

**For discussion
On 1st February 2016**

Legislative Council Panel on Housing

Housing-related Initiatives in the 2016 Policy Address and Policy Agenda

INTRODUCTION

On 13 January 2016, the Chief Executive delivered his 2016 Policy Address. This paper provides details of this year's ongoing housing-related initiatives as stated in the Policy Address and the 2016 Policy Agenda.

Long Term Housing Strategy and its implementation

2. Having appointed a steering committee to formulate the new Long Term Housing Strategy (LTHS) and conduct public consultation, the current-term Government promulgated the LTHS on 16 December 2014. LTHS adopts the “supply-led” and “flexible” principles and sets out three major strategic directions: (a) to build more public rental housing (PRH) units and to ensure the rational use of existing PRH resources; (b) to provide more subsidised sale flats, expand the form of subsidised home ownership and facilitate market circulation of existing flats; and (c) to stabilise the residential property market through steady land supply and appropriate demand-side management measures, and to promote good sales and tenancy practices for private residential properties. According to the projection method stated in the LTHS, the Government updates the long term housing demand projection annually and presents a rolling ten-year housing supply target in order to capture socio-economic changes over time and to make timely adjustment where necessary. The Government also determines the split between public and private housing within the housing supply target. The Government adopted a 60:40 split between public and private housing supply when the LTHS was announced in end 2014.

3. Based on the latest housing demand projection, the Government has adopted 460 000 units as the total housing supply target for the ten-year period from 2016-17 to 2025-26, while maintaining the 60:40 split between public and private housing supply. Accordingly, the public housing supply target is 280 000 units, including 200 000 PRH units and 80 000 subsidised sale flats. The private housing supply target is 180 000 units. The projection method

and results are set out in detail in the “Long Term Housing Strategy Annual Progress Report 2015” released on 18 December 2015.

Provision of Public Housing

Public Rental Housing

4. It is the objective of the Government and the Hong Kong Housing Authority (HA) to provide PRH to low-income families who cannot afford private rental accommodation, and to maintain the target of providing first flat offer to general applicants (i.e. family and elderly one-person applicants) at around three years on average. Due to the increasing number of PRH applicants and the time required for identifying suitable land for public housing production, the continuous supply-demand imbalance has put more and more pressure on our ability to maintain the above-mentioned average waiting time target. As at end September 2015, the average waiting time for general applicants is 3.6 years¹. Even though the latest average waiting time for general applicant already exceeded three years, we will not give up easily on this target which has been adopted for years. Instead, we will strive to keep the target of providing the first flat offer to general applicants at around three years, so that HA can work closely with relevant government departments and the public to identify more land for PRH developments and to expedite public housing production based on this target. Nevertheless, this will require support and coordination from the society in the planning process.

5. To provide an avenue for early PRH allocation and to speed up the allocation of less popular units hence reducing the vacancy rate, HA launches the Express Flat Allocation Scheme (EFAS) once a year. Flat selection is conducted under EFAS and applicants can select a unit from the list of available units in accordance with the number of authorised family members in their PRH applications and with reference to the allocation standard. In 2014-15, there are a total of 85 920 applications for EFAS , and the number of allocated PRH units is 1 040.

6. Besides, those with imminent and long term housing needs which cannot be resolved by themselves can consider approaching the Social Welfare Department (SWD) for relevant welfare services and assistance. SWD will

¹ Waiting time refers to the time taken between registration for PRH and first flat offer, excluding any frozen period during the application period (e.g. when the applicant has not yet fulfilled the residence requirement; the applicant has requested to put his/her application on hold pending arrival of family members for family reunion; the applicant is imprisoned, etc). The average waiting time for general applicants refers to the average of the waiting time of those general applicants who were housed to PRH in the past 12 months.

assess each case for assistance, and will recommend eligible cases to the Housing Department (HD) for Compassionate Rehousing and early allocation of PRH units. No quota is set for Compassionate Rehousing. In 2014-15, 1 550 applications were recommended by SWD for Compassionate Rehousing. 1 660 PRH units were allocated, including those applications which were recommended in 2013-14.

