



Statistics on Private Housing Supply in Primary Market

(As at 31 December 2004)

Stages of Private Housing Development

(1) Potential private housing land supply – including Government residential sites which are yet to be sold, Railway & Urban Renewal Authority (URA) sites which are yet to be awarded to joint venture developers, and privately-owned sites with planning approval for residential use but for which requisite lease modifications/land exchanges have yet to be agreed with Government.

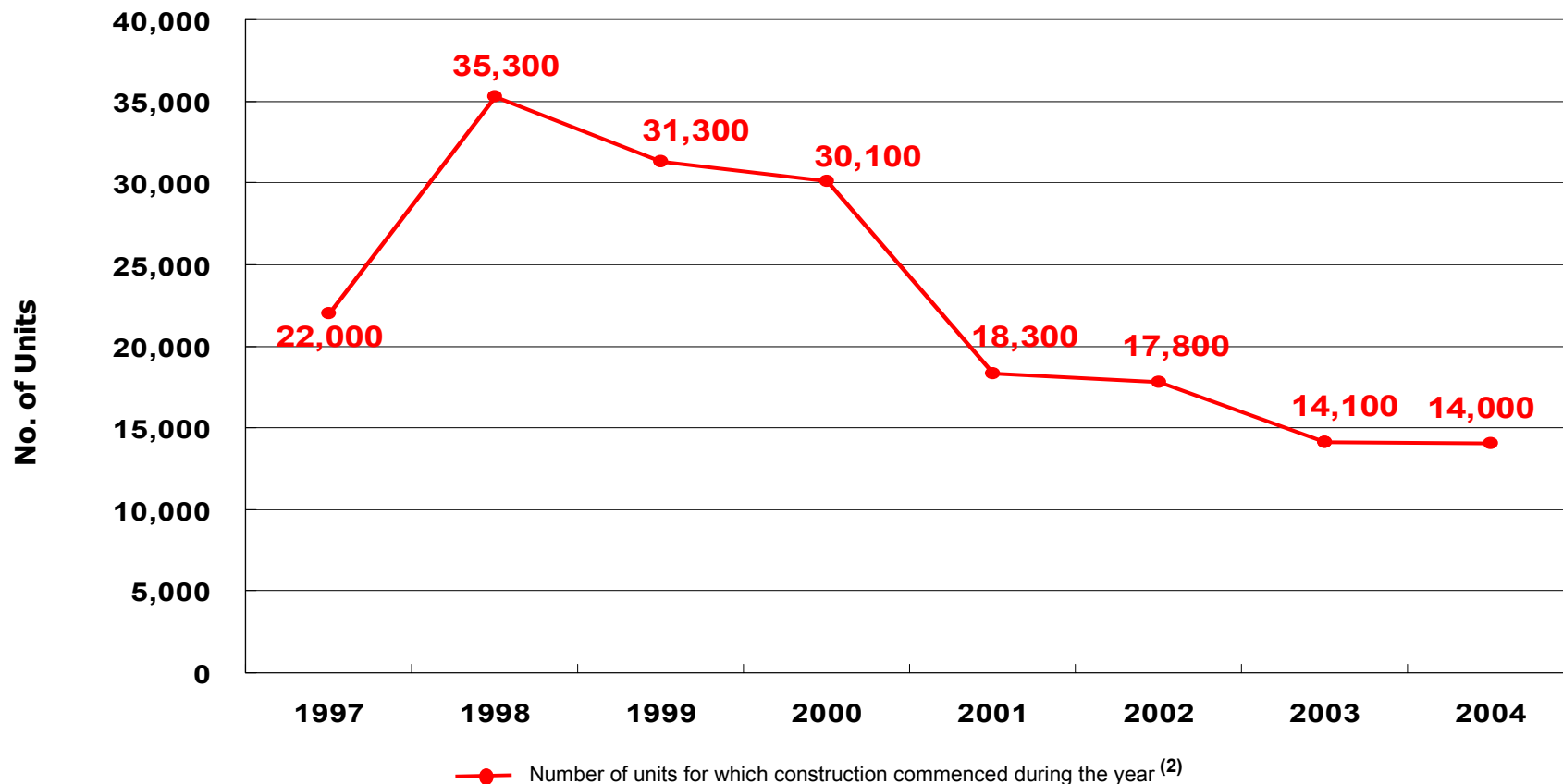
(2) Disposed sites for which construction has yet to start – including sold Government residential sites, and Railway/URA/privately owned sites with planning approval for residential use and for which requisite lease modifications/land exchanges have been executed with Government. Construction for these sites may start at any time.

