

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

Enhancing Governance Capability and Governance Efficacy

Advancing development of digital government

- Formulate a digital transformation plan for waterworks to develop big data analytics, AI and other smart technologies for supporting smart water supplies; set up the Central Operations Management Centre in the Water Supplies Department (WSD); and introduce AI to enhance the customer services of the WSD. (DEVB)

Emergency Management

Scaling up capability in coping with extreme weather

- Explore better utilisation of technologies such as big data and AI to scale up the risk assessment capabilities on meteorological forecast and alert, flooding and landslide hazards, etc. in the event of extreme weather. (EEB, DEVB)
- Take forward expeditiously with the \$8 billion drainage improvement works projects. (DEVB)
- Conduct systematic investigations and studies on major landslide incidents triggered by extreme rainstorms and devise focused measures of landslide mitigation for more natural slopes. (DEVB)

Northern Metropolis

- Publish the Northern Metropolis Action Agenda to outline the key facilities and implementation programmes of different zones, enabling the public to better understand the benefits the Northern Metropolis will bring to Hong Kong. (DEVB)
- Continue with the planning studies for NDAs. Apart from San Tin Technopole of which the land use proposal has been announced, the land use proposals for other areas will be released gradually starting

from 2024. (DEVB)

- Re-plan the two hectares of formed land at Sandy Ridge for I&T and related purposes. (DEVB, ITIB)
- Continue to implement last year's target to form 40% of the new development land and complete 40% of the new flats in the Northern Metropolis by 2032. (DEVB)

Construction Industry and Infrastructure

Continuing investment in infrastructure

- Continue to invest in infrastructure to stimulate the economy, create job opportunities and attract talents for enhancing Hong Kong's long-term competitiveness. The Government's annual capital works expenditure is anticipated to exceed \$100 billion in the coming years, and the total construction volume, together with the other public and private sector projects, to be approximately \$300 billion a year. (DEVB)

Centre of Excellence for Major Project Leaders

- Continue to enhance the role of the Centre of Excellence for Major Project Leaders to bring together project management talents and experience, with the aim of developing Hong Kong into an international expert knowledge hub on project delivery. (DEVB)

International Infrastructure and Projects Leaders Summit

- Host the International Infrastructure and Projects Leaders Summit within 2024, inviting Mainland and international infrastructure and major project leaders and experts to share experience in project delivery and governance, and to jointly formulate strategies to enhance the performance of our mega infrastructure developments and major projects in the pipeline. (DEVB)

Further promoting Modular Integrated Construction

- Formulate and implement a series of measures to strengthen the supply chain of Modular Integrated Construction (MiC) modules, including the implementation of quality assurance accreditation of MiC manufacturers within 2024, in order to enhance collaboration

with the supply chain in the GBA; further promote the adoption of high productivity construction such as MiC and Multi-trade Integrated Mechanical, Electrical and Plumbing by the private sector, with a view to reducing labour demand and expediting housing supply. (DEVB)

Promoting applied research and digitalisation of the construction industry

- Study the establishment of the Building Testing and Research Institute to conduct applied R&D activities for innovative materials, construction methods and technologies, as well as to devise standards, conduct testing and provide accreditation to spearhead innovation in the construction industry and attract R&D talents to Hong Kong. The institute will also capitalise on Hong Kong's unique advantages to provide a platform for our country's construction standards and related products to align with those in the international market. (DEVB)
- Further drive the digitalisation of public works to enhance works processes and uplift efficiency and productivity, and keep monitoring the performance on project delivery and operation of facilities by means of data integration and analysis under the integrated Capital Works Platform, so as to lead and promote digitalisation of the construction industry. (DEVB)

Addressing the manpower demand of the construction industry

- Continue to adopt a multi-pronged strategy to enhance the “quality” and “quantity” of the manpower training of the Construction Industry Council (CIC), including utilising government funding and the CIC's resources to increase training places to no less than 12 000 in the 2023/24 academic year. (DEVB)
- Uplift the skill levels of in-service workers, including launching a scheme for promoting “multi-skilled” development of workers. (DEVB)
- Liaise with tertiary institutions to continue to provide more construction-related higher diploma and degree courses and quotas, with a view to enhancing efforts in training technicians and professionals. (DEVB)