Taking forward Public Housing Construction Programmes

7. According to the latest forecast, HA and the Hong Kong Housing Society (HKHS) will, over the five-year period from 2015-16 to 2019-20, produce a total of about 97 100 public housing units, comprising about 76 700 PRH units and about 20 400 subsidised sale flats. The Government briefed the Legislative Council Panel on Housing on the distribution of HA's public housing by district on 2 November 2015. Relevant information is attached again at **Annex** for Members' reference.

8. As at now, assuming all sites identified can be delivered on time for housing construction, about 255 000 public housing units can be completed within the ten-year period from 2016-17 to 2025-26. To achieve the supply target, the Government will adopt a multi-pronged approach and will continue with land use review and rezoning, increase the development density, explore new development areas and moderate land reclamation, for increasing the housing land supply in the short, medium and long term. In the course of identification of land and constructing public housing, HA frequently encounters various difficulties and challenges, including –

- (a) majority of the sites are not “spade-ready (i.e. the sites have not been properly zoned; require resumption, clearance, reprovisioning of existing facilities, site formation or provision of additional infrastructure);
- (b) many sites require rezoning and planning applications, and it takes considerable time to complete the relevant procedures. In general, depending on the complexity of individual sites, it takes at least a year for feasibility studies before rezoning, and about 11 months for statutory rezoning procedures;
- (c) for cases involving government-funded works (such as public transport interchange, community hall, road improvement works, etc.), the time required to obtain funding depends on the progress of obtaining the Legislative Council's funding approval;

- (d) sites involving difficult or complex conditions require longer time for foundation works; sites involving refuge floors, basement and / or podium construction also require longer time for construction;
- (e) legal issues involving other developments in the vicinity may jeopardise HA's timely acquisition of land; and
- (f) local communities may express strong views over the development.

9. We call upon the community to maintain an open attitude and give priority to the overall housing needs of the society, and support the Government in achieving the long term housing supply target.

Optimise the development potential of each public housing site and maximise flat production

10. In view of the current tight housing supply situation, there is an imminent need to make more effective use of our land resources to increase flat production, especially in the case of public housing sites. Where planning and infrastructure permit and without compromising the environmental quality to an unacceptable extent, we will continue to actively explore all feasible ways to optimise the development potential of available public housing sites and to increase public housing production. We will also continue to closely liaise with relevant departments and explore ways to increase public housing production. If necessary, we will submit planning applications to the Town Planning Board for relaxation of the plot ratios and building height restrictions for public housing sites so as to increase the supply of public housing.

Subsidised home ownership

11. Subsidised home ownership is an essential element of the housing ladder. It serves as the first step for low to middle-income families to achieve home ownership. It also provides an opportunity for PRH tenants whose financial conditions have improved to achieve home ownership, thereby releasing their PRH units for PRH applicants.

12. Following the pre-sale of the first batch of new Home Ownership Scheme (HOS) flats in end 2014, HA and HKHS will put up a total of about 3 700 subsidised sale flats for pre-sale in end February 2016, comprising the second batch of about 2 700 new HOS flats and about 1 000 subsidised sale flats by HKHS. These flats are scheduled for completion in 2018 and 2019

respectively. In addition, about 2 600 flats will be put up for pre-sale in 2017, comprising about 2 000 and 600 flats by HA and HKHS respectively.

Green Form Subsidised Home Ownership Pilot Scheme

13. To further improve the housing ladder, the Chief Executive in his 2015 Policy Address proposed to HA that suitable flats should be identified among PRH developments under construction for sale to Green Form applicants (i.e. sitting PRH tenants and PRH applicants who have passed the detailed eligibility vetting and are due for flat allocation) in the form of a pilot scheme, with prices set at a level lower than those of HOS flats. In May 2015, HA endorsed the implementation details of the “Green Form Subsidised Home Ownership Pilot Scheme” (GSH) and selected the PRH development at San Po Kong for conversion to GSH. The project will provide a total of about 860 flats. Pre-sale is planned for the second half of 2016 and the flats are expected to be ready for occupation by mid-2017.

