

Senior Secondary Liberal Studies
Learning and Teaching Exemplar
for NCS students (3)



Housing Problem in Hong Kong



Housing Problem in Hong Kong

A. Basic information of the lessons

Topic **Housing problem in Hong Kong**

Relevant modules, themes and issues for enquiry

Leading **Module 2: Hong Kong Today**

Theme 1: Quality of Life

- Which aspects of the quality of life are seen to be more important? Which are seen to be immediate needs? Who might make the decisions? Why?
- What are the different opinions of Hong Kong residents on the priorities which constitute the quality of life?

Related **Module 6: Energy Technology and the Environment**

Theme 2: The Environment and Sustainable Development

- How do the living styles of people and social development affect the environment and the use of energy?
- What responses could be made by different sectors of society, governments and international organizations regarding the future of sustainable developments?

Overall design rationale

 The lessons start from introducing the living condition in India slums through a video and articles. Both the NCS and local Chinese students may learn the housing issue in the context of Hong Kong as well as in other regions (India is the hometown of quite a number of NCS students in Hong Kong). For local Chinese students, the video can be played after the lessons so as to foster their mindset of 'Think globally'.



Students first identify the housing problem in Hong Kong such as soaring property price, poor living conditions in sub-divided flat/cage home etc. Teachers briefly explain the reasons for the emergence of housing problems in Hong Kong, such as limited land supply and high land price policy. Some



technical reasons such as flooding of hot money due to quantitative easing (QE) policy of the US government may not be necessary. Students will discuss how the housing problems may affect the quality of life of Hong Kong people.

Teachers may introduce and discuss with the students about the measures/policies that may alleviate the housing problems. In this teaching package, whether the government should use the lands of country parks for residential flats will be discussed (conflict among stakeholders, value conflict, prioritization of different perspective of quality of life etc.). Teachers may focus on other measures/policies (for example, reclamation, urban renewal, development of new towns in the New Territories) with reference to the framework of country park discussion. Sources A to G (Appendix 3) provide background information for the discussion of any measures/policies that may alleviate the housing problems in Hong Kong.



**Time
required**



4 lessons (40 minutes per lesson), approximately 160 minutes in total

**Learning
objectives**



Knowledge:

- To understand the housing in Hong Kong.
- To explain how the housing problems in Hong Kong affect the quality of life of people living in Hong Kong.
- To understand the conflict among stakeholders when discussing the ways to solve the housing problems in Hong Kong.
- To analyse the consideration affecting decisions on the best way(s) to solve the housing problems in Hong Kong.



Skills:

- To develop interpretation and data processing skills.
- To apply relevant knowledge and concepts in discussing contemporary issues.
- To analyse issue from critical multiple perspectives and the skills of conceptualization and contextualization.
- To respond immediately to queries.
- To express ideas in speaking and writing.



Values and attitudes:

- To consider personal and social issues from multiple perspectives and make sound judgments with reasoning and creativity.
- To foster the positive attitude towards balancing different views and comprehensive consideration.

Basic Concepts for application

Basic concepts:

Quality of life, sustainable development

Other related concepts:

Conservation and development, value conflict, population density, supply and demand, governance, necessity, feasibility, effectiveness, ecological conservation, land use, housing policy, land policy, public housing

Relevant learning experience at junior secondary levels

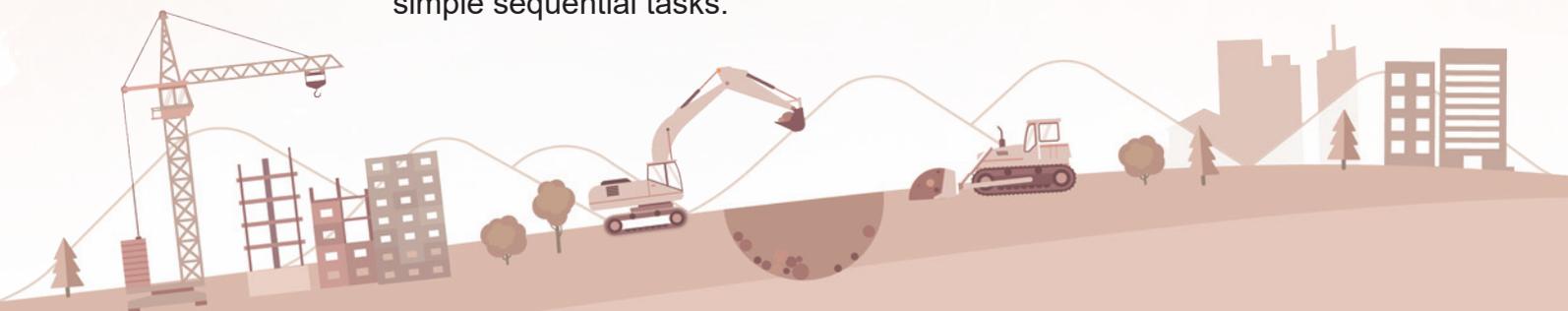


- To have a general idea about the social needs and problems of Hong Kong society.
- To have fostered the perception of respecting others with different values and lifestyles.
- To have acquired a basic understanding of the housing issue in Hong Kong (e.g. public housing).

Catering the learning needs of NCS students



- The lesson will start from the living condition in India slums. The use of audio-visual learning materials may arouse the interest of the NCS students in exploring the housing issue.
- Guiding questions are set after each source in the data file. The questions guide the students to process the data and generalize the implication step by step. The questions can be used for lesson preparation or in-class discussion. Students will be able to build up knowledge with the support of simple sequential tasks.



B. Design of classroom learning and teaching

Lesson Learning and teaching strategies and flow

Before
class

Lesson preparation



Ask students to study the photos and watch the videos about India (Appendix 1) and share their impression about India. Ask students to read articles for more detailed information about the housing problem in India, if necessary (Appendix 2).

1



Lead in (around 10 minutes)

- Go over the pre-lesson preparation worksheet with students. The focus will be on the wealth gap and housing problems in India.
- Remind students that wealth gap and housing problems are common in many countries/cities including Hong Kong.



Pair-work/ group work (around 30 minutes)

- Ask students to identify the housing problems in Hong Kong nowadays and the impacts of housing problems on the quality of life of Hong Kong people (e.g. health concern, psychological stress). Reasons for the high property price could be discussed with reference to sources A – F (Appendix 3)
- Students report their findings. Teachers may help students to clarify and elaborate their answers with reference to the sources given.



2



Group discussion activity (around 35 minutes)

- In groups, students discuss possible ways to solve the housing problems in Hong Kong. Teachers introduce the topic for discussion “Should country parks be developed into residential use in Hong Kong?” Students evaluate the needs, effectiveness and feasibility of developing country parks in alleviating the housing problems in Hong Kong.
- Students are divided into groups and discuss the arguments for or against the suggestion of developing country parks.
- Guide students to read the sources shown in Appendix 3. For Source 1, teachers may select relevant video clips with reference to the abilities of students. Teachers and students could make use of Appendix 4 to organise their ideas.



- * Teachers could choose other measures/policies that may alleviate the housing problems in Hong Kong for discussion e.g. reclamation, urban renewal, development of new towns in the New Territories. Students could refer to Sources A to G (Appendix 3) for background information and make use of Appendix 4 to organize their ideas.

3

Report session (30 minutes)

- Students report their discussion summary. Teachers may help students to clarify and elaborate their ideas with reference to the sources given. Emphasis should be put on supporting students to categorize the factors considered.

Summary / Conclusion (10 minutes)

- Teachers conclude the factors considered by the government when deciding whether the country park should be developed for residential use in Hong Kong.