- Use the \$107 million funding to implement two-year pilot schemes from 2023/24 academic year onwards for providing on-the-job training allowances to 1 300 trainees enrolled in degree and safety officer courses, and to enhance their career ladder. (DEVB)
- Collaborate with the industry to continue the implementation of the construction industry joint promotion campaign with a youth internship programme and a Science, Technology, Engineering, the Arts and Mathematics (STEAM) education platform planned to be rolled out in phases from early 2024. (DEVB)
- Use a total of \$2.2 billion funding from the Construction Innovation and Technology Fund (CITF) to continuously drive wider adoption of innovative technologies by the industry and more SMEs to enhance productivity. (DEVB)
- Adopt Smart Site Safety System in capital works projects with contract sum exceeding \$30 million and continue to subsidise the industry through the CITF to adopt this system in private sector works projects for further uplifting site safety performance and improving working environment. (DEVB)
- Make use of the Labour Importation Scheme for the Construction Sector as a supplementary measure to alleviate the manpower shortage of the construction industry. (DEVB)

Energizing Kowloon East

- Continue to take forward the project on revitalisation of Tsui Ping River for target completion in 2024. To enhance the connectivity and walkability between Kwun Tong and Cha Kwo Ling waterfronts, the opening of part of the project's facilities, including Tsui Ping Seaside and cross-river walkway near the estuary, has been advanced to August 2023. (DEVB)
- Continue to implement development proposals such as the two action areas in Kwun Tong and Kowloon Bay. (DEVB)

Public Housing

Ten-year supply forecast of public housing

- Continue to publish regularly the forecast of 10-year supply of public

housing, so as to enhance transparency and facilitate monitoring of work progress. (HB, DEVB)

Tackling the Issue of Subdivided Units

- Amend the Waterworks Ordinance to strengthen the power of the Water Authority to enforce the law, with a view to enhancing the enforcement efficiency and deterrence against illegal acts including overcharging SDU tenants for water. (DEVB)

Land Supply

Ten-year supply forecast of developable land

- Update the forecast of 10-year supply of developable land (i.e. spade-ready sites) on an annual basis, so as to enhance transparency and facilitate monitoring of work progress. (DEVB)

Private housing land

- Make land available for the production of around 80 000 housing units through land sale or railway property development in the next five years (2024-25 to 2028-29). Coupled with projects by the Urban Renewal Authority (URA) and private development projects, private housing land will be supplied in a sustained and orderly manner. (DEVB)

Unleashing land potential

- Invite the MTR Corporation Limited (MTRCL) to conduct preliminary study and submit proposal within 2024 on the re-planning and development of the Hung Hom Station and its railway facilities in the vicinity, as well as the waterfront and pier facility sites to the south of the Hong Kong Coliseum. The Government will also explore ways to enhance pedestrian connectivity between Hung Hom and Tsim Sha Tsui East. (DEVB)
- Complete a study within 2024 to re-examine the planning, development model, infrastructure and supporting transport facilities of the ex-Lamma Quarry site to optimise its use. (DEVB)
- Gauge public views in the first half of 2024 on the development of South Lantau (of which about 300 hectares are “Green Belt” areas)

for eco-tourism or recreation uses, including the provision of eco-recreational facilities at Cheung Sha, Shui Hau, Shek Pik and Pui O, so as to better utilise the natural resources of Lantau Island. (DEVB)

- Commence progressively the statutory procedures for town planning and reclamation, etc. for Tseung Kwan O Area 137 and Area 132, with a view to kick-starting the works as early as 2025 to enable first population intake in 2030. (DEVB)
- Continue to take forward with the MTRCL the detailed studies in respect of the Pak Shek Kok Station, and strive to commence the statutory town planning procedures in 2025. (DEVB, TLB)
- Continue to actively implement the existing projects under the “single site, multiple use” model and uphold this principle, so as to optimise land use and provide public services. (DEVB, FSTB)

Development of multi-storey buildings for modern industries

- Put up for tender as soon as possible the first batch of sites in Hung Shui Kiu and Yuen Long for the development of multi-storey buildings for modern industries, so as to promote development of industries and accommodate brownfield operations affected by government development projects. The first batch of buildings is expected to be completed in 2027-28 at the earliest. (DEVB)