Launching a new round of interim scheme for White Form applicants to purchase subsidised sale flats with premium not yet paid in the HOS Secondary Market to enhance market circulation of flats

14. In January 2013, HA launched an interim scheme with a quota of 5 000 to allow eligible White Form (WF) applicants to purchase subsidised sale flats with premium not yet paid in the HOS Secondary Market. The first round of this interim scheme was completed in April 2015, with a total of 2 406 WF buyers achieving home ownership as a result. Given the strong public demand for subsidised sale flats, HA decided to implement one more round of the interim scheme with a quota of 2 500 in August 2015. About 43 900 applications were received and Approval Letters were issued to successful applicants in early January 2016. HA will conduct a comprehensive review to decide on the future of the interim scheme upon the completion of the new round of scheme in the first half of 2017.

Continuing to review the redevelopment potential of aged PRH estates

15. The LTHS published in December 2014 set out the long term strategy on redevelopment of aged PRH estates. As analysed in the LTHS, while redevelopment may increase PRH supply over the long term, it will reduce PRH stock available for allocation in the short term. This will inevitably add further pressure on HA’s ability in maintaining the target of providing first flat offers to general applicants at around three years on average. The net gain in flat supply from redevelopment will take a long time to realise, very often towards the latter if not the last phase of the redevelopment. Given the

current strong demand for PRH, it is also not advisable to carry out any massive redevelopment programme which will result in freezing up a large number of PRH units that may otherwise be allocated to households in need. HA will, in accordance with its established policies, criteria and the four basic principles, viz. structural conditions of buildings, cost-effectiveness of repair works, availability of suitable rehousing resources in the vicinity of the estates to be redeveloped, and build-back potential upon redevelopment, consider the redevelopment of individual estates.

16. Following the partial lifting of the administrative moratorium on development of Pok Fu Lam in 2014, the Government is exploring the development of public housing at six government sites. Five of the sites (i.e. Wah Fu North, Wah King Street, Near Chi Fu Road, Wah Lok Path and Kai Lung Wan) would serve as the major decanting resources for the redevelopment of Wah Fu Estate and will provide additional HOS and PRH units. We estimate that about 11 900 additional units can be provided to meet the keen demand for public housing. The Government has commenced various technical assessments on the above five government sites. A technical study, which was tendered in 2014 and commenced in early 2015, aims at assessing the feasibility of public housing development on the five sites in terms of different aspects such as ecology, environment, infrastructure, transport, visual impacts, air ventilation, etc. The study is expected to take about one year to complete. Only upon completion of the technical assessments for the five sites, local consultation, rezoning/planning applications and planning briefs for the public housing developments can we work out the public housing flat production volume, programme and housing types for individual sites. This will be, followed by examining the redevelopment plan and programme for Wah Fu Estate. We will consult the District Council and local communities on the redevelopment of Wah Fu Estate at an appropriate time.

Ensuring the effective and rational use of PRH resources

17. HA will continue to ensure the rational use of PRH resources. HA adopts a three-pronged approach to tackle tenancy abuse by –

- (a) Enhancement of inspection: in addition to the day-to-day management of estate staff, flat visits to all PRH tenants are conducted biennially to detect tenancy abuse cases;
- (b) Follow-up by the central team: the central team will carry out in-depth investigations on suspected tenancy abuse cases, including

those referred by the frontline management and the public, as well as randomly selected cases; and

- (c) Publicity and education: a series of publicity and educational programmes are launched to promote the rational use of public housing resource through various channels.

