residential flats in the

Box 4.2 (Cont'd)

short to medium term, based on already known information.

- Use 36 Government, Institution or Community (GIC) sites and other Government sites measuring 27 hectares for housing development to provide about 11 900 flats.
- Rezone 13 sites measuring 57 hectares which are devegetated, deserted or formed in Green Belt areas for residential use to provide about 23 000 units.
- Rezone 16 sites measuring 30 hectares of industrial land for residential use to provide about 20 400 units.
- Take forward the planning for residential development at Kam Tin South West Rail Kam Sheung Road Station and Pat Heung Maintenance Depot, with about 33 hectares of land to provide about 8 700 flats.
- The Urban Renewal Authority will supply approximately 4.9 hectares of land under its development projects, which will be mainly used for residential development to provide about 4 700 flats.
- Over the past three years, the Town Planning Board has approved 57 Planning applications relating to residential development. Excluding two sites identified in the last round of review of industrial land, the remaining 55 applications involve a total area of about 130 hectares and are expected to provide over 45 000 flats when the projects are fully implemented.
- Expedite four development projects, including the former Diamond Hill Squatter Areas, former Cha Kwo Ling Kaolin Mine, former Lamma Quarry and Anderson Road Quarry, to provide about 27 hectares of residential land for the construction of about 15 000 public and private residential units.

(2) Long-term Land Supply

The Government will take forward the following large-scale new development projects as soon as possible.

- The North East New Territories New Development Areas (NDAs) to provide about 533 hectares of developable land, including housing land for 53 800 units.
- The Hung Shui Kiu NDA to provide over 400 hectares of developable land according to preliminary assessment.
- Study the feasibility of taking forward further development of the New Territories North, with a view to developing a modern new town on a similar scale of the Fanling or Sheung Shui New Towns.
- Expedite the review of agricultural land in North District and Yuen Long which is currently used mainly for industrial purposes or temporary storage, or is deserted, for housing development.
- Explore the potential of developing Tung Chung into a new town with more comprehensive and better developed community facilities, and continue to explore the development potential of Lantau Island and areas along the trunk routes in New Territories West.
- Reclaim on an appropriate scale outside Victoria Harbour to build up the land reserve and make available around 2 000 to 3 000 hectares of land.
- Explore the feasibility of using rock cavern and underground space development as sources of land supply.

These measures should help achieve the Government's housing objectives and increase the land supply. The Government will continue to monitor the situation and introduce further measures when necessary.