(3) Projects under construction – including sites coming from (2) above and private housing redevelopment sites (for which lease modifications are not required) for which foundation works have commenced (superstructure works in the case of railway property projects) (*Figures 1 and 3 refer*).

(4) Completed projects – Projects for which construction has been completed and issued with occupation permit (*Figures 2 & 3 refer*).

[Comparing with the data released by other departments, press here](#)

Actual Construction of Private Residential Units⁽¹⁾ (As at 31.12.2004)



(1) Excluding village housing.

(2) Construction refers to commencement of (1) foundation works & (2) superstructure works for railway property projects. This figure is based on the development information at the first notification of commencement of construction and may be subject to change during the construction stage.

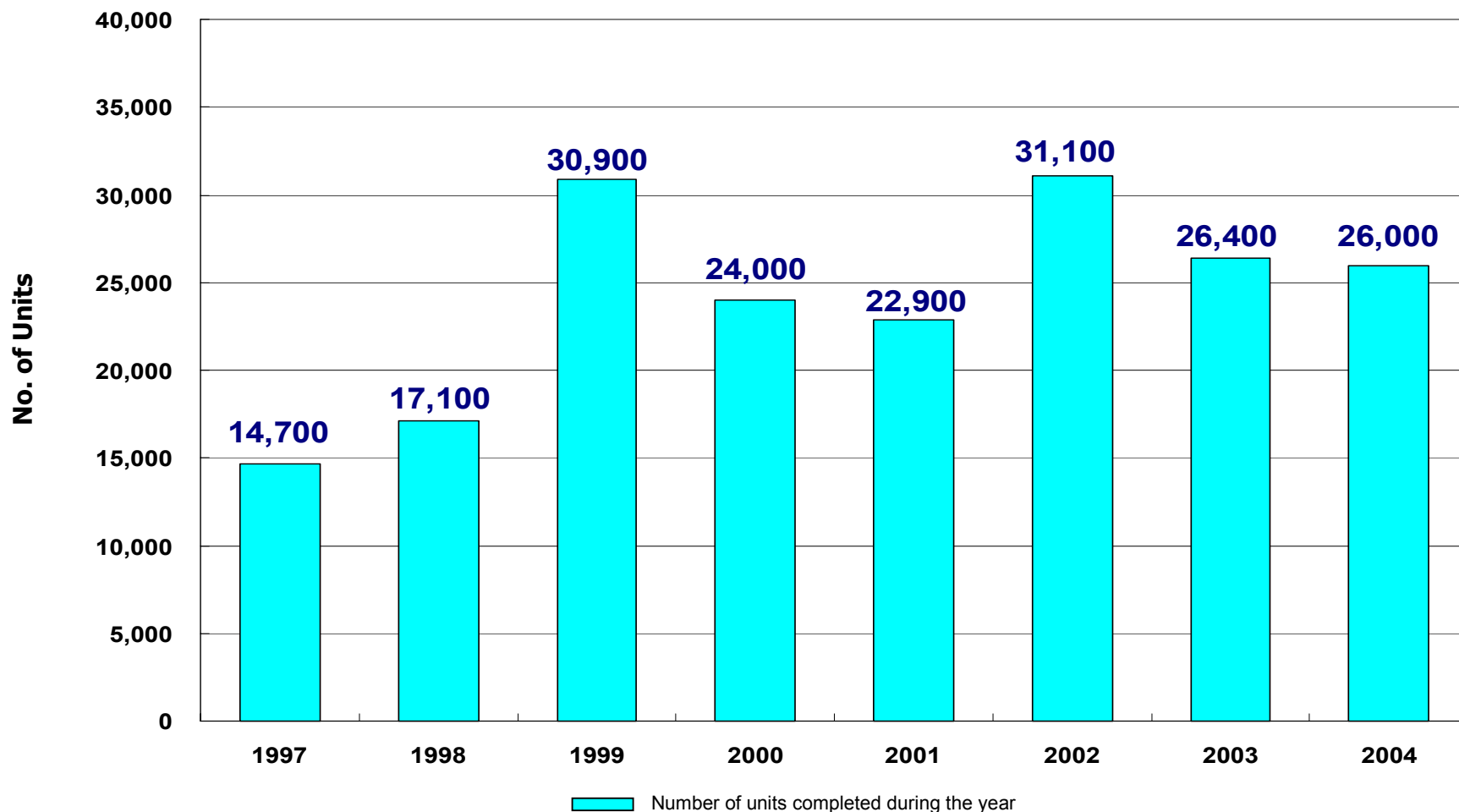
[For details on 2004, press here](#)

