

*\*Teacher's version P.152-156*

*(Activity 1: Analysing the use of the former North Point Estate)*

Students in different roles form groups and discuss among themselves the following issues:

- (i) **propose a use of the site that you think the best. State the criteria by which you evaluate your proposal;**
- (ii) **suggest a (or some) stakeholder(s) in society that will be worse off under your proposal;**
- (iii) **do you think that your proposal is an efficient way of using scarce resource? If yes, in what sense it is efficient? If not, what makes you think that your proposal is more preferable to the “efficient” way of using the site?**

### **Reading materials:**

Information sheet on the case of the former North Point Estate (2007 Sept)

#### **Background information of North Point Estate:**

1. The former North Point Estate locates at the waterfront of North Point on Hong Kong Island. It was a large low-rent public housing estate built in 1957. The housing estate was demolished in 2000 and made available an area of about 300,000 sqft. The site has been vacant since 2002.
2. The site was originally planned to be redeveloped together with the government land nearby to produce subsidised home ownership flats and private residential flats. However, the plan was suspended in 2002 because the Government decided to stop building subsidised home ownership flats.

#### **Background information of the Housing Authority (HA):**

1. The Housing Authority (HA) got \$34 billion from the sale of the retail and car-parking facilities of the public estates in 2005, and held \$57 billion in 2006.
2. The Government has promised to provide enough free land to the HA to build public rental housing for the needy. The average waiting time for public rental housing is about three years and there are 110,000 applicants on the waiting list.
3. According to the private surveyor's evaluation, the current market value of the site ranges from HK\$14.5 billion (HK\$6,800 per sqft) to HK\$27 billion (HK\$12,600 per sqft).

Sources: 1. Standard, 14 September 2007; 2. Ming Pao, 14 September 2007