Resumption of private land for development

- Continue to resume private land needed for developments. Our target is to resume over 700 hectares of land from 2023-24 to 2027-28 (with the total area exceeding five times of the 140 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 in 2018, and the enhanced ex-gratia compensation and ex-gratia allowance arrangements for landowners and business undertakings adopted in 2022. The ex-gratia allowances applicable to farmers will be gradually improved. (DEVB)

Kau Yi Chau Artificial Islands

- The newly established Committee on the Financing of Major Development Projects will put forward proposals on the financial arrangements for the reclamation of the Kau Yi Chau Artificial Islands, associated infrastructure and strategic transport infrastructure. (FSTB, DEVB)

Streamlining Procedures to Enhance Efficiency

Streamlining statutory and administrative procedures

- Shorten the time required for turning “primitive land” into “spade-ready sites” based on the streamlined procedures and arrangements under the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023. (DEVB)
- Continue to implement the various measures introduced for streamlining development-related administrative procedures, so as to minimise repetitive handling among departments and enhance transparency and certainty in the approval process. (DEVB)

Extending standard rates arrangement for charging land premium

- Regularise the arrangement for charging land premium at standard rates for redevelopment of old industrial buildings and extend the arrangement to agricultural land in the New Territories by phase by end-2023. (DEVB)

Streamlining the arrangement for extension of land leases

- Introduce a bill by end-2023 to extend land leases expiring from 2025 onwards in a streamlined manner. (DEVB)

Approval of building plans

- Substantially expedite the approval of building plans through the Dedicated Processing Units established under the Buildings Department (BD) to process submissions of general building plans for large-scale private residential projects and further streamline the approval requirements for general building plans. (DEVB)

Development of an initial roadmap for Building Information Modeling

- Promulgate by end-2023 a roadmap on the adoption of Building Information Modeling (BIM) for preparation of building plans and submission to departments for approval, with a view to achieving full use of BIM in preparing and approving building plans of private development projects. (DEVB)
- Request the Hong Kong Housing Society, the URA and the MTRCL to take the lead in using BIM to produce building plans for residential projects for approval by the BD from the second quarter of 2024. (DEVB)

Urban Renewal and Redevelopment of Old Districts

Study on new mechanism for large-scale redevelopment

- Embark on a study by end-2023 on using part of the reclaimed land outside the Kau Yi Chau central business district to facilitate the implementation of redevelopment projects in old districts by the URA and the private sector. (DEVB)

Improving the targeted result of relaxing the compulsory sale regime

- Introduce an amendment bill into the Legislative Council (LegCo) by end-2023 to lower the compulsory sale application thresholds in a more targeted manner, and set up a dedicated office within 2024 to support minority owners. (DEVB)

Restructuring old districts in Yau Mong

- Continue to implement the recommendations of the Yau Mong District Study, including commencing “Nullah Road Urban Waterway” in Mong Kok East and the “Street Consolidation Areas” in Yau Ma Tei South over the next five years. (DEVB)

“Planning-led” district studies

- Recommend in phases starting from the latter half of 2024 large-scale urban renewal master plans and restructuring proposals for Tsuen Wan and Sham Shui Po. (DEVB)

Building Safety and Management

Review of the Buildings Ordinance

- Review the Buildings Ordinance and put forth legislative proposals to streamline the prosecution procedures, lower the prosecution threshold and increase the penalties, so as to effectively combat unauthorized building works and penalise owners who fail to comply with building/window inspection notices and repair orders, as well as to ensure the quality and safety of building works. (DEVB)

Caring for the Elderly

Age-friendly home

- The Deputy Financial Secretary will co-ordinate bureaux including the Development Bureau, the Labour and Welfare Bureau, the Housing Bureau, etc. to put forward pragmatic proposals for incorporating the concept of universal design and accessibility into the building design manual of the Buildings Department. (DFSO and relevant bureaux)

Caring and Inclusive Community

Supporting persons with disabilities

- Introduce an incentive scheme by end-2023 to encourage developers to build and operate private residential care homes for persons with disabilities (RCHDs) in private development projects. (LWB, DEVB)

A Liveable and Vibrant City

Conservation of heritage buildings

- Deepen collaboration and exchange between Hong Kong and the Mainland, in particular within the GBA, on archaeology, conservation and revitalisation of historic buildings, as well as relevant promotion, public education and community engagement efforts. (DEVB)

Enhