

**Extract from the Policy Measures  
(a supplement to the Policy Address) on major measures  
Development Bureau**

**International Innovation and Technology Hub**

**Enhancing I&T infrastructure facilities**

- Expedite the development of the San Tin Technopole in the Northern Metropolis and complete the relevant study largely within 2023, so that the related sites can be made available for I&T uses as soon as possible. (DEVB, ITIB)
- Take forward the Ma Liu Shui reclamation project and the relocation of the Sha Tin Sewage Treatment Works, with the Engineering Study for Ma Liu Shui Reclamation commenced in July 2022, with a view to providing more land for I&T uses and the development of the Eastern I&T Corridor. (ITIB, DEVB)

**Construction Industry**

- Continue to invest in infrastructure to stimulate the economy, create job opportunities and attract talent for enhancing Hong Kong's long term competitiveness. Anticipate that Government's annual capital works expenditure will exceed \$100 billion in coming years. (DEVB)

**Wider adoption of Modular Integrated Construction approach**

- DEVB will establish an inter-departmental steering committee to, within the next year, formulate strategies and measures that facilitate the manufacturing, transportation, storage and testing of Modular Integrated Construction (MiC) modules, streamline the approval arrangement and foster collaboration with the GBA. (DEVB)
- Set up a dedicated team as a one-stop platform to provide technical support to the industry and strengthen the communication and collaboration with relevant departments in facilitating project approvals, and to further promote the adoption of high productivity construction such as MiC and Multi-trade Integrated Mechanical Electrical and Plumbing (MiMEP) in both public and private sectors to expedite housing supply. (DEVB)

## **Promoting application of innovative technologies**

- Continue to promote applied R&D as well as adoption of new materials and innovative construction technologies in public works and the construction industry with a view to enhancing the overall productivity and performance of the industry. (DEVB)
- Continue provision of financial support to the construction industry to promote the adoption of innovative technologies in the industry through a \$1.2 billion injection into the “Construction Innovation and Technology Fund” in mid-2022. (DEVB)
- Further drive the digitalisation of public works to enhance work processes and uplift efficiency and productivity, and keep monitoring performance on project delivery and operation of facilities through data integration and analysis under the integrated Capital Works Platform (iCWP). (DEVB)
- Continue to apply innovative building solutions and inclusive and green building design to provide a sustainable living environment for Hong Kong. (DEVB)
- Adopt Smart Site Safety System (SSSS) in capital works contracts with contract sum exceeding \$30 million from early 2023 onward and subsidise private worksites to adopt SSSS through the “Construction Innovation and Technology Fund” starting from the first half of 2023 for uplifting site safety performance. (DEVB)
- Further promote, in collaboration with the Construction Industry Council (CIC), wider adoption of “Design for Safety” in construction projects, drawing on the experience gained in the application of “Design for Safety” in public works projects. (DEVB)

## **Enhancing training and manpower development**

- Continue to implement “Construction 2.0” to lead the industry reform by advocating “innovation”, “professionalisation” and “revitalisation” so as to uplift the construction industry’s productivity and capacity, and also enhance the role of the Centre of Excellence for Major Project Leaders as an international expert knowledge hub on project delivery. (DEVB)

- Launch an industry-wide joint publicity campaign to promote the professional image and prospect of the construction industry to the public and to attract new blood to join the industry. (DEVB)
- Provide \$1 billion funding to the CIC to further enhance training for construction workers by subsidising about 27 000 training places in the coming six years starting from 2022 to address the continued manpower demand. (DEVB)

### **Energizing Kowloon East**

- Progressively increase the supply of commercial space in Kowloon East to over 4 million square metres by implementing development proposals such as the Kwun Tong and Kowloon Bay Action Areas. (DEVB)
- Continue to build a unique brand for Kowloon East as the second core business district with local characteristics and history through adopting a place-making and facilitating approach. (DEVB)

### **Land Supply**

#### **10-year supply forecast of developable land**

- Formulate and publish regularly the forecast of 10-year supply of developable land (i.e. spade-ready sites) so as to enhance transparency and facilitate monitoring of work. (DEVB)

#### **Land for private housing**

- Get ready land supporting no less than 72 000 residential units in total for disposal through land sales or railway property developments in the coming five years (2023-24 to 2027-28). Taking into account development projects undertaken by the Urban Renewal Authority and private development projects, the overall supply will exceed the demand projected in the Long Term Housing Strategy. (DEVB)

#### **Northern Metropolis**

- Establish within this year the Steering Committee on the Northern Metropolis and the Advisory Committee on the Northern Metropolis

to be led by the Chief Executive and the Financial Secretary respectively and set up a dedicated office to steer and co-ordinate the overall development of the Northern Metropolis within the next year. (DEVB)

- Undertake studies on the four new land development areas proposed in the Northern Metropolis Development Strategy, with the target of putting forward development proposals in phases between the second half of 2023 and 2024. (DEVB)

### **Reclamation of Kau Yi Chau Artificial Islands**

- By streamlining relevant statutory and administrative procedures, commence the first phase of reclamation in late 2025 at the earliest and bring forward the first population intake to 2033. (DEVB)

### **A new round of “Green Belt” review**

- Carry out in full speed the technical studies on the 255 hectares of land shortlisted and rezone the first batch of land by 2024, and complete land formation for the first batch of land in around 2026. (DEVB)

### **Tseung Kwan O Area 137**

- Commence detailed technical assessment as soon as possible, targeting to achieve the first population intake in 2030. (DEVB)

### **Pak Shek Kok Station of East Rail Line**

- Take forward relevant studies in collaboration with the MTR Corporation Limited (MTRCL) with a view to completing construction of the station and the first batch of housing units in 2033 or earlier. (DEVB, TLB)

### **Development of MTRCL’s Siu Ho Wan Depot site**

- Continue to take forward the project to provide around 20 000 residential units (with around 50% as public housing units). The first phase of public and private housing units will be gradually completed with population intake from 2030 to 2032. (DEVB)

### **Three urban squatter areas**

- Continue to take forward the redevelopment of the three urban squatter areas (Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village) with a view to providing 8 700 public housing units in phases from 2029 onwards. (DEVB)

### **Land Sharing Pilot Scheme**

- Continue to vet the received applications and submit suitable ones to the Chief Executive-in-Council for consideration as soon as possible. (DEVB)

### **Near-shore reclamation**

- Anticipate to complete in 2024 the Engineering Study for Ma Liu Shui Reclamation targeting to create about 60 hectares of land which, together with around 28 hectares of land to be vacated after the relocation of the Sha Tin Sewage Treatment Works to caverns, will provide about 88 hectares of land in total mainly for innovation and technology (I&T) development. (DEVB)

### **Large scale resumption of private land for development**

- Resume about 500 hectares of land in the next five years (with the total exceeding four times of the 120 hectares of land resumed in the past five years) and further resume about 200 hectares of land in the ensuing three years. (DEVB)

### **Enhancing compensation and rehousing arrangements for development clearances**

- Continue to implement the relaxed rehousing and ex-gratia allowance arrangements for squatter households put in place since mid-2018, and the enhanced ex-gratia compensation and ex-gratia allowance arrangements for landowners and business undertakings adopted since mid-2022. (DEVB)

### **“Single site, multiple use” initiative**

- Continue to actively take forward existing “single site, multiple use (SSMU)” projects and identify more SSMU projects to optimise land use and provide public services. (DEVB, FSTB)

- Conduct a new round of review of Government, Institution or Community sites and put forward concrete proposals for sites with no development plans yet. (DEVB)

## **Streamlining Procedures and Improving Efficiency**

### **Streamlining development procedures**

- Introduce a bill into the Legislative Council (LegCo) by end-2022 to amend development-related statutory procedures with a view to streamlining the development processes and time required for turning “primitive land” into “spade-ready sites”. (DEVB)
- Further streamline administrative procedures, including approval guidelines concerning developments in the wetland buffer area, procedure and requirement concerning felling and compensatory planting of trees, as well as expanding the self-certification arrangements etc. and progressively put forward proposals starting from the middle of next year. (DEVB)
- Consult LegCo and stakeholders on proposals to lower the compulsory sale application thresholds and streamline the legal process within this year, with a view to expediting title assembly to facilitate urban renewal. (DEVB)
- Streamline the arrangements of extension of land leases by introducing a bill within next year such that land leases expiring from 2025 onwards will be extended regularly in a consistent manner. (DEVB)

### **Extension of standard rates for charging land premium**

- As at mid-September 2022, agreements have been reached on the land premium for redevelopments of nine industrial buildings based on standard rates, while the first batch of land exchange applications in New Development Areas (NDAs) with the option to settle the land premium on standard rates will gradually be concluded in the coming year. (DEVB)
- Consider regularising the arrangement of charging land premium on standard rates for redevelopments of industrial buildings and explore

the gradual extension of the approach to agricultural land outside NDAs in the New Territories, and put forward specific implementation plan by mid-2023. (DEVB)

### **Expediting the approval of building plans as a “facilitator”**

- Establish “Dedicated Processing Units” in the Buildings Department to expedite, as a “facilitator”, the approval of general building plans submissions of private residential projects with 500 units or more. (DEVB)

### **Making use of technologies**

- Devise a roadmap for the industry and departments on the adoption of Building Information Modelling in preparing, submitting and approving building plans, and, as the first step, launch a software in the first quarter of 2024 for the industry to automate compliance checks on the floor area-related information in general building plans. (DEVB)

### **Supply of Public Housing Flats**

#### **10-year supply forecast of public housing**

- Formulate and publish regularly the forecast of 10-year supply of public housing so as to enhance transparency and facilitate monitoring of work progress. (HB, DEVB)

### **Stepping up Implementation of Tenancy Control on Subdivided Units**

- Step up enforcement and publicity efforts of the Rating and Valuation Department (RVD) and the Water Supplies Department (WSD) on tenancy control of subdivided units (SDUs) and acts of overcharging for water and electricity, including visiting SDU households jointly; RVD will set up a special enforcement and investigation task force; and WSD will set up a dedicated team for processing and enforcement of the installation of separate meters for SDUs. (HB, DEVB)