Figure 1 shows the number of private residential units in respect of which construction commenced each year, from 1997 to 2004.

■ **Commencement of Construction of Private Residential Units**

The figures are based on Notification of Commencement of Foundation Work filed with the Buildings Department by contractors. For residential developments atop railway stations or depots, the figures are based on Notification of Commencement of General Building and Superstructure Work filed with the Buildings Department because the foundation works have been completed at the time of railway construction.

Actual Completion of Private Residential Units⁽¹⁾ (As at 31.12.2004)



(1) Excluding village housing.

[For details on 2004, press here](#)

Figure 2 shows the number of private residential units completed each year, from 1997 to 2004.

■ **Completion of Private Residential Units**

When an occupation permit is issued to a private residential project by the Buildings Department, the units involved are regarded as completed.

Figure 3 shows the number of unsold units in completed projects and units under construction in the private housing primary market that is currently known.

■ **Unsold Completed Units and Units Under Construction in Private Housing Primary Market (As known at 31.12.2004)**

The figures refer to the number of units which are available for disposal, comprising:

(A) unsold units in completed projects ⁽¹⁾ ;	15,000 units
(B) units under construction	+ 47,000 units
less : units sold by presale;	– 6,000 units
	56,000 units⁽²⁾

but excluding village housing.

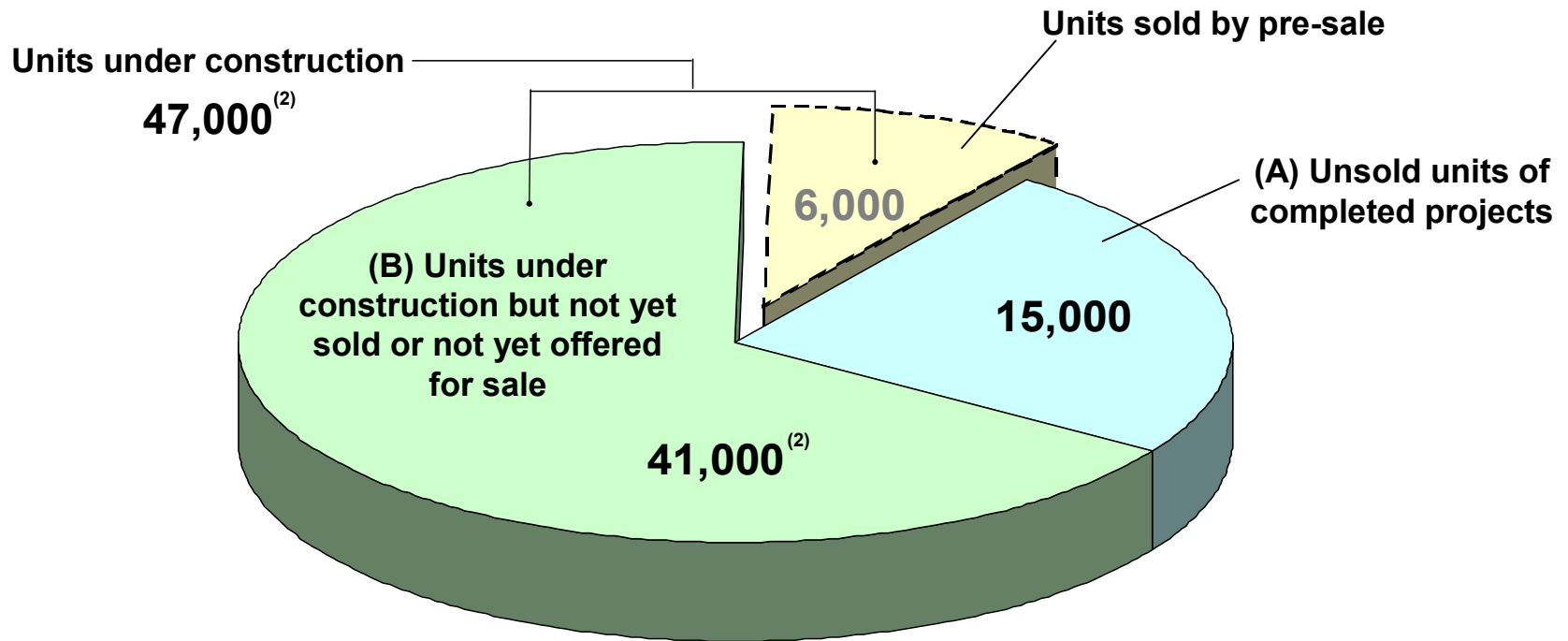
The figures do not constitute a forecast but only represent a snapshot as seen on 31.12.2004 and WILL CHANGE over time. The time taken to complete the new residential projects varies. It may range from, say, 2 – 5 years depending on the circumstances of each project.

Footnotes:

(1) *Projects cover those completed since 1997.*

(2) *This figure does not include about 14,000 units from disposed sites where construction has yet to start.*

Unsold Completed Units & Units Under Construction in Private Housing Primary Market ⁽¹⁾ (As known at 31.12.2004)



(1) Excluding village housing. These figures have not included about 14,000 units from the disposed land where construction has yet to start.

(2) Provisional figures.