18. To ensure the rational use of valuable PRH resources, HA implements an Under-occupation (UO) Policy. If the living space of any tenant exceeds the prescribed standard² due to deletion of family members, the tenant will be required to move to another PRH unit of appropriate size. PRH units so recovered will be reallocated to tenants with larger family size. In the past eight years, we have reallocated about 8 400 UO tenants to units of smaller size. At the same time, HA also puts in place overcrowding relief policy and provide overcrowded tenants with transfer opportunities to larger PRH units. According to the prevailing space allocation standard, tenants with a living space of less than 5.5 square metres (m²) internal floor area (IFA) per person is considered to be “overcrowded”. Through the implementation of transfer schemes³, the number of overcrowded tenants has dropped from 3.1% of all PRH tenants in 2001 to about 0.46% as at end September 2015. Where resources permit, we will continue to launch these transfer schemes, and will maintain the current standards for the time being.

Healthy Private Residential Property Market

Tackling the supply-demand imbalance

19. While there have been notable signs of moderation for the price and rent level of private residential properties in recent months, and the US Federal Reserve Board has raised the interest rate by 25 basis points in December 2015, there remains a supply-demand imbalance in the local housing market. The Government will continue with a two-pronged approach. On the one hand, the Government will not reduce supply and will continue rolling out lands for housing to ensure sufficient and stable land supply in the long term to respond to the home ownership aspirations of the public (including that of the younger generation). On the other hand, the Government will continue with the demand-side management measures. According to the latest projection as at

² The prevailing UO standard on internal floor area is based on the number of household members. For instance, 1-person family: exceeding 25m²; 2-person family: exceeding 35 m²; 3-person family: exceeding 56 m²; 5-person family: exceeding 62 m²; and 6-person family: exceeding 71 m².

³ The transfer schemes include the Territory-wide Overcrowding Relief Transfer Exercise and the Living Space Improvement Transfer Scheme, which are conducted once a year.

December 2015, the supply in the first-hand private residential property market for the coming three to four years is approximately 87 000 units⁴, a record high since the first release of quarterly statistics on private housing supply in the primary market in September 2004.

20. Maintaining healthy and stable development of the private residential property market is one of the important housing policy objectives of the Government. The Government will remain vigilant and prudent, and will continue to closely monitor developments in the property market and the evolving external environment.

Implementing the Residential Properties (First-hand Sales) Ordinance

21. Since the full implementation of the Residential Properties (First-hand Sales) Ordinance on 29 April 2013 and up to 31 December 2015, vendors have offered about 40 700 first-hand residential properties in 217 residential developments for sale. The Ordinance has considerably enhanced the transparency and fairness in the sales of first-hand residential properties, strengthened consumer protection, and provided a level playing field for vendors. For example, vendors must present the area, price per square foot and price per square metre of a first-hand residential property in terms of its saleable area. When a vendor wishes to make available show flats, it must first make available an unmodified show flat. Also, prospective purchasers are provided with convenient access to all types of sales documents. The Sales of First-hand Residential Properties Authority (SRPA) spares no effort in implementing the Ordinance and in carrying out investigations against persons suspected of having contravened the Ordinance. The SRPA handles suspected cases of contravention of the Ordinance seriously. It takes time to carry out investigations and collect evidences. The SRPA has been referring the investigation outcomes of cases of suspected contravention of the Ordinance to the Prosecutions Division of the Department of Justice for consideration. The SRPA will continue to step up its efforts to conduct compliance checks and inspections, handle complaints, carry out investigations, and educate the trade and public.

⁴ These include about 6 000 unsold units in completed projects, about 53 000 units under construction but not yet sold, and about 28 000 units from disposed land where construction may start anytime.

Improving Quality of Living in Public Rental Housing

Providing a safe and comfortable home environment for the elderly

22. Over the years, we have adopted the Universal Design in newly-built PRU units, which includes the widening of the flat entrance, kitchen and bathroom doors, as well as using safer materials such as non-slip floor tiles, in order to enable tenants to reside in the same flat even in their old age or when their mobility is impaired. For eligible elderly tenants living in old PRH blocks, HA will modify the facilities of their PRH units to cater for their needs. For those PRH estates with more elderly tenants, HA also plans to increase the provision of recreational facilities for the elderly, or modify the use or the design of public space in those estates in accordance with tenants' needs.

