

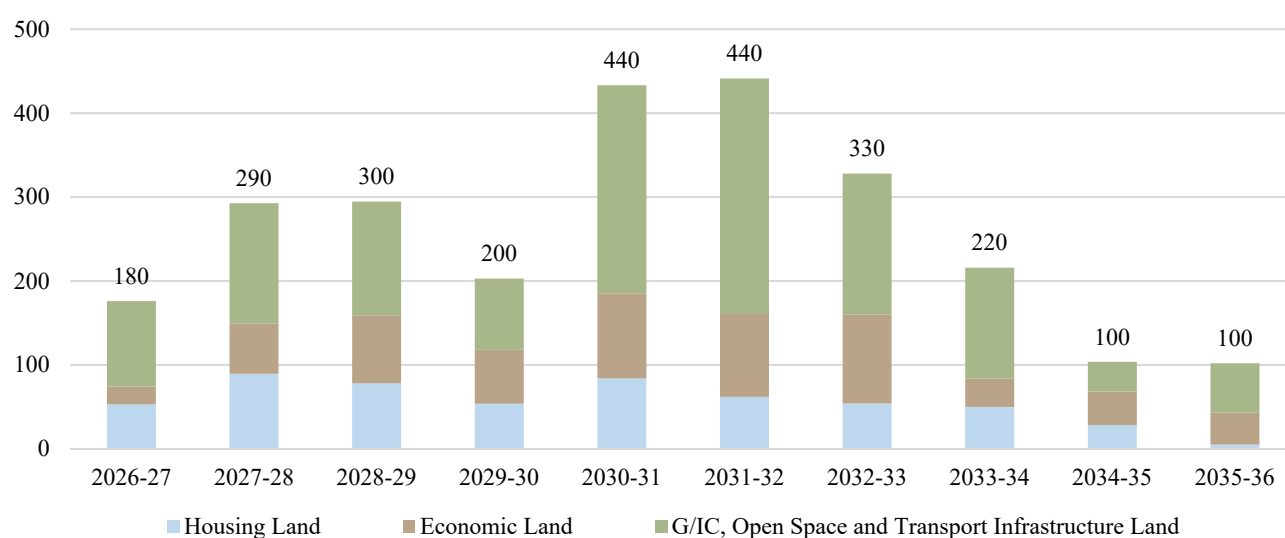
The Latest 10-Year Formation Forecast of “Spade-ready Sites” (2026-27 to 2035-36)

The 10-year formation forecast of developable land (i.e. “spade-ready sites”) covers various development projects led by the Government. This forecast will be updated on an annual basis to reflect the latest progress of these projects.

According to the latest forecast, if all procedures involved in land creation could be smoothly taken forward (i.e. technical feasibility and development parameters could be ascertained, statutory procedures and handling of public comments could be completed in time, land clearance could proceed as planned, and resources for the works could be timely secured, etc.), in the next decade (2026-27 to 2035-36), it is estimated that we can get ready around 2 600 hectares (ha) of “spade-ready sites”, among which around 70% (around 1 800 ha) will come from the Northern Metropolis.

As mentioned in paragraph 2 of the foreword, each year, as the 10-year period is rolled over by a year, the amount of “spade-ready sites” produced by individual projects also has to be adjusted based on the latest progress of study and other land creation work. The estimates for individual years, as well as the total estimate for each 10-year period will therefore also be updated. Viewing from a macro perspective, the final report of the “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+) has recommended us to get ready around 7 000 ha of land over a 30-year period from 2019 to 2048, i.e. around 200 ha per year on average. The estimated output of around 2 600 ha in the latest 10-year period, or around 260 ha per year on average, is in line with the target level set by the Hong Kong 2030+. Apart from meeting the development needs, this quantum will also provide the necessary room for the Government to build up a healthy land reserve.

10-Year Formation Forecast of “Spade-ready Sites” (in ha)



Examples of Land Source	KTN/FLN, HSK/HT, TKO, etc.	KTN/FLN, HSK/HT, YLS, ST TNP, TKO, etc.	KTN/FLN, HSK/HT, YLS, ST TNP, NTM, TKO, etc.	KTN/FLN, ST TNP, NTM, TKO, LKT, etc.	KTN/FLN, HSK/HT, ST TNP, LFS, NTM, NTN, TKO, LKT, etc.	KTN/FLN, HSK/HT, ST TNP, NTM, NTN, TKO, LKT, etc.	HSK/HT, YLS, ST TNP, LFS, NTM, NTN, LKT, etc.	ST TNP, LFS, NTM, NTN, LKT, etc.	ST TNP, NTM, NTN, TKO, LKT, etc.	ST TNP, NTN, LKT, etc.
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Abbreviations:

Northern Metropolis:

KTN/FLN	Kwu Tung North/Fanling North New Development Area (NDA)
HSK/HT	Hung Shui Kiu/Ha Tsuen NDA
YLS	Yuen Long South NDA
ST TNP	San Tin Technopole
LFS	Lau Fau Shan, Tsim Bei Tsui and Pak Nai
NTM	Ngau Tam Mei
NTN	New Territories North New Town

Others:

TKO	Tseung Kwan O Areas 137 and 132
LKT	Lung Kwu Tan Reclamation and Re-planning of Tuen Mun West Area

Notes:

- Note 1 :** The above forecast reflects the position as at August 2025. The output and the delivery time of the “spade-ready sites” may change as the projects/studies progress. All output figures are rounded to the nearest ten. Figures may not add up to the total due to rounding.
- Note 2 :** Housing land includes sites earmarked for public housing and private housing, but not projects of the Urban Renewal Authority and the potential supply from private initiatives.
- Note 3 :** Economic land includes sites earmarked for commercial, innovation and technology, logistics and other industries. Potential supply from private initiatives is not included in the forecast.
- Note 4 :** “Government, Institution or Community” land includes sites earmarked for recreational, educational, healthcare and welfare facilities, as well as infrastructural facilities including government offices and service reservoirs, etc. Transport infrastructure land covers the land required by the major transport infrastructure planned up to 2046 and beyond.
- Note 5 :** The final report of the Hong Kong 2030+ released by the Government in October 2021 has set out the overall spatial development strategy for the territory. The assessments on the overall demand and supply of land over the 30-year period from 2019 to 2048 contained therein have provided foundation for our prevailing and long-term planning and land creation work.