4

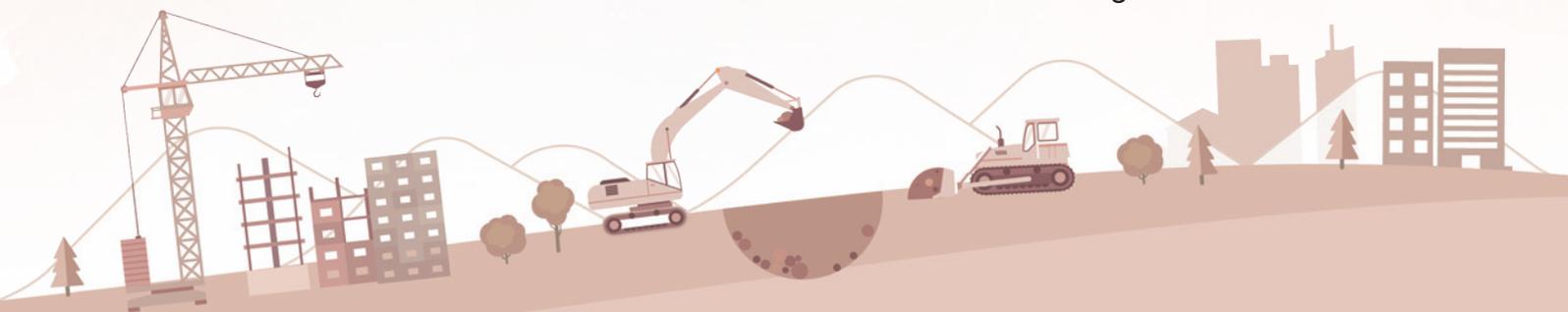
Post-discussion assignment (around 10 minutes)

Brief students about the post-discussion assignment for the consolidation of learning in the previous lessons. Assign either the essay-writing task (Appendix 5) or data-response question (Appendix 6) with reference to the learning objective and student ability. For the essay-writing task, a framework of the essay can be provided for less able students. Guided writing can be arranged if necessary. Factors for the poor living condition (e.g. shortage of public housing, property prices and rents are rising beyond the affordability of the general public), impacts of housing problems on the quality of life of Hong Kong people (e.g. health problems, financial burden leads to less material enjoyment, worry and stress) and the pros and cons of the development of country park for housing will be discussed.



Pair-work / group work (30 minutes)

- Students identify the conflict of interest and/or conflict of value among stakeholders and complete Appendix 7.
- Students report their findings. Teachers may help students to clarify and elaborate their answers with reference to the sources given.



Appendix I: Pre-lesson worksheet

What's your impression about India? How would you describe India with reference to the following photographs?



Photo 1

Source: iamwire. (2015). *Smart Cities in India: What, Why and How*. Retrieved from <http://www.iamwire.com/2015/02/smart-cities-india-what/110303>



Photo 2

Source: Top10wala.in. (2017). *Top 10 Most Developed City in India 2017 Based On GDP – Richest Cities In India*. Retrieved from <http://top10wala.in/top-10-most-developed-city-in-india-by-gdp/>

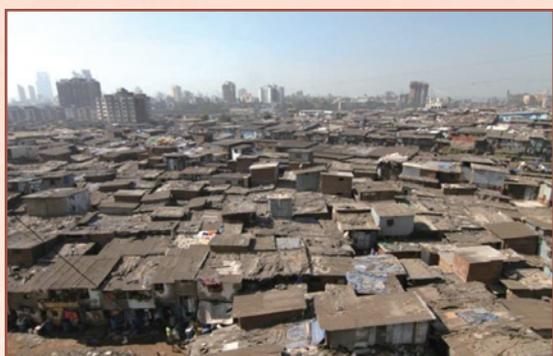


Photo 3



Photo 4

You may watch the following videos for more understanding about India.

Video 1: Top 10 Most Developed City in India by GDP

<https://www.youtube.com/watch?v=WJh-WowtuD4>

Video 2: India's Rich Vs Poor

<https://www.youtube.com/watch?v=1k7ypBocrKQ>

What's your impression?



Appendix 2: Reference materials about housing problems in India

SOURCE A A personal experience in the slums of India

People tried to warn me that the poverty that I would see in India would be unimaginable and they were right. I grew up in extreme poverty and even spent several months on the streets of California as a nine-year-old with my mother and younger brother. I have lived through some very difficult things so I felt more than prepared to handle the slums of India. Well, I was wrong because nothing could prepare me for the things that I saw. To give you some context, about 54 percent of the population of Mumbai (formerly Bombay) lives in slums. The total population of Mumbai is about 12 million people. That means that the majority of people in this bustling and cosmopolitan city live in unimaginable poverty.

The thing that struck me was that when you looked in the homes they were clean and neat. People obviously took pride in their personal space, the children going to school were neat and clean, and they walked with their heads held high and with purpose. Most of the people in these slums have jobs and work hard, sometimes 12 hours a day or more and seven days a week. The problem is that they do not make a living wage. A domestic that works in a home may only make 2,500 rupees a month, which is about 50 U.S. dollars. My driver in Delhi made only 3,500 rupees a month or the equivalent of \$70. Yes, the cost of living is less but not that different. A meal at one of the fabulous restaurants in Mumbai can cost what an Indian makes in a month. There is a huge gap between the rich and the poor.

I was overwhelmed by the circumstances that these children were living in but have great hopes for their future as I realized how smart and focused they were. I was impressed that even in the poorest slums that people understood that education was the way for them to better their circumstances and be able to achieve their full potential.

Source: Adapted from a blog published in Huffington Post. "The Slums in India" (10/09/2012)
http://www.huffingtonpost.com/nikki-johnsonhuston-esq/india-population-poverty_b_1946278.html

SOURCE B Causes of migration to Delhi's slums

Causes	No. of people
Unemployment	178,196
Low wages	32076
Loan	823
Drought	1,680
Conflict	789
Education	1,184
Marriage	1,622
Others	9,051
TOTAL	225,421

Source: Vikasrohillaphotography. (2016). Delhi: Slum shame
<https://vikasrohillaphotography.wordpress.com/2016/12/17/delhi-slum-shame/>

In One Slum, Misery, Work, Politics and Hope

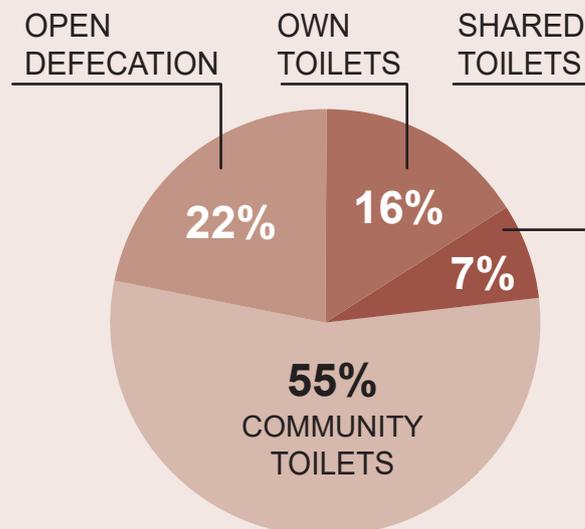
Inside a slum in Dharavi in India, the streets smell of sewage and sweets. There are not enough toilets. There is not enough water. There is not enough space. Laborers sleep in sheds. Six men, maybe eight, packed into a single, tiny room — multiplied by many tiny rooms. Hygiene is terrible. Diarrhea and malaria are common. Tuberculosis floats in the air, spread by coughing or spitting. A walk through Dharavi is a journey through an unpleasant maze of ever-narrowing passages. Daylight barely reaches the footpaths below.

Traffic always busy. Flies and mosquitoes settle on roadside carts of fruit. Ten families share a single water tap, with water flowing through the pipes for less than three hours every day, enough time for everyone to fill a tank or two. Toilets are communal, with a charge of 3 cents to defecate. Sewage flows through narrow, open channels, slow-moving streams of green water and garbage.

At the slum's periphery, Sion Hospital treats 3,000 patients every day, many from Dharavi, often children who are suffering from malnutrition or have asthma or diarrhea. Premature tooth decay is widespread in children.

"People who come to Dharavi or other slum areas — their priority is not health," said Dr. Pallavi Shelke, who works in Dharavi. "Their priority is earning."