[For details on \(A\), press here](#)

[For details on \(B\), press here](#)

[End](#)



Annexes

Comparison of Private Housing Supply Data Released on This Website with Those Released by Other Departments

	Data released on this website	Related data released by other departments
(1) Commencement of construction	<p>◆ Commencement of Construction of Private Residential Units (Figure 1). The figures are based on <u>Notification of Commencement of Foundation Work</u> filed with the Buildings Department by contractors. For residential developments atop railway stations or depots, the figures are based on <u>Notification of Commencement of General Building and Superstructure Work</u> filed with the Buildings Department because the foundation works have been completed at the time of railway construction.</p>	<p>◆ Buildings Department - Consent to Commence General Building and Superstructure Works (listed in its Monthly Digest). “Consent to Commence General Building and Superstructure Works” is sometimes adopted in some private-sector analyses as the basis for estimating the number of units under construction. It should be noted that “Consent to Commence General Building and Superstructure Works” is different from “Notification of Commencement of Work”. Construction of units for which “Consent to Commence General Building and Superstructure Works” has been issued may not commence work immediately. Before construction commences, “Notification of Commencement of Work” has to be filed with Buildings Department.</p>
(2) Completion	<p>◆ Completion of Private Residential Units (Figure 2). When an <u>occupation permit</u> is issued to a private residential project by the Buildings Department, the units involved are regarded as completed. This figure includes private housing units converted from subsidised sale housing units.</p>	<p>◆ Buildings Departments - Completion of New Domestic Buildings (listed in its Monthly Digest). This figure includes not only private housing but also various subsidised housing schemes.</p> <p>◆ Rating and Valuation Department - Completion of private housing units (listed in its Monthly Market Statistics). This figure refers to the private housing units for which occupation permits have been issued by the Buildings Department. However, it does not include private housing converted from subsidised sale housing units.</p>

