Protect Our Homes

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7 of the Top 10 housing estates will be affected before Kingswood Villas in Yuen Long

HK$84-86bn worth of homes in Whampoa Garden can be affected by multi-metre sea level rise (SLR) if adequate coastal defences are not mounted.

HK$80-125bn worth of homes in Taikoo Shing can be affected by multi-metre SLR if adequate coastal defences are not mounted.

Note: Top 10 popular housing estates selected based on the Rating and Valuation Department, 2019.
Source: CWR analyses based on IPCC AR6 & astronomical high tide in Hong Kong; Digital Terrain Model (5m) from the Lands Department of Hong Kong; 3D photo-realistic model based on the Planning Department of Hong Kong; ESRI; Census & Statistics Department of Hong Kong; Planning Department of Hong Kong; Centadata 2019.
Serious impacts at 6m but HK must be ready for 10-12m

An “Unlucky Mangkhut” could bring storm tides of 5-7m across Hong Kong today. Since the IPCC warns that 2m of sea level rise (SLR) by 2100 “cannot be ruled out”, Hong Kong has to be ready for 10-12m of storm tides by 2100. Already at 6m, the impacts are significant...

Residents affected split by region

<table>
<thead>
<tr>
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Top 10 housing estates — will they still be popular?

The sales and price per square foot (psf) of the top 10 popular housing estates are indicative for the entire Hong Kong property market plus they are extremely popular among buyers. Together these estates house around 270,000 residents. However, seven of the ten estates will be affected at 6m impacting over 110,000 residents, putting around HK$461bn worth of properties at risk to rising seas if we do not have a contingency adaptation plan for accelerating SLR.

Impact by district at 6m

Contrary to popular belief, it is not Yuen Long but Yau Tsim Mong (#1) and Sham Shui Po (#2) that are most vulnerable with almost two-thirds and over half their residents exposed to coastal threats respectively. Eastern district (#3) follows on Hong Kong Island with 37% of its population vulnerable to imminent coastal threats at 6m.

% of residents affected within districts

- Central & Western: 25%
- Eastern: 37%
- Southern: 12%
- Wan Chai: 27%
- Kowloon City: 33%
- Kwn Tong: 9%
- Sham Shui Po: 51%
- Tong Tai Sin: 0%
- Yau Tsim Mong: 64%
- North: 2%
- Sai Kung: 5%
- Sha Tin: 12%
- Tai Po: 24%
- Islands: 16%
- Kwai Tsing: 7%
- Tsuen Wan: 27%
- Tuen Mun: 33%
- Yuen Long: 27%

Note: Top 10 popular housing estates selected based on the Rating and Valuation Department, 2019; Properties for sale derived from a large and popular Hong Kong property listing website, 2019.

Buyers beware!

To gauge the coastal risks prevalent in the property market, we analysed over 10,000 properties listed for sale online by a top property agency. Our analysis revealed that 29% or 2,988 properties listed for sale worth HK$38bn will be affected at 6m. Cheaper housing was also more vulnerable so low- & middle-income groups are more at risk.

Residents by household income group vulnerable to coastal threats

- <HK$10k: 5%
- HK$10k-29k: 46%
- HK$29k-60k: 49%
- >HK$60k: 22%

Note: CWR analyses based on Hong Kong Observatory; IPCC AR6; Lands Department of Hong Kong; Census & Statistics Department of Hong Kong; Planning Department of Hong Kong, Centadata 2019.

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