TOILET FACILITIES IN SLUMS



Source: Adapted from an article published in New York Times. Newyork Times by Jims Yardley, 2011
Retrieved from <http://www.nytimes.com/2011/12/29/world/asia/in-indian-slum-misery-work-politics-and-hope.html>

Appendix 3:

SOURCE A Photos showing the living condition of some Hong Kong people

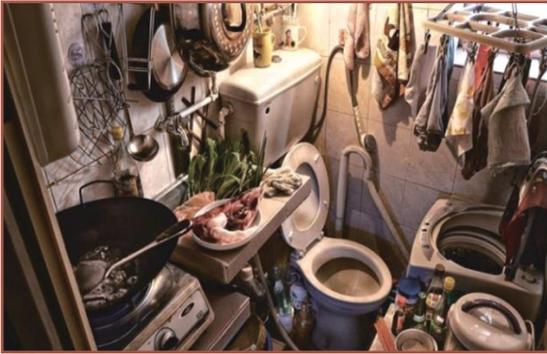


Photo 1



Photo 2

Source: Society for Community Organization (2016). *Trapped - Grassroots Housing in Hong Kong 2016*. Retrieved from <http://www.soco.org.hk/trapped/index.htm>

Questions:

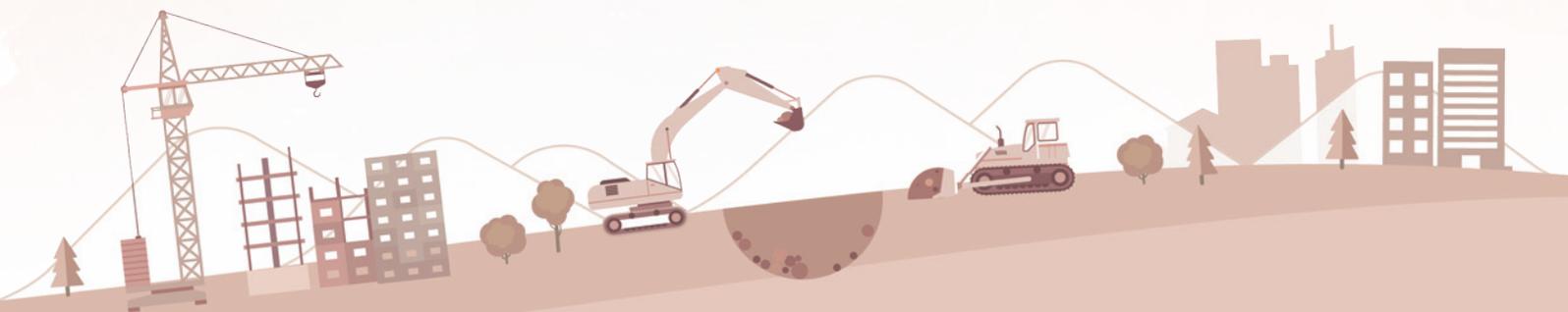
1. How would you describe the living condition reflected in the above two photos?

Good / poor* living condition (* circle the appropriate answer)

2. What are the similarities between the living condition shown in Source A and those in India slums?

3. Do you know how Hong Kong people call this kind of flats as shown in the above two photos?

4. What are the impacts of such living condition on the residents? Please elaborate.



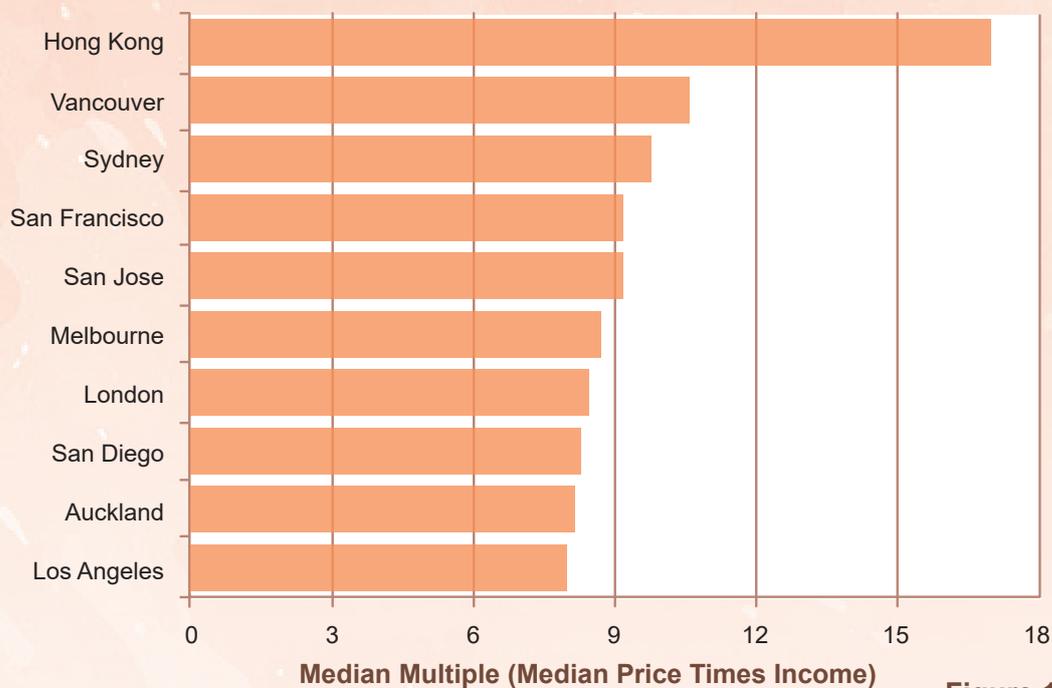
SOURCE B**Hong Kong Property Prices and Affordability**

Year	2012	2013	2014	2015	2016
Median Multiple*/ affordability in years	12.6	13.5	14.9	17.0	19.0

* Median multiple: median house price divided by median household income. It shows how many years it takes for a Hong Kong citizen to buy a matchbox-sized apartment (assuming they don't eat or pay their taxes in the meantime)

Source: Hong Kong Free Press. (10 Feb 2016). *Hong Kong property prices are outrageous: why no competitiveness complaints?*

<https://www.hongkongfp.com/2016/02/10/hong-kong-property-prices-are-outrageous-why-no-competitiveness-complaints/>

SOURCE C**The least affordable property markets****Least Affordable Markets: 2014****MAJOR METROPOLITAN AREAS (OUT OF 86)****Figure 1**

Source: New Geography. (18 Jan 2015). *International Housing Affordability in 2014*.

<http://www.newgeography.com/content/004829-international-housing-affordability-2014>

Question:

1. What is the housing problem in Hong Kong as reflected in Sources B and C?

2. Explain the possible impacts of the housing problem identified in Question 1.



SOURCE D Information about applications for public housing and rental indices

Year	2012	2013	2014	2015
General application (number of cases)	199,600	234,300	255,800	282,200
Annual production of public housing units	13,114	14,057	9,938	14,264
Private domestic rental indices by class*	143	155	160	173

* base for comparison: 100 in the year 1999

Sources: Extracted from various online sources.

Question:

1. Identify the trend shown in Source D.

2. What is the housing problem reflected from Source D?

SOURCE E Population density of different countries/cities

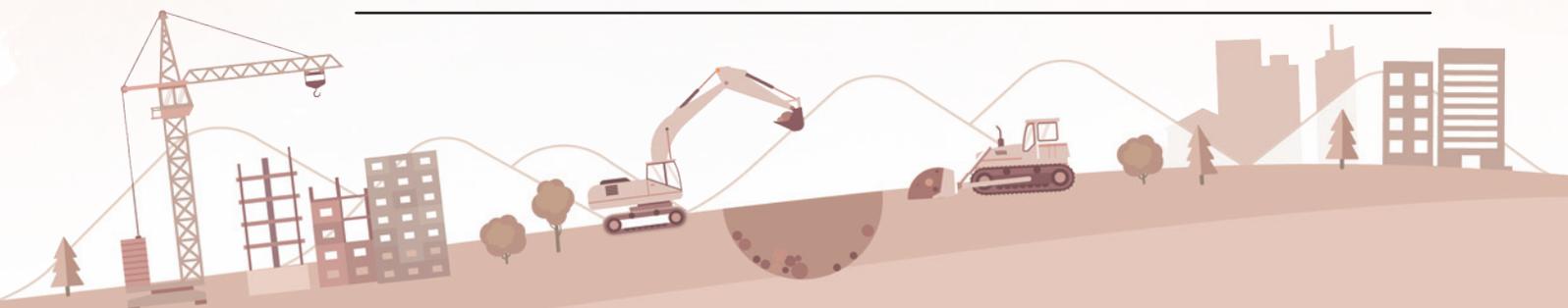
Country / region	Population density (people per km ²)
Australia	3
USA	35
France	122
Japan	348
Hong Kong	6,958
Singapore	7,829

Source: Population density across the world in 2015 - World Bank (<http://data.worldbank.org/indicator/EN.POP.DNST>)

Question:

1. What is Hong Kong's population density? How do you describe it in comparison to other countries shown in Source E? Cite data from Source E to support your answer.

