

**Projected Population of
the Islands District as at mid-2015**

Introduction

As explained at the meetings of the Legislative Council (LegCo) Sub-committee on District Councils Ordinance (Amendment of Schedule 3) Order 2013, the population projection used in the consideration of number of elected seats for the next District Council (DC) ordinary election¹ is compiled by a Working Group. This interdepartmental Working Group on Population Distribution Projections (WGPD)² is convened by the Planning Department, and produces on a need basis projections of population distribution by geographical area for the purposes of providing a basis for the planning and provision of facilities and services at the local level.

2. The latest set of population distribution projections covers the period 2013-2021. It has adopted the territorial population projections released by the Census and Statistics Department in July 2012 as control totals, and has taken into account planning information on housing development proposals known up to the third quarter of 2012 and other assumptions. This note sets out the compilation method, assumptions and projected mid-2015 population of the Islands District by the WGPD.

Compilation method and assumptions

3. The WGPD adopts the standard method of compiling population projections, i.e. the component method. Under this method, the

¹ According to the Electoral Affairs Commission Ordinance, the Electoral Affairs Commission, in making recommendation for the purposes of the delineation of the DC constituencies, shall comply with the criteria set out in the said Ordinance including, inter alia, that the Commission shall endeavour to estimate the total population of the proposed constituency in the year in which the election to which the recommendations relate is to be held. The next DC ordinary will be held in 2015.

² Members of the WGPD comprise representatives of the Government Economist, Commissioner for Census and Statistics, Commissioner of Rating and Valuation, Director of Housing and Director of Home Affairs.

mid-2011 population for each district (based on the results of the 2011 Population Census) is brought forward by age under separate projections of fertility, mortality and movement. Since population distribution is involved, movement includes both internal movement (from a district to another district within Hong Kong) and external movement (from Hong Kong to places outside Hong Kong and vice versa).

4. In particular, internal movement can arise from population moving in newly completed quarters and moving out from demolished quarters. Forecasts of newly completed and demolished flats of different housing types are derived from various sources. The forecasts for public housing are derived from the public housing programmes of the Housing Authority and Housing Society, whilst those for private housing are obtained from the Housing Department whereby the estimated completion dates are based on input from various Government bureaux and departments³.

5. For the Islands District, the latest set of population distribution projections has taken into account the five new housing development proposals in Tung Chung New Town as set out in Annex A. Only the private residential housing in Tung Chung Area 55B with 1 400 units is estimated to complete/in-take between mid-2014 and mid-2015 and the rest beyond mid-2015. Therefore, only the residential housing in Area 55B is covered in deriving the projected mid-2015 population. The information on the new housing development proposals in Tung Chung was provided at the Islands District Council meeting held on 25 February 2013 (relevant minutes extracted at Annex B).

6. It should be noted that for the residential housing in Tung Chung Area 55B, it is projected that the occupancy by mid-2015 will not reach 100% because from statistics the in-take for a newly completed private

³ When compiling the population distribution projections, the WGPD estimates the completion/in-take date of private housing developments based on input from the Housing Department with due reference to other relevant documents such as Certificate of Compliance, approved building plans, Consent to Commence Work, etc. as appropriate.

housing development will span over a two-year period in a gradual manner.

7. For existing private residential housing, reference has been made to the vacancy percentage of private domestic stock published in the Rating and Valuation Department's Hong Kong Property Review. The occupancy of private housing in the Islands District is assumed to be around 80-90%, after examining the past years' vacancy statistics and the results of the 2011 Population Census.

8. The assumptions and the parameters on the in-take profiles of housing projects and internal movement in each district above are scientific and objective because they are generated on the basis of statistical analyses on data from population census/by-census and from relevant sources. The assumptions are then fed into the statistical model running under the method described in paragraph 3 to produce the projected population for each district.

The Administration's projected mid-2015 population and comparison with other projections

9. Taking into account the latest population census and the projected births, deaths and movements (including the in-take to private residential development in Tung Chung Area 55B) between 2011 and 2015, the population of the Islands District in mid-2015 is projected to be 148 700, as compared with 141 300 in mid-2011. For Tung Chung New Town (covering existing DC constituency areas T02 (Yat Tung Estate North), T03 (Yat Tung Estate South), T04 (Tung Chung North) and T05 (Tung Chung South)), the population is estimated to reach around 80 000 in mid-2015.

10. The Administration notes that different population projections may have been made by different parties, including one stating that the population in T04 (Tung Chung North), T05 (Tung Chung South) and the

population in-take for the residential housing in Areas 55A, 55B and 56 will take the total population for these two DC constituency areas above 70 000 by mid-2015. We note that such an assessment has adopted assumptions that are different from the WGPD's, for example, assuming 100% occupancy in the private and public housing, an across-the-board household number of 3, and including all the projected population in-take for the residential housing in Areas 55A, 55B and 56.

Conclusion

11. The Administration has elaborated in paragraphs 3 to 9 the methodology and the scientific and objective basis adopted by the WGPD in projecting the population in mid-2015. We believe that the discrepancy in the population projection by the Administration and those by other parties is due to the adoption of different assumptions in the projections. We consider that the methodology and assumptions adopted by the WGPD are objective, fact-based and scientific.