## **A Healthy and Vibrant Hong Kong**

### **Upgrading leisure and recreational facilities**

- Continue to extend the promenades on both sides of the Victoria Harbour to 26 kilometres by end-2022 and to further extend them to 34 kilometres by 2028. (DEVB)
- Continue to review the Protection of the Harbour Ordinance (Cap. 531) with a view to facilitating works to improve the connectivity of the harbourfront or enhance the harbourfront areas for public enjoyment. (DEVB)
- Studying the development of the Green Belt sites in the southern part of Lantau with an area of about 1 000 hectares for eco-tourism purposes or recreation uses. (DEVB)

### **Invigorating Island South**

- Build a “Round-the-Island Trail” of about 60 kilometres long on Hong Kong Island by connecting the waterfront promenades on the northern shore with a number of existing waterfront and countryside walking trails in the Southern District. Works will commence next year, with a view to connecting 90% of the Trail within five years. (DEVB)
- Formulate proposals for enhancing the waterfronts on both sides of the Aberdeen Typhoon Shelter and commence various minor works projects as early as possible to provide more leisure places. (DEVB)
- Promote the sale of local fisheries produce at both wholesale and retail levels through revitalisation of the Aberdeen Wholesale Fish Market, as well as add food and beverage elements to create a vibrant waterfront. (EEB, DEVB)
- Complete the formulation of a series of pedestrian environment and traffic improvement measures for Wong Chuk Hang, Aberdeen Waterfront and Ap Lei Chau North in mid-2023 for progressive implementation starting from the same year. (DEVB)
- Target to commence works in early 2024 for providing a boardwalk along the northern bank of the Staunton Creek Nullah in Wong Chuk



Hang to improve connectivity and enhance the walking environment. (DEVB)

- Continue to formulate proposals on revitalising the Staunton Creek Nullah into a river with environmental and landscape upgrading, integrating with adjoining public spaces. (DEVB)
- Commence works on the Green Link in Wong Chuk Hang within 2022 for completion in the first half of 2024, enabling the public to travel between the MTR Wong Chuk Hang Station and the Aberdeen Country Park more conveniently. (DEVB)
- Complete a technical feasibility study for the project on Redevelopment and Enhancement of Recreation and Sports Facilities in Wong Chuk Hang in the third quarter of 2023, incorporating other facilities to promote “single site, multiple use”. (CSTB, DEVB)
- Continue with the investigation and design study on the expansion of the Aberdeen Typhoon Shelter to provide more vessel berthing area, and target to commence works in early 2025. (DEVB)

### **Energizing Kowloon East**

- Continue to take forward the project on revitalization of Tsui Ping River for target completion in 2024. (DEVB)
- Continue with the integrated project of district open space, sports centre cum public vehicle park (with automated parking system) project at Sze Mei Street for target completion in 2026. (DEVB)
- Commence a feasibility study in 2023 for the redevelopment of Choi Hung Road Playground and Sports Centre to enhance the existing facilities and incorporate a public vehicle park and other uses. (DEVB)
- Follow up on the implementation of the “multi-modal” Environmentally Friendly Linkage System proposal by developing the travellers network along Wai Yip Street, Sheung Yee Road and across the Kwun Tong Typhoon Shelter. (DEVB)

- Take forward the construction of a footbridge near Siu Yip Street and a pedestrian subway network near the MTR Ngau Tau Kok Station. (DEVB)
- Commence a comprehensive pedestrian environment improvement review for Kowloon East in end-2022, including examination of further external linkages of the pedestrian network to the nearby residential areas. (DEVB)

## **A Caring and Inclusive Hong Kong**

### **Strengthening support for the elderly**

- Put forward concrete proposals in early 2023 to encourage developers to provide elderly service facilities, including residential care homes (RCHs) for the elderly, in their private developments to meet the needs of our ageing population. (DEVB, LWB)

## **Liveable Hong Kong**

### **Promoting built heritage conservation**

- Keep managing some of the heritage trails (e.g. Ping Shan Heritage Trail and Lung Yuek Tau Heritage Trail) which are popular among tourists as well as locals. (DEVB)
- Collaborate with the University of Hong Kong to launch its heritage building clusters to facilitate appreciation by visitors. (DEVB)
- With the support of Hong Kong Tourism Board (HKTB), among others, hold the “Heritage Vogue • Hollywood Road” carnival-style event in November 2022 and launch heritage run routes in different districts. (DEVB)
- Continue to collaborate with Culture, Sports and Tourism Bureau, HKTB and other relevant organisations to promote built heritage conservation in Hong Kong. (DEVB)

### **Expediting old district renewal**

- Raise the borrowing limit of URA by phases having regard to its financial position and market situation so as to enhance URA’s

financial capability in undertaking more redevelopment projects. (DEVB)

- Undertake more default works for dangerous or defective private buildings with long outstanding investigation or repair orders and potential safety hazards, particularly “three-nil” buildings. (DEVB)