_____ km² in 2015.



SOURCE F A video about the reasons for high property price in Hong Kong

Why the property in Hong Kong so expensive? | CNBC Explains (English voice-over accompanied by English subtitles)(Video length: 3 min 39s)
<https://www.youtube.com/watch?v=QYhU54I4KS8>

Question:

1. Identify the reasons for the high property price in Hong Kong with reference to Source F.

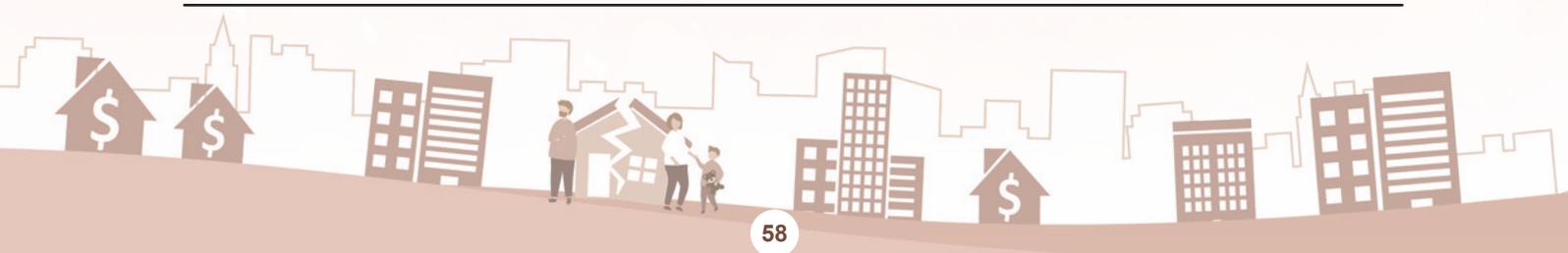
SOURCE G Land use comparisons between Hong Kong and Singapore

Land use	Hong Kong (in 2011)	Singapore (in 2010)	Singapore (projection in 2030)
Total Land	1,108 sq km	710 sq km	766 sq km
Residential	76 sq km (6.9%)	100 sq km (14%)	130 sq km (17%)
Commercial and industrial	30 sq km (2.7%)	97 sq km (13.7%)	128 sq km (17%)
Community, institution and recreation facilities	25 sq km (2.3%)	54 sq km (7.6%)	55 sq km (7%)
Roads and rail	43 sq km (3.9%)	83 sq km (11.7%)	97 sq km (13%)
Airport and ports	13 sq km (1.2%)	22 sq km (3.1%)	44 sq km (6%)
Utilities (e.g. power, water treatment plants)	7 sq km (0.6%)	18.5 sq km (3%)	26 sq km (3%)
Reservoirs	30 sq km (2.7%)	37 sq km (5%)	37 sq km (5%)
Greenfield land such as country parks and nature reserves	738 sq km (66.6%)	57 sq km (8%)	72.5 sq km (9%)

Sources: Extracted and adapted from various online sources.

Questions:

1. Identify the percentage of the following land use in Hong Kong in 2011.
 - (a) Residential: _____%
 - (b) Commercial and industrial: _____%
 - (c) Greenfield land such as country parks and nature reserves: _____%
2. How may the distribution of land use identified in Question 1 affect the quality of life of Hong Kong people?



3. What are the differences between Hong Kong in 2011 and Singapore in 2010 in the following items:

- (a) Hong Kong has more / less* residential land than Singapore.
- (b) Hong Kong has more / less* commercial and industrial land than Singapore.
- (c) Hong Kong has more/ less* greenfield (such as country parks and nature reserve) than Singapore.

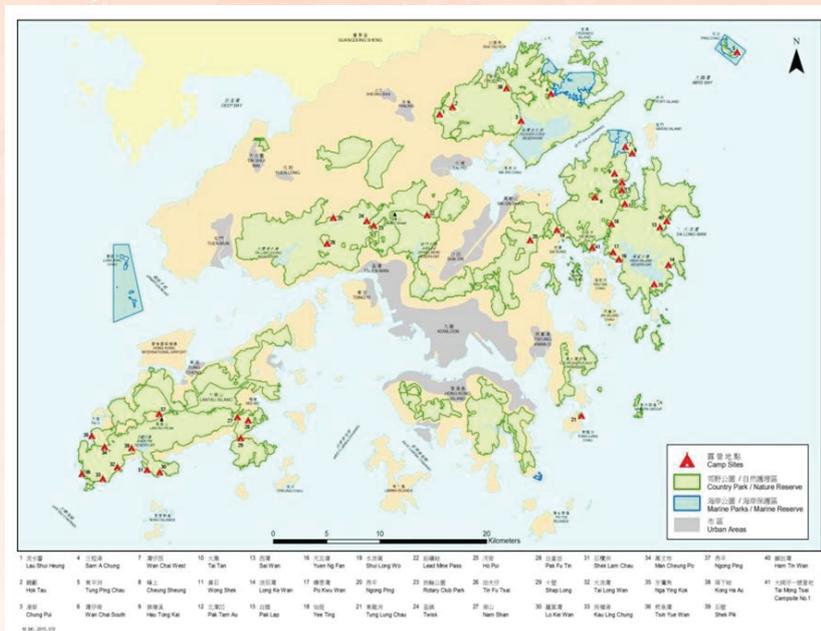
* circle the appropriate answer

4. In 2030, how would the land use distribution in Singapore differ from 2010?

- (a) More / Less* greenfield land such as country park and nature reserve.
- (b) More/ Less* residential, commercial and industrial land use.

* circle the appropriate answer

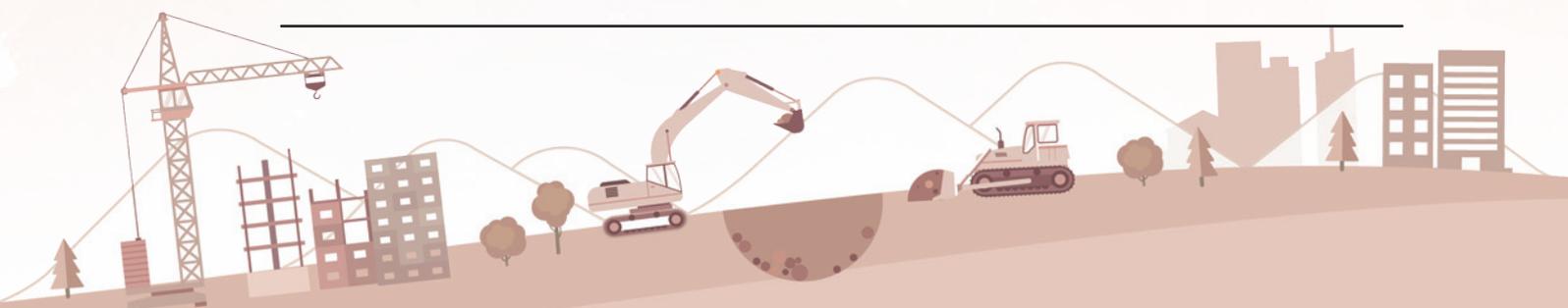
SOURCE H Country Parks Distribution Map in Hong Kong



Source: Agriculture, Fisheries and Conservation Department. (23 December 2016). *Campsite distribution map*. http://www.afcd.gov.hk/english/country/cou_vis/cou_vis_cam/cou_vis_cam_cam/cou_vis_cam_cam.html

Questions:

1. Please circle the correct answer with reference to Source H.
 - (a) Country parks in Hong Kong occupy quite a large area / small area of Hong Kong.
 - (b) Country parks in Hong Kong is close to / remote from urban area.
2. Have you ever been to any of the country parks in Hong Kong? If yes, describe your experience. If no, explain the reason.