October 2013

New housing development proposals in Tung Chung New Town

Constituency Area	Tung Chung Area	Estimated completion/in-take date in Projections of Population Distribution 2013-2021
Lantau (T01)	39	Beyond mid-2015
Tung Chung South (T05)	55B	Between mid-2014 and mid-2015 ⁽¹⁾
	55A	Beyond mid-2015 ⁽²⁾
	56	Beyond mid-2015
	54	Beyond mid-2015

Notes:

- (1) According to the lease, the building or buildings is/are to be completed and made fit for occupation on or before 31.12.2015.
- (2) According to the lease, the building or buildings is/are to be completed and made fit for occupation on or before 30.9.2016.

Extracted from Islands District Council Minutes for meeting of 25.2.2013

~~34. 主席建議運輸署與相關議員實地視察，研究改善方法。如有需要，可在交通及運輸委員會再作討論。~~

35. 黃保全先生表示樂意與議員實地視察。

~~(黃保全先生於是項議題討論完畢後離開會場。)~~

VII. 有關東涌北沿岸地區未來發展的提問

(文件 IDC 12/2013 號)

36. 主席歡迎出席回應提問的嘉賓：規劃署西貢及離島規劃專員鍾文傑先生及運輸署總運輸主任/新界西南阮康誠先生。房屋委員會表示未能委派代表出席會議，但已提供書面回覆，供議員參閱。

37. 周浩鼎議員介紹提問內容。

38. 鍾文傑先生提供東涌北有關地區的大綱草圖及發展藍圖給議員參閱。他表示，東涌第 53 至 56 區大部分地區經已規劃作住宅發展，當中只有 53 區有一幅商業用地，而 89 區則預留了兩幅學校發展的用地。而就東涌第 56 區的發展，房屋署已提供書面回覆。就私人住宅發展項目而言，東涌第 55A 及 55B 區有兩幅土地已經拍賣，作為私人住宅發展。根據發展商向屋宇署提交的建築圖則，估計該兩個地盤合共可提供約 3,800 個住宅單位，預計人口約 8 至 9 千人。至於樓宇落成和入伙日期，規劃署在這方面沒有規限，但地政總署已經在賣地條款中，加入完成建築期限的規定。根據地政總署提供的資料，賣地條款規定，東涌第 55A 區需於 2016 年 9 月 30 日前完工，而東涌第 55B 區則需於 2015 年 12 月 31 日前完工。此外，東涌第 54 區雖已規劃作住宅用途，但暫時未有落實的時間表。

39. 阮康誠先生表示，現時已經有多間巴士公司(包括大嶼山巴士有限公司、城巴有限公司及龍運巴士有限公司)提供多條專營巴士路線，服務東涌北的居民。運輸署了解有關東涌北的發展，並會因應該區人口的增長情況，檢討現時的專營巴士服務，如有需要會加強服務。在公共小型巴士(“小巴”)方面，可分為紅色小巴及綠色專線小巴，而根據現行政策，紅色小巴只可在規定的服務範圍內營運，不能進入新市鎮或新發展區。關於引入專線小巴服務的建議，運輸署會密切留意東涌北的人口發展，以及檢討該區的整體公共交通運輸網絡及乘客需求等因素，以便考慮小巴在未來東涌北可扮演的角色。

40. 周浩鼎議員詢問運輸署是否有計劃在東涌引入專線小巴服務。
41. 阮康誠先生表示該署暫時未有計劃在東涌引入專線小巴服務。
42. 林悅議員希望運輸署對在東涌引入專線小巴服務一事持開放態度。他表示，現時東涌北的人口約 10,000 戶，若將來增加 8 至 9 千戶，再加上東涌第 53 區的流動人口，以及第 54 區的常住人口，估計整個東涌北約有 20,000 戶居民。現時只有很少巴士路線往返東涌北和東涌港鐵站之間，而居民一直使用映灣園的邨巴服務往返東涌港鐵站，但受成本上漲影響，有居民反映希望邨巴服務日後以用者自付的模式經營。他會後會與運輸署聯絡，跟進有關邨巴服務的事宜。他認為，考慮到東涌北未來數年的人口增長，在區內引入專線小巴或其他交通接駁服務，實有迫切需要。
43. 主席請運輸署考慮議員提出的意見。

~~VIII. 有關強制驗樓計劃及強制驗窗計劃的提問~~
(文件 IDC 14/2013 號)

44. 主席歡迎出席回應提問的嘉賓：房屋署高級屋宇保養測量師(獨立審查組)林浩然先生及高級屋宇保養測量師(法定規格)黃世道先生。
45. 老廣成議員介紹提問內容。
46. 林浩然先生表示，屋宇署推行的強制驗樓計劃及強制驗窗計劃，主要對象是私人樓宇，計劃的目的是保障公眾安全。房屋委員會(“房委會”)亦會為轄下的公共屋邨進行自願性或強制性的驗樓及驗窗計劃。
47. 黃世道先生補充表示，房委會一直關注樓宇安全，自 2006 年起，房委會已透過“全方位維修計劃”檢驗公共屋邨的窗戶裝置等設施。此外，為響應政府推行強制驗樓計劃及強制驗窗計劃，房委會亦透過房屋署的獨立審查組，選取目標樓宇進行檢驗計劃，並提交詳細報告。
48. 鄧家彪議員詢問房屋署預計何時會為逸東(二)邨進行全方位維修計劃。