

Box 4.1**Latest Government measures on housing and land supply (November 2020)**

In her 2020 Policy Address, the Chief Executive announced various measures and plans on housing and land supply, as summarised below.

(1) Housing policy*Meeting the 10-year Public Housing Supply Target under the Long Term Housing Strategy*

- 330 hectares of land required for providing 316 000 public housing units have been identified to meet the demand for public housing of about 301 000 units under the 10-year Long Term Housing Strategy (2021-22 to 2030-31).

Public housing and Starter Homes (SH)

- Put up about 4 700 Green Form Subsidised Home Ownership Scheme (GSH) flats for sale in phases in 2021.
- Put up over 700 recovered flats from 39 Tenants Purchase Scheme estates for sale together with other flats in the next GSH sale exercise.
- Continue with the redevelopment project adjacent to the eResidence, which has been assigned by the Urban Renewal Authority (URA) as another SH project, and is expected to provide about 260 units for sale in 2024.
- Clear the Shek Lei Interim Housing in late 2022 for public housing development. Subject to approval for relaxation of relevant planning restrictions, the redevelopment is expected to provide about 1 600 units in 2028.
- Complete the necessary studies on redeveloping the Hong Kong Housing Authority's factory estates for public housing use in the first quarter of 2021 and conduct rezoning procedures in accordance with the Town Planning Ordinance. A total of over 3 000 units are expected to be provided in 2031.

Transitional Housing and Other Support Measures

- Propose to inject an additional \$3.3 billion into the Funding Scheme to Support Transitional Housing Projects by Non-government Organisations (NGOs). Suitable sites have already been identified for the provision of 13 200 units for the coming three years (2020-21 to 2022-23).
- Launch a pilot scheme to subsidise NGOs to rent suitable rooms in hotels or guesthouses for use as transitional housing.
- Launch a trial scheme in mid-2021 to provide cash allowance for eligible General Applicant households which have been waiting for public rental housing allocation for more than three years without being given the first flat offer.
- Complete the Study on Tenancy Control of Subdivided Units by the first quarter of 2021.

Box 4.1 (Cont'd)

(2) Land supply

Increase Land Supply in the Medium to Long Term

- Provide over 100 000 public and private housing units in the coming 10 to 15 years, including :
 - Over 70 000 housing units from about 90 hectares of housing sites identified along the Northern Link.
 - About 20 000 housing units (of which around 50% will be subsidised sale flats) from the MTR Corporation Limited's Siu Ho Wan Depot Site topside development.
 - A total of 6 300 units from the redevelopment of three urban squatter areas at Cha Kwo Ling, Ngau Chi Wan and Chuk Yuen United Village into high-density public housing.
 - Over 3 300 units from the redevelopment of Tai Hang Sai Estate by the Hong Kong Settlers Housing Corporation Limited and the URA.

Long-term Planning for Sustainable Land Supply

- Prepare for the planning and engineering studies on the development potential of the reclaimed land at Lung Kwu Tan (about 220 hectares) and the coastal area at Tuen Mun West (about 220 hectares). These studies will also review the need for the River Trade Terminal, with a view to increasing the potential of the Tuen Mun West area for residential development and/or other more beneficial uses.
- Conduct studies on the artificial islands in the Central Waters under the Lantau Tomorrow Vision involving the reclamation of 1 000 hectares and the provision of related strategic transport infrastructure.

Expedite the Supply of Public and Private Housing

- Complete the work related to the Development Bureau's review on private land zoned for high-density housing development that are without any specific development plan and their suitability for public housing development by end-2020.
- Set up the Development Projects Facilitation Office to expedite the processing of development approvals of large-scale private residential sites.
- Expand the composition and remit of the Steering Group on Streamlining Development Control to include departments not under the Development Bureau for a more comprehensive review on the development approval processes for both Government and private projects, and rationalising the development-related requirements imposed by different bureaux.
- The Chief Executive will provide personal steer on housing and land supply to ensure all the bureaux and departments concerned will keep pace with each other.

These measures and plans would demonstrate the Government's commitment to expedite and increase housing and land supply in the short, medium and long term. They would help ease the housing-related hardships facing many households.