SOURCE I**A video about the reasons for high property price in Hong Kong**

Pearl Report: Save Our Country Parks (Video length: 23 minutes) (English voice-over, Chinese subtitles)

https://www.youtube.com/watch?v=dyNeHMxV_Jk

The Pulse: Developing country parks and selling of public housing, discussion with Richard Wong (Video length: 21 minutes) (English voice-over, with English subtitles)

<https://www.youtube.com/watch?v=GLCogGcU00I>

Question:

1. With reference to the videos shown in Source I and your own knowledge, identify the concern(s) of the following stakeholders with respect to the development of country park land. You could make use of the following words in your answer. Identify 1 to 2 more stakeholders and their concerns.



(a) Villagers _____

(b) Green group: _____

(c) Government: _____

(d) _____ : _____

(e) _____ : _____



Green Groups are strongly opposed to the development of country parks. In fact, there is still a lot of lands available for development in Hong Kong e.g. unused military campsites, brownfield sites*, land reserved for small houses. The housing shortage problem has originated from “Uneven Distribution”. Moreover, the government has failed to address the problem of vacant housing units and private flats used for investment and speculation purposes, falsely presenting the situation as a “lack of land”.

Country Parks are important features and treasures in Hong Kong. Apart from the environmental value of preserving our precious ecology, they are also well-known for eco-tourism, community enjoyment (for public recreation) and even have a role to play in urban planning (for preventing over-expansion of the urban areas). Country parks are also important water catchment areas, which allow rainwater to flow into surrounding reservoirs. Furthermore, trees in country parks can absorb carbon dioxide and offset some of the greenhouse gas emissions from burning fossil fuels, which relieve global warming.

The government pointed out that low ecological parts of country parks can be developed. We totally disagree with his claims. All the plants, flowers and birds in the country parks have their own meaning and value to the natural environment. Moreover, many country parks are hilly. Development of such area is costly and may encounter many technical problems.

Hong Kong’s housing problem could also be solved not just by finding land but also by controlling housing demand through a population policy such as limiting the number of immigrants from the Mainland under One-way Permit Scheme. Once the natural environment is destroyed, it cannot be restored to what it was before. Therefore, the government should not develop our country parks, which are the pride of Hong Kong people.

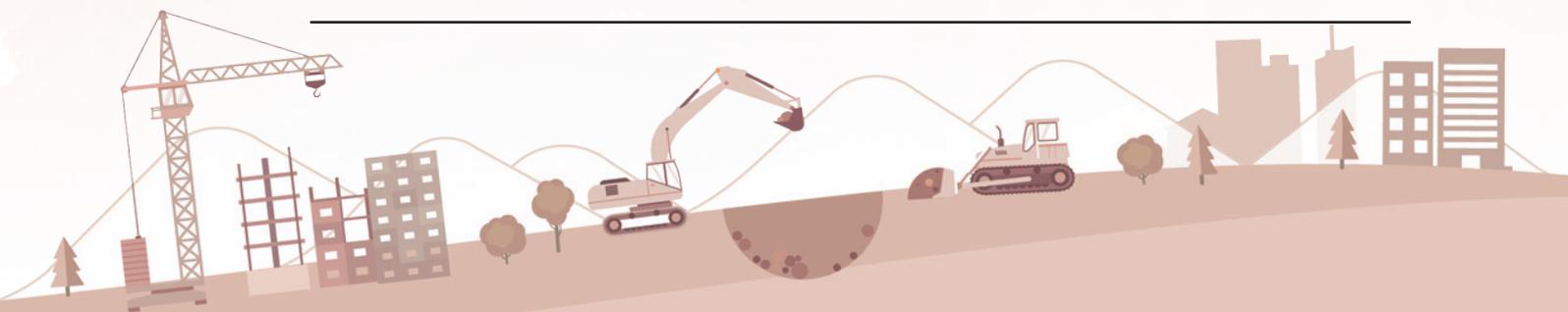
* Brownfield sites generally refers to agricultural or rural land in the New Territories which is deserted and has been changed for open storage, container yards, depots, rural industries and recycling yards, etc.

Source: Adapted from Joint Statement from Green Groups on 26th January

<http://greensense.org.hk/en/2017/01/11%E6%9C%8826%E6%97%A5%E7%92%B0%E4%BF%9D%E5%9C%98%E9%AB%94%E8%81%AF%E5%90%88%E8%81%B2%E6%98%8E/>.

Questions:

1. Identify the reasons why the green groups opposed to the development of country parks for residential purpose.



Viewpoints about the development of country park for residential purpose in Hong Kong

SOURCE K

Strictly speaking, land supply should never be a problem in Hong Kong as no more than 20 percent of the territory is developed.

Apart from developed areas clustered around both sides of the harbour and a number of new towns, the majority of undeveloped land is either brownfield sites or country parks. The housing shortage will end if brownfield sites and country parks can be fully used to fuel housing supply.

Country park lovers naturally prefer that brownfield site is developed. However, this is not as easy as many people think. Most brownfield sites are currently used for various purposes essential to Hong Kong's economy, such as container storage, parking for trucks and construction equipment and industrial uses which require large open space. Brownfield sites cannot be developed without these uses being moved to other locations so as not to cause interruption to their activities and adversely affect their workers.

Ownership is another headache for the government. Brownfield sites owners cover the spectrum from indigenous villagers to major developers. The Government may develop brownfield sites on its own through land resumption but this option is costly and attracts litigation which drags down the whole process. Even though the government can facilitate the development of brownfield sites through town planning, it cannot compel landowners to develop their land.

On the other hand, development of country parks does not involve ownership problems or the moving of existing users. More than 40 percent of Hong Kong's territory is occupied by country parks. Within these are water catchment areas of reservoirs which are inaccessible. However, some of these reservoirs could be abandoned in the light of abundant water supply from the north. Development of such areas would have no material effect on the enjoyment of country park lovers. Use of just a few percent of our country parks is enough for 10 years of housing supply.

Source: Adapted from an article dated 26 October 2016.

SCMP "Using Hong Kong's country parks may be one way to solve its housing supply problem" (26 October, 2016)
<http://www.scmp.com/property/hong-kong-china/article/2039681/using-hong-kongs-country-parks-may-be-one-way-solve-its>

Questions:

1. According to Source J, what is the view of the author towards the development of brownfield sites and country parks for residential purpose? Explain your answer.

The author prefers the development of brownfield sites / country park*

(* circle the appropriate answer)



Appendix 4: Should country parks be developed into residential use in Hong Kong?



Source: Mingpao 開發郊野公園增土地供應? (11 Sept 2013).
<http://life.mingpao.com/cfm/comics3.cfm?File=20130911/comaa06b/20130911.txt>



Source: ICEs 09/17/2013 "Political Cartoon - Should we use the lands of country parks for housing development?"
<http://www.scmp.com/sites/default/files/styles/652x403/public/galleries/2013/09/11/cartoon0911.jpg?itok=97ivRTO9>

	Should	Should not
Necessity / urgency		
Effectiveness		
Feasibility		
Benefit and impacts		
Value / belief		

Appendix 5: Follow-up assignment I

Essay writing

Should country parks be developed into residential use in Hong Kong? (8 marks)

Guidelines:

- i. Refer to Appendix 4 for arguments.
- ii. You are expected to write 3 supportive arguments and 1 counter-argument with a rebuttal.
- iii. Suggested structure of the essay:

1. 1st paragraph: show your stance

The government should / should not develop country parks into residential use in Hong Kong.

