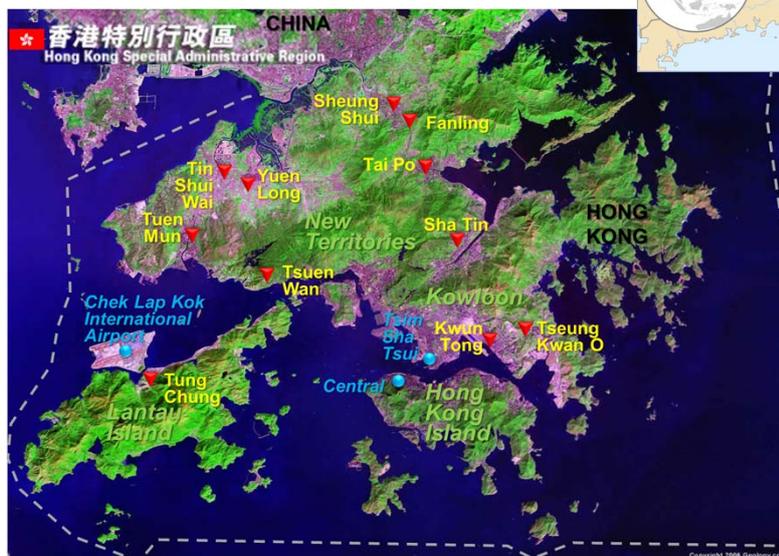


TITLE: MAKING LAND FOR DEVELOPMENT – LESSONS LEARNT

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MCI OB, FBE ng, Authorized Person



EXISTING SITUATION OF HONG KONG



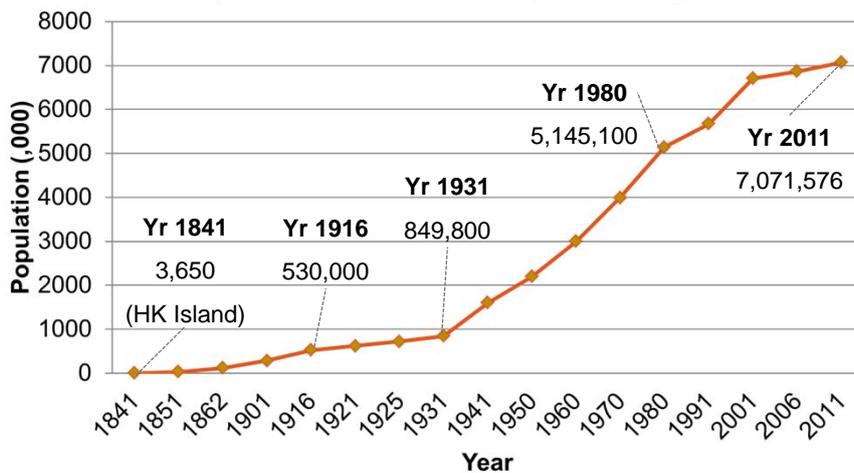
EXISTING SITUATION OF HONG KONG

FACTS	
Area:	1,104 km ²
Area Covered by Buildings:	20% (approx.)
Density:	6,540 people per km ² (Actual: 32,700 people per km ²)
Weather:	Humid sub-tropical



HISTORY OF HONG KONG

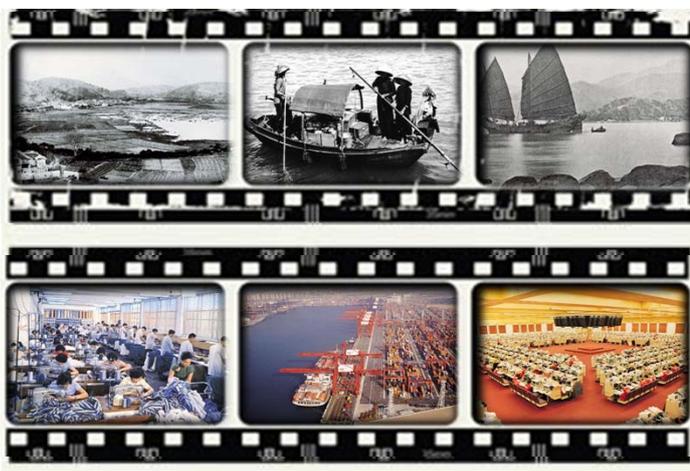
Population Growth in HK (1841-2011)



HISTORY OF HONG KONG

Starting out as a fishing village...

Transformed to a territory of entrepot trade, industry & manufacturing centre...



And eventually evolved into an international financial centre.



NEW TOWN HISTORY

Background:

- 1. Booming Economy
- 2. Rapid Growth in Population
- 3. Congested in Urban Areas

New Towns Development:

1. Satellite Towns

- 1. Kwun Tong (1953)
- 2. Tsuen Wan (1959)

2. New Towns

PHASE I (Early 70s)	PHASE II (Late 70s)	PHASE III (80s & 90s)
1. Tsuen Wan (1973)	4. Tai Po (1976)	7. Tseung Kwan O (1982)
2. Sha Tin (1973)	5. Yuen Long (1977)	8. Tin Shui Wai (1987)
3. Tuen Mun (1973)	6. Fanling-Sheung Shui (1978)	9. Tung Chung (1996)



NEW TOWNS

A. CLOSELY LINKED TO CITY CENTRE

1. Sha Tin		2. Tsuen Wan		3. Tai Po	
1973	30,000	1973		1976	
1991	505,970	1991	269,857	1991	192,600
2011	636,000	2011	785,000	2011	263,000

4. Fanling/Sheung Shui		5. Tsuen Kwan O	
1978		1982	
1996	192,321	1996	143,032
2011	250,000	2011	368,000



NEW TOWNS

B. SPECIAL PURPOSES

Tung Chung

- Government's Port,
- Airport Development

Year	Population
1996	18,000
2001	20,115
2011	82,000



NEW TOWNS

C. NOT CLOSELY LINKED TO CITY CENTRE

1. Tuen Mun		2. Tin Shui Wai	
1973		1987	
1991	368,820	1996	96,129
2011	496,000	2011	292,000

• **Problems:**

1. Long travel time
2. Expensive transportation cost
3. Lack of Job Opportunities



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LESSONS LEARNT



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