23. Most of the above-mentioned facilities which address the needs and daily habits of the elderly have been included in dedicated chapters of the Design Manual published by the Buildings Department. The Manual serves as guidelines on top of statutory provisions to encourage private property developers to create a more pleasant and safer environment for the elderly. The Government is adding such facilities at government properties and PRH estates to set an example to promote concerted efforts of the public and the private sectors in creating comfortable homes for the elderly.

Implementing various arrangements to encourage caring for the elderly and mutual care among family members

24. In full support of the Government's elderly policy of 'Ageing in Place' and with a view to strengthening family cohesion, HA adopts various housing arrangements to encourage young households to live with or live nearby their elderly family members. Such schemes include Harmonious Families Priority Scheme, Addition Policy for Harmonious Families, Harmonious Families Transfer Scheme and Amalgamation of Tenancies for Harmonious Families. As at end December 2015, about 38 300 families⁵ have benefitted from these arrangements. To promote mutual family support and care for the elderly, HA will continue to publicise the initiatives under the Harmonious Families policies. With reference to the experience gained from the implementation of these schemes, HA will further review their operation and make appropriate fine-tuning where necessary.

⁵ As at end December 2015, the number of households having benefitted from Harmonious Families Priority Scheme, Addition Policy for Harmonious Families, Enhanced Transfer Scheme for Harmonious Families and Amalgamation of Tenancies for Harmonious Families are 16 920, 18 600, 2 040 and 740 respectively.

Implementing the Lift Addition Programme in PRH estates

25. HA has been implementing the Lift Addition Programme (LAP) since 2008 with the view to enhancing pedestrian access within the estates, while supporting the Universal Accessibility policy of the Government. Lifts in external common areas, in PRH blocks without lift services and next to existing footbridges within boundaries of PRH estates were added under the LAP. The LAP also provides barrier free access, particularly for the elderly and disabled persons who are living in PRH estates built in hilly areas. Stages 1 and 2 of the LAP involve the addition of 83 lifts, six escalators and 27 footbridges in 32 existing PRH estates. The majority of these projects have already been completed while the remaining ones are expected to be completed by 2017.

26. Having processed the most pressing lift addition projects, HA will continue to examine public's proposals for lift addition within the boundaries of existing PRH estates. HA will also conduct evaluation and selection, and where necessary, discuss with relevant government departments and property owners.

Increasing the green coverage for public housing developments and implementing various environmental initiatives

27. For every public housing development, HA commits to provide appropriate leisure area and increase green coverage. In 2014-15, HA enhanced the greenery at 20 estates by introducing new varieties of plants and, accentuated the landscape quality; and established community gardens in 10 estates. HA will continue with its efforts in this regard.

28. HA has always strived to deliver public housing developments in a sustainable manner through adopting a range of initiatives in harmony with the natural environment at the planning and design stage, as well as adopting a site-specific design approach to fully utilise natural resources. The disposition of individual public housing development is optimised in accordance with the results of the air ventilation study. HA will continue to apply the micro-climate studies which have been adopted since 2004, in order to minimise energy consumption with reference to the environmental and climatic characteristics of respective districts. These initiatives will enable PRH tenants to enjoy more natural ventilation and daylight.

29. HA will continue to implement environmental measures in the designs and facilities to save water and energy. For instance, using twin water tanks to reduce water consumption in the tank cleansing process, and adopting

gearless lifts and lift regenerative power facilities to reduce energy consumption. With a view to further assuring and enhancing the energy performance of public housing blocks, HA has been actively promoting the setting up of the local Product Certification Scheme for LED Lighting Products, and has recently adopted products with such certification as the standard lighting facilities in communal areas of the domestic blocks of new development projects.