2. 2nd paragraph: explain your 1st supportive argument

Clear topic sentence + clue + explanation

Firstly, the government should develop country parks for residential use because it is _____. According to Source _____, _____. It shows that _____. (you may repeat the above sentences with more supportive evidence)

e.g. Firstly, necessary → Sources A, B and C, housing problem in Hong Kong is quite serious (soaring property price, poor living condition etc.) → If country parks are developed → more supply of land for building of houses → lower price as more supply → affordable to Hong Kong people)

3. 3rd paragraph: explain your 2nd supportive argument

Clear topic sentence + clue + explanation

Secondly, the government should develop country parks for residential use because it is _____. According to Source _____, _____. It shows that _____. (you may repeat the above sentences with more supportive evidence)

OR

Secondly, the government should not develop country parks for residential use because it is _____. According to Source _____, _____. It shows that _____. (you may repeat the above sentences with more supportive evidence)

4. 4th paragraph: explain your 3rd supportive argument

Clear topic sentence + clue + explanation

Thirdly, the government should develop country parks for residential use because it is _____. According to Source _____, _____. It shows that _____. (you may repeat the above sentence with more supportive evidence)



OR

Thirdly, the government should not develop country parks for residential use because it is _____. According to Source _____, _____. It shows that _____. (you may repeat the above sentence with more supportive evidence)

5. 5th paragraph: explain counter-argument with rebuttal

Clear topic sentence + clue + explanation

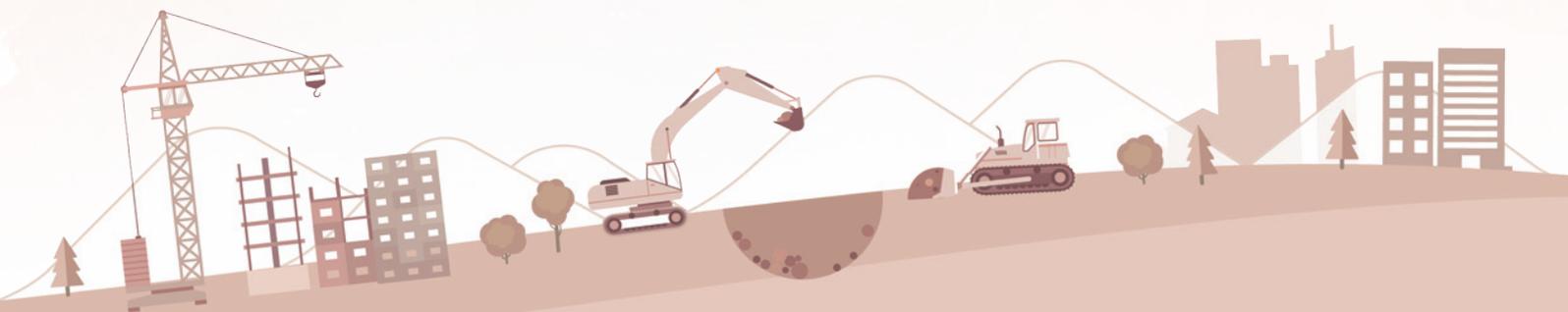
It is argued that According to Source _____, _____. However, the said statement is not valid due to the followings.

e.g. feasibility → Source J, it is not cost-effective to develop country park for residential use
→ may develop peripheral zone of country park which is more accessible

6. 6th paragraph: conclusion

Summarize your arguments in few sentences.

Should country parks be developed into residential use in Hong Kong? (8 marks)



Appendix 6: Follow-up assignment 2

Data-response Question: Housing problems in Hong Kong

Consider the following sources:

SOURCE A A cartoon about the living condition of some Hong Kong people



Source: 香港電台通識網 “樓價高企” (2017). http://www.liberalstudies.hk/hongkong/ls_hongkong_80.php

SOURCE B Information about applications for public housing in Hong Kong

Year	2013	2016
General application (number of cases)	234,300	283,300
Average Waiting Time for Public Housing (year)	2.7	4.1

Sources:

- Hong Kong Housing Authority. (7 June 2017). Actual Public Housing Production. <http://www.housingauthority.gov.hk/tc/about-us/publications-and-statistics/actual-public-rental-housingproduction/>
- <https://www.hk01.com/%E6%B8%AF%E8%81%9E/36773/%E6%84%88%E7%AD%89%E6%84%88%E8%80%90-%E5%85%AC%E5%B1%8B%E8%BC%AA%E5%80%99%E8%B6%854%E5%B9%B4%E5%86%8D%E5%89%B5%E6%96%B0%E9%AB%98> 香港 01 “愈等愈耐！公屋輪候超 4 年再創新高” (2016-08-11)



SOURCE C**Comparison of income, rent and property prices
in the year 2006, 2011 and 2016**

Year	2006	2011	2016
Median monthly domestic household income	\$17,250	\$20,500	\$25,000
Private housing – rental indices by class*	92	134	168
Private housing – price indices by class*	93	182	286

* Base for comparison: 100 in the year 1999

Sources:

1. Rating and Valuation Department “Property Market Statistics” (6 July 2017)
http://www.rvd.gov.hk/mobile/tc/property_market_statistics/
2. Census and Statistics Department “2016 Population By-census – Summary Results” (2017)
<http://www.statistics.gov.hk/pub/B11200942016XXXXB0100.pdf>

SOURCE D**Viewpoints about the development of country parks for
residential purpose in Hong Kong**

Recently, to resolve the problem of housing shortage, the Government has put extra efforts to identifying the land required. Much controversy has aroused by the suggestion that the government could look into developing some country park areas for residential purposes.

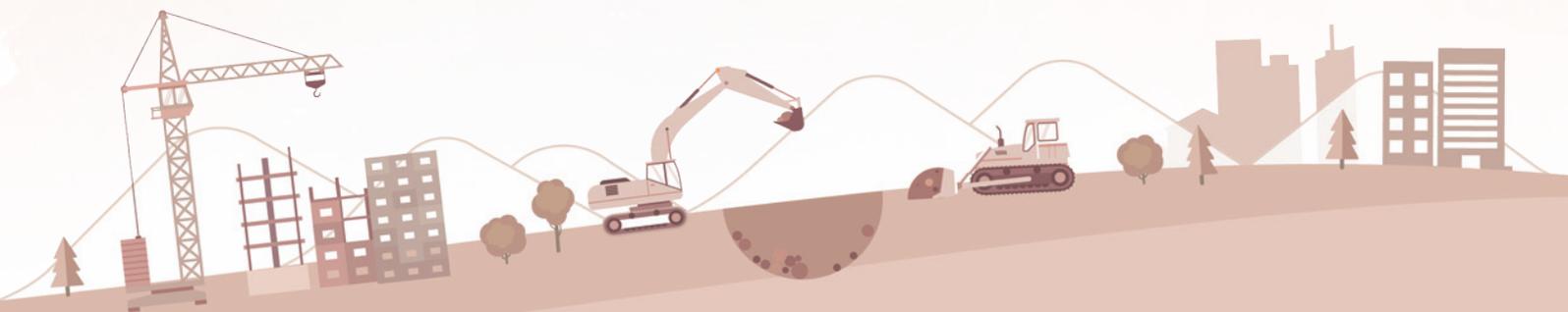
Vice-president of the Real Estate Developers Association Gordon Wu said Hong Kong is a crowded city. With quite a lot of people living in the bedspace apartments and cubicle apartments, maintaining the current ratio of country park land was “impractical and stupid”.

However, the opposition pointed out that country parks locating close to the urban areas is one of the reasons why Hong Kong ranked first in the “Best Cities to Live in the World 2012”. Environmental groups pointed out that to blame the country parks for causing the housing problem is misleading. The problem is far more complicated, involving issues like land bank of the real estate developers, the usage of the brownfield sites and poor land planning of the government.

14 environmental groups issued a joint declaration suggesting that, in order to fulfill the goal to build 48 000 housing units, the government should first develop the brownfield sites and other lands, such as the golf course. Different professionals also recommended other ways to boost land supply, such as reclamation.

* Brownfield sites generally refers to agricultural or rural land in the New Territories which is deserted and has been changed for open storage, container yards, depots, rural industries and recycling yards, etc.

Source: Adapted from a local newspaper



- (a) With reference to sources B and C, what are the factors behind the living condition shown in Source A? (6 marks)
- (b) With reference to sources A, B and C, identify and explain two impacts of the housing problems on the quality of life of the Hong Kong people. (6 marks)
- (c) To what extent do you agree the government should develop the country parks into residential use? With reference to the sources and your own knowledge, explain your answer. (8 marks)

Appendix 7:

Identify and explain the conflict among stakeholders in the issue about the development of country parks for residential use.

I. Identify stakeholders

Study the Sources in Appendix 3 and identify the stakeholders in the issue about the development of country parks for residential use.