Comparison of Private Housing Supply Data Released on This Website with Those Released by Other Departments

	Data released on this website	Related data released by other departments
(3) Unsold units in completed projects	<p>◆ Unsold units in completed projects (Figure 3) - This figure refers to those units completed since 1997 and subsidised sale housing turned to private housing which remain unsold. They can be offered for sale in the primary housing market at anytime.</p>	<p>◆ Rating and Valuation Department - Vacancy (listed in their Annual Hong Kong Property Review). This figure refers to <u>vacant units</u> known to Rating & Valuation Department at the time of its survey of private housing units conducted at the end of the year. These vacant units may include units not yet issued with the Certificate of Compliance or Consent to Assign, under decoration or being let, hence remaining unoccupied. This figure is not same as the number of unsold units of completed projects(held by developers) in the private housing primary market.</p>
(4) Units under construction but not yet sold or not yet offered for sale	<p>◆ This figure is derived by deducting the units sold by presale from the total number of units which are under construction (Figure 3).</p>	<p>◆ Not applicable.</p>
(5) Units from disposed sites for which construction has yet to start	<p>◆ Units from disposed sites for which construction has yet to start (Figure 3 footnote) - This figure refers to Government sites sold by land sale, projects awarded by two railway companies, redevelopment projects awarded by Urban Renewal Authority and new cases of executed land exchange / lease modifications for residential development.</p>	<p>◆ Lands Department :</p> <ul style="list-style-type: none"> ● Land Sale Records - Residential sites which have been sold, some of them may have commenced construction. ● Land Exchanges or Lease Modifications - This figure comprises new cases of executed land exchange or lease modification, further modification of an existing lease or land exchange, and lease modification cases which do not involve private housing production.

Actual Construction of Private Residential Units⁽¹⁾ (As at 31.12.2004)

	Number of units for which construction commenced during 2004 ⁽²⁾
2004 first quarter	5,400
2004 second quarter	2,000
2004 third quarter	5,600
2004 fourth quarter	1,000
2004 Total	14,000

(1) Excluding village housing.

(2) Construction refers to commencement of (1) foundation works & (2) superstructure works for railway property projects. This figure is based on the development information at the first notification of commencement of construction and may be subject to change during the construction stage.

[Back to Figure 1](#)

[Go to next figure](#)

Actual Completion of Private Residential Units⁽¹⁾ (As at 31.12.2004)

	Number of units completed during 2004
2004 first quarter	4,400
2004 second quarter	8,000
2004 third quarter	6,700
2004 fourth quarter	6,900
2004 Total	26,000

(1) Excluding village housing.

[Back to Figure 2](#)

[Go to next figure](#)

(A) Unsold units of completed projects (As at 31.12.2004)

Year of completion	Unsold units of completed projects
Pre 2002	3,000
2002	1,000
2003	3,000
2004	8,000
Total	15,000

(B) Units under construction but not yet sold or not yet offered for sale (As at 31.12.2004)

Year of commencement of construction	Units under construction ⁽¹⁾ (i)	Units sold by pre-sale (ii)	Units under construction but not yet sold or not yet offered for sale (iii) = (i) - (ii)
Pre 2002	11,000	4,000	7,000
2002	10,000	1,000	9,000
2003	13,000	1,000	12,000
2004	13,000	0	13,000
Total	47,000⁽²⁾	6,000	41,000⁽²⁾

- (1) These figures show a snapshot as at 31.12.2004 and may not coincide with the construction figures shown in Figure 1 for two main reasons:
- the construction figures shown in Figure 1 are based on development information submitted with first notifications of commencement of construction, and are therefore historical. During the construction stage, the number of units of a project may have increased or decreased resulting from, for instance, changes in design.
 - some units have been completed on or before the cut-off date.
- (2) Provisional figures.



End

[Back to first page](#)