30. HD has been working in collaboration with Environmental Protection Department and recycling industry to promote domestic waste reduction and recycling of waste among tenants. HD has undertaken a number of initiatives at PRH estates with promising results, including Source Separation of Domestic Waste Scheme and Programme on Source Separation of Glass Bottles at PRH Estates. In addition to recycling of domestic waste, energy saving measures have also been implemented to reduce the electricity consumption in communal areas of PRH estates. Since April 2012, existing light fittings equipped with electromagnetic ballast are replaced by electronic ballast. All the replacement work was completed by September 2015.

Providing quality property management and maintenance services

31. HA is committed to delivering quality property management and maintenance services to PRH tenants. The Total Maintenance Scheme, the Comprehensive Structural Inspection Programme and the Estate Improvement Programme have been implemented to evaluate the conditions of buildings and environmental facilities with a view to improving the overall living environment and to satisfying tenants' needs. HA has formulated a set of performance pledges to facilitate regular assessments over the services delivered by property service agents and contractors, so as to ensure that the established performance targets are achieved and the services will evolve with time. In the year ahead, HA will maintain its efforts in improving the property management and maintenance services to better meet the expectations and needs of PRH tenants.

Implementing the recommendations of the Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates of the Housing Authority

32. Last year, some drinking water samples taken from a number of PRH estates were found to have a lead content exceeding the provisional guideline value set out by the World Health Organization (WHO). The Government has since been attaching great importance to the remedial work. The Government and HA will continue to implement the recommendations made

by the Task Force on Investigation of Excessive Lead Content in Drinking Water of the Water Supplies Department and the Review Committee on Quality Assurance Issues Relating to Fresh Water Supply of Public Housing Estates of HA in a pragmatic manner, and will make improvements in accordance with the recommendations by the independent Commission of Inquiry established by the Government, with a view to reducing the risk of having excess lead in drinking water in PRH estates.

Transport and Housing Bureau
January 2016

Hong Kong Housing Authority (HA)'s Public Rental Housing (PRH) Production (2015-16 to 2019-20)

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2015-2016				
Urban	Kwun Tong	Lower Ngau Tau Kok Estate Phase 2	600	9 600
		Anderson Road Site D	3 500	
		Anderson Road Site E Phase 1	2 600	
		Anderson Road Site E Phase 2	2 500	
		Lei Yue Mun Phase 3	400	
	Sham Shui Po	So Uk Phase 1	2 900	2 900
Extended Urban	Sha Tin	Shatin Area 52 Phase 2	2 100	6 700
		Shatin Area 52 Phase 3	2 000	
		Shatin Area 52 Phase 4	2 600	
New Territories	Tai Po	Po Heung Street, Tai Po	500	500
	Yuen Long	Hung Shui Kiu Area 13 Phase 1	700	3 400
		Hung Shui Kiu Area 13 Phase 2	600	
		Hung Shui Kiu Area 13 Phase 3	500	
		Ex-Au Tau Departmental Quarters	1 200	
		Ex-Yuen Long Estate	400	
			Sub-total	23 100
2016-2017				
Urban	Eastern	Conversion of Chai Wan Factory Estate	200	200
	Kwun Tong	Anderson Road Site A	1 500	3 600
		Anderson Road Site C1	1 400	
		Anderson Road Site E Phase 2	800	
Sham Shui Po	So Uk Phase 1	400	400	
Extended Urban	Islands	Tung Chung Area 56	3 600	3 600
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 1	2 600	3 700
		Tuen Mun Area 54 Site 2 Phase 2	1 000	
			Sub-total	11 400
2017-2018				
Urban	Eastern	Lin Shing Road	300	300
	Kwun Tong	Anderson Road Site B Phase 1	3 100	5 700
		Anderson Road Site B Phase 2	2 600	
	Sham Shui Po	So Uk Phase 2	3 700	3 700
Extended Urban	Kwai Tsing	Ex-Kwai Chung Police Quarters	900	900
New Territories	Tuen Mun	Tuen Mun Area 54 Site 2 Phase 2	1 000	1 000
			Sub-total	11 600