1. _____
2. _____
3. _____
4. _____

II. Complete the following table.

1. Identify 2 pairs of stakeholders that may be in conflict in the issue about the development of country parks for residential use.
2. Identify whether the two pairs of stakeholders are having value conflict or interest conflict.
3. Explain how the two pairs of stakeholders are in conflicts (arguments / viewpoints)



Stakeholders in conflict	Value conflict OR interest conflict OR having different concerns	Explanation
Vs		
Vs		

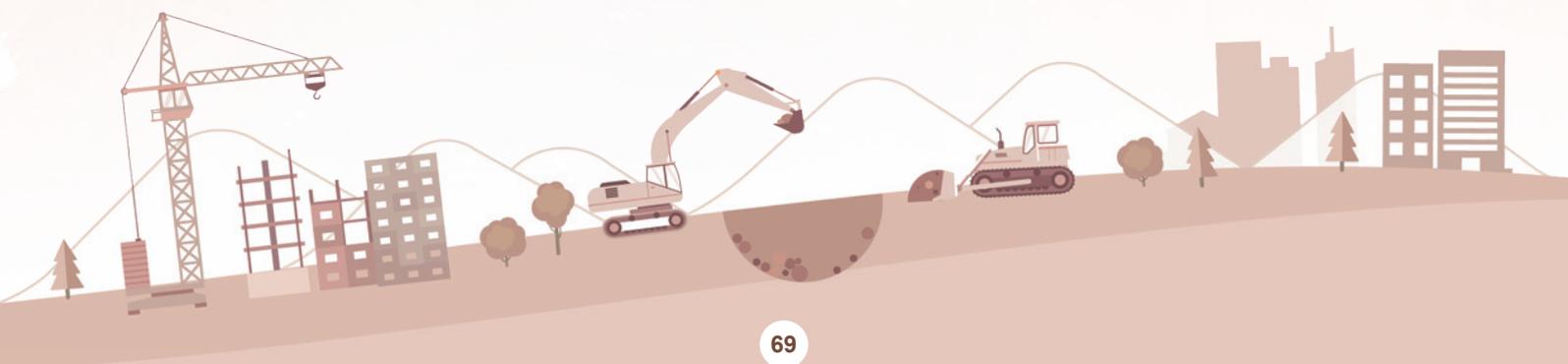
III. Short writing task

What is/are the conflict(s) among stakeholders in the issue about the development of country parks for residential use? (6 marks)

Guidelines:

- i. Refer to Appendix 6 for arguments.
- ii. Suggested structure of the answer:
 1. Identify 2 stakeholders that are in conflict
 2. Identify the nature of the conflict
 3. Identify the conflict point between the 2 stakeholders
 4. Explain the arguments of one of the stakeholders
 5. Explain the arguments of the other stakeholders
 6. Explain how their arguments in conflict

(stakeholder 1) and (stakeholder 2) have value conflict / interest conflict / different concerns over whether (the issue) . (stakeholder 1) emphasize(s) (the value) . He / she / they support(s) / do(es) not support (the issue) because (arguments or explanation) . However, (stakeholder 2) emphasize(s) (the value) . He / she/ they support(s) / do(es) not support (the issue) because (arguments or explanation) . If (stance of stakeholder 1) , it may harm / hinder / impose a barrier to (argument of stakeholder 2) while if (stance of stakeholder 2) , it may harm / hinder / impose a barrier to (argument of stakeholder 1) .



Guidelines for Teachers

(P.55) Appendix 3

Questions:

1. How would you describe the living condition reflected in the above two photos?

Good / poor* living condition (* circle the appropriate answer)

ans.: Describe how poor the living condition is

2. What are the similarities between the living condition shown in Source A and those in India slums?

ans.: Crowded, poor living condition, poor hygienic condition

3. Do you know how Hong Kong people call this kind of flats as shown in the above two photos?

ans.: Coffin flat / sub-divided flat / cage home etc.

4. What are the impacts of such living condition on the residents? Please elaborate.

ans.: e.g. health problem (Poor ventilation, poor hygiene → affect physical health); safety concern (building structure may not comply with the Fire Services Ordinance); family problem (more family conflicts → affect mental health); governance (blame on the government for her incapability to solve the housing problem → conflicts between the Government and the people)

(P.56) Questions:

1. What is the housing problem in Hong Kong as reflected in Sources B and C?

ans.: Property price keep on increasing, not affordable to the Hong Kong residents

2. Explain the possible impacts of the housing problem identified in Question 1.

ans.: e.g. live in flats with poor living condition due to cheaper rent, reduce daily expenses in order to save money for the flat etc. → decline in the quality of life of the residents

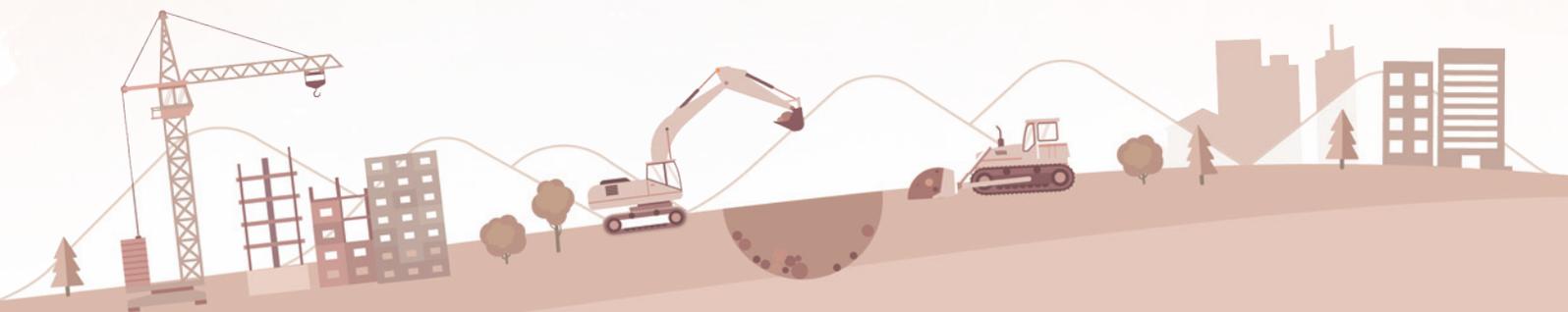
(P.57) Questions:

1. Identify the trend shown in Source D.

ans.: The number of general application for public housing increase, rent increase, annual production of public housing units increase but there is still a large gap between number of cases and annual production of public housing units

2. What is the housing problem reflected from Source D?

ans.: Shortage of public housing units/ inadequate supply of public housing, unaffordable price



(P.57) Questions:

1. What is Hong Kong's population density? How do you describe it in comparison to other countries shown in Source E? Cite data from Source E to support your answer.

ans.: The Hong Kong population density is 6958 people per km² in 2015. Higher population density (e.g. about 20 times of Japan, only slightly lower than Singapore (11%))

(P.58) Question:

1. Identify the reasons for the high property price in Hong Kong with reference to Source F.

ans.: Low supply and high demand (densely populated, little developable land); land controlled by the government and land are offered to developer by tender, best-priced bidder wins; high land price policy

Questions:

1. Identify the percentage of the following land use in Hong Kong in 2011.

(d) Residential: 6.9 %

(e) Commercial and industrial: 2.7 %

(f) Greenfield land such as country parks and nature reserves: 66.6 %

2. How may the distribution of land use identified in Question 1 affect the quality of life of Hong Kong people?

ans.: e.g. around 6.9% of residential land use: limited supply of land for housing → housing problem
e.g. around 66% of country parks and Wetland: recreation and relaxation, parent-child activity → foster parent-child relationship, enjoyment of bio-diversity
e.g. little commercial land use: hinder economic development → affect job opportunity and income

(P.59) Questions:

3. What are the differences between Hong Kong in 2011 and Singapore in 2010 in the following items:

(d) Hong Kong has more / less* residential land than Singapore.

(e) Hong Kong has more / less* commercial and industrial land than Singapore.

(f) Hong Kong has more / less* greenfield (such as country parks and nature reserve) than Singapore.

* circle the appropriate answer

4. In 2030, how would the land use distribution in Singapore different from 2010?

(a) More / Less* greenfield land such as country park and nature reserve.

(b) More / Less* residential, commercial and industrial land use.

* circle the appropriate answer



Questions:

1. Please circle the correct answer with reference to Source H.

(c) Country parks in Hong Kong occupy quite a large area / small area of Hong Kong.

(d) Country parks in Hong Kong is close to / remote from urban area.

Questions:

2. With reference to the videos shown in Source I and your own knowledge, identify the concern(s) of the following stakeholders with respect to the development of country park land. You could make use of the following words in your answer. Identify 1 to 2 more stakeholders and their concerns.



(a) Villagers: _____ e.g. development opportunity, land ownership

(b) Green group: _____ e.g. biodiversity

(c) Government: _____ e.g. supply of land for housing, opposition voice

(d) Landlord : _____ e.g. profit from the sale of land on enclaves

(e) Developer : _____ e.g. profit from the construction of houses

(P.61) Questions:

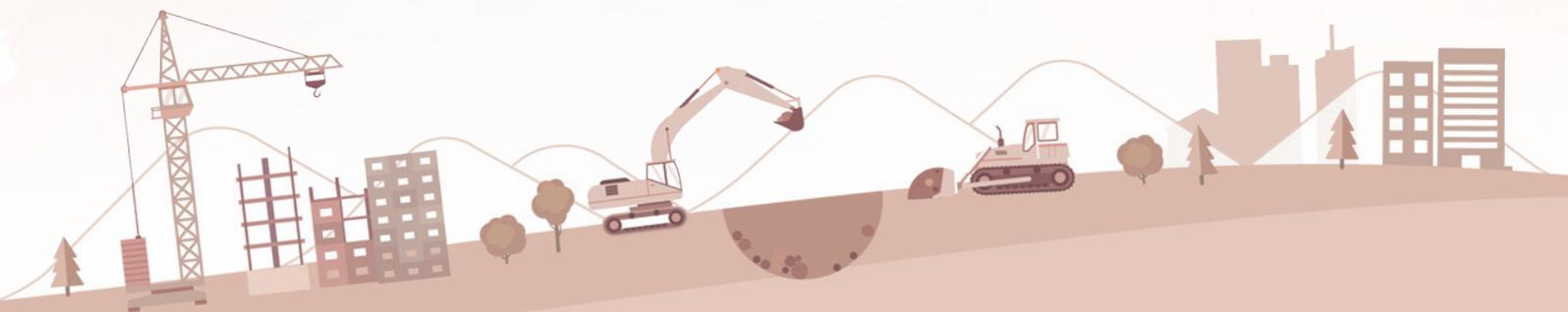
1. Identify the reasons why the green groups opposed to the development of country parks for residential purpose.

ans.: e.g. Other land resource option e.g. brownfield sites, unused military campsites

e.g. Environmental value of preserving our ecology, for eco-tourism, community enjoyment (for public recreation)

e.g. Preventing over-expansion of the urban areas

e.g. Country parks are also important water catchment areas, which allow rainwater to flow into surrounding reservoirs



(P.62) Questions:

1. According to Source J, what is the view of the author towards the development of brownfield sites and country parks for residential purpose? Explain your answer.

ans.: The author prefers the development of brownfield sites / country park*

(* circle the appropriate answer)

Because more cost-effective, more feasible, less harm to the quality of life of Hong Kong people (economic and enjoyment)

(P.63) Questions:

Appendix 4: Should country parks be developed into residential use in Hong Kong?

	Should	Should not
Necessity / urgency	- Serious housing problems in Hong Kong	- Other land sources e.g. brownfields
Effectiveness	- Use of just a few percent of our country parks is enough for 10 years of housing supply	- Not address the root of the problem e.g. population increase, high land price policy
Feasibility	- Development of country parks does not involve ownership problems or the moving of existing users	- Opposition from green groups - Difficulty in reaching consensus
Benefit and impacts	- More than 40 percent of Hong Kong is occupied by country parks. Within these are water catchment areas of reservoirs which are inaccessible. However, some of these reservoirs could be abandoned in the light of abundant water supply from the north. Development of such areas would have no material effect on the enjoyment of country park lovers. Use of just a few percent of our country parks is enough for 10 years of housing supply.	- Ecological damage - Less opportunity for recreation
Value / belief	- Support the basic necessity of Hong Kong citizens (obtain a shelter) - Prioritize socio-economic development	- prioritize environmental protection



(P.68) Appendix 7:

Identify and explain the conflict among stakeholders in the issue about the development of country parks for residential use.

I. Identify stakeholders

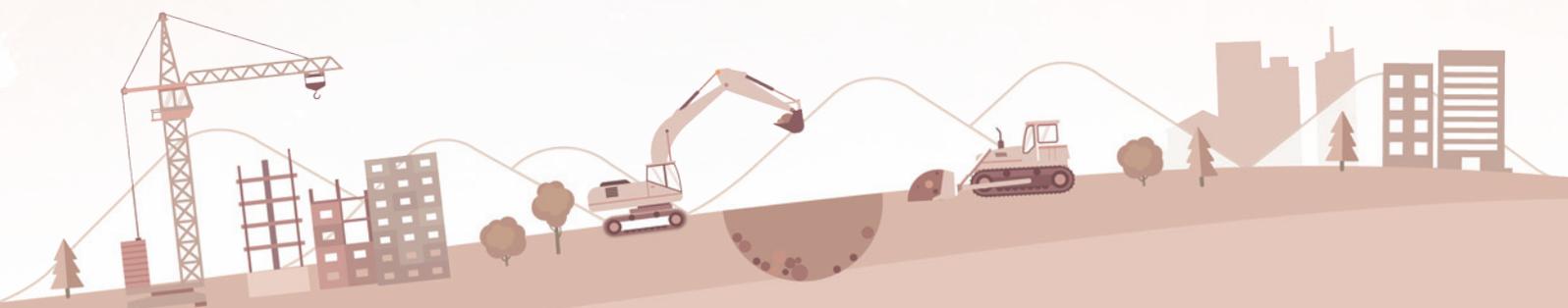
Study the Sources in Appendix 3 and identify the stakeholders in the issue about the development of country parks for residential use.

- 1. The government
- 2. Property developer
- 3. Green group / nature lover
- 4. Grassroot citizens / middle class

II. Complete the following table.

- 1. Identify 2 pairs of stakeholders that may be in conflict in the issue about the development of country parks for residential use.
- 2. Identify whether the two pairs of stakeholders are having value conflict or interest conflict.
- 3. Explain how the two pairs of stakeholders are in conflicts (arguments / viewpoints)

Stakeholders in conflict	Value conflict OR interest conflict OR having different concerns	Explanation
<u>Green group</u> Vs <u>The government</u>	Value conflict	Green group: environmental protection The government: socio-economic development
<u>Green group</u> Vs <u>Grassroot citizens</u>	Interest conflict	Green group: public interest (all citizens could enjoy the country parks) Grassroot citizens: public interest (housing shortage)



(P.69) III. Short writing task

What is/are the conflict(s) among stakeholders in the issue about the development of country parks for residential use? (6 marks)

Guidelines:

- i. Refer to Appendix 6 for arguments.
- ii. Suggested structure of the answer:
 1. Identify 2 stakeholders that are in conflict
 2. Identify the nature of the conflict
 3. Identify the conflict point between the 2 stakeholders
 4. Explain the arguments of one of the stakeholders
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(stakeholder 1) and (stakeholder 2) have value conflict / interest conflict / different concerns over whether (the issue) . (stakeholder 1) emphasize(s) (the value) . He / she / they support(s) / do(es) not support (the issue) because (arguments or explanation) . However, (stakeholder 2) emphasize(s) (the value) . He / she/ they support(s) / do(es) not support (the issue) because (arguments or explanation) . If (stance of stakeholder 1) , it may harm / hinder / impose a barrier to (argument of stakeholder 2) while if (stance of stakeholder 2) , it may harm / hinder / impose a barrier to (argument of stakeholder 1) .

(The following is part of the suggested answer adopting the structure mentioned above for teacher's reference.)

Green groups and the government have value conflict over whether the country parks should be developed for residential use. Green groups value environmental protection. They do not support the development of country parks because country parks have environmental value. Once the natural environment is destroyed it cannot be restored to what it was before. However, The government values socio-economic development of Hong Kong. She supports the development because housing problem is serious in Hong Kong nowadays. Developing country parks may release land for building houses. Housing problem could be alleviated. If country parks should not be developed, it may hinder the socio-economic development of Hong Kong while if country parks are going to be developed, it may harm the ecological system.