Year of Completion/ District	Sub-district	PRH Project	Planned Flat Number	Planned Flat Number By Sub-district
2018-2019				
Urban	Kwun Tong	Eastern Harbour Crossing Site Phase 7	500	800
		Sau Ming Road	300	
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 3	1 300	5 700
		Lai Chi Kok Road - Tonkin Street Phase 1	2 500	
		Lai Chi Kok Road - Tonkin Street Phase 2	1 300	
		Shek Kip Mei Phase 3	200	
		Shek Kip Mei Phase 7	200	
Extended Urban	Sha Tin	Fo Tan Phase 1	4 800	7 800
		Shek Mun (Shek Mun Estate Phase 2)	3 000	
	Islands	Tung Chung Area 39	3 900	3 900
New Territories	North	Choi Yuen Road	1 100	2 100
		Fanling Area 49	900	
			Sub-total	20 300
2019-2020				
Urban	Eastern	Wing Tai Road, Chai Wan	800	800
	Sham Shui Po	Shek Kip Mei Phase 6	1 100	5 000
		Northwest Kowloon Reclamation Site 6 Phase 1	900	
		Pak Tin Phase 7	1 000	
		Pak Tin Phase 8	1 000	
		Pak Tin Phase 11	1 100	
	Wong Tai Sin	Tung Tau Estate Phase 8	1 000	1 700
		Fung Shing Street, Wong Tai Sin	800	
Extended Urban	Kwai Tsing	Tsing Hung Road, Tsing Yi Phase 1	1 600	1 600
			Sub-total	9 200
			Total	75 600

(Based on Public Housing Construction Programme as at September 2015)

Note : Figures may not add up to the total due to rounding.

HA's Subsidised Sale Flats (SSF) Production (2015-16 to 2019-20)

Year of Completion/ District	Sub-district	SSF Project	Planned Flat Number	Planned Flat Number By Sub-district
2016-2017				
Urban	Wong Tai Sin	Ex-San Po Kong Flatted Factory	900	900
*Extended Urban	Kwai Tsing	Ching Hong Road	465	465
	Tsuen Wan	Sha Tsui Road	962	962
	Sha Tin	Mei Mun Lane, Sha Tin Area 4C	216	504
		Pik Tin Street, Sha Tin Area 4D	288	
*New Territories	Yuen Long	Wang Yip Street West	229	229
			Sub-total	3 000
2017-2018				
Extended Urban	Sha Tin	Hin Tin Street, Sha Tin Area 31	200	200
			Sub-total	200
2018-2019				
Urban	Kowloon City	Kai Tak Site 1G1(B)	700	1 300
		Sheung Lok Street	600	
	Kwun Tong	Choi Hing Road, Choi Hung	1 400	1 400
	Sham Shui Po	Cheung Sha Wan Wholesale Food Market Site 5 Phase 1	800	2 500
Cheung Sha Wan Wholesale Food Market Site 5 Phase 2		1 700		
New Territories	Yuen Long	Kiu Cheong Road East, Ping Shan	2 400	2 400
Islands	Islands	Ngan Kwong Wan Road East	200	700
		Ngan Kwong Wan Road West	500	
			Sub-total	8 300
2019-2020				
Urban	Sham Shui Po	Fat Tseung Street west	800	800
Extended Urban	Kwai Tsing	Texaco Road	500	500
	Sha Tin	Au Pui Wan Street	800	2 400
		Hang Kin Street, Ma On Shan	700	
		Wo Sheung Tun Street, Fo Tan	800	
	Sai Kung	Tseung Kwan O Area 65C2	1 400	1 400
	Islands	Tung Chung Area 27	1 200	1 200
			Sub-total	6 300
			Total	17 800

(Based on Public Housing Construction Programme as at September 2015)

Note : Figures may not add up to the total due to rounding.

*These subsidised sale flats were offered for pre-sale in 2014. Figures provided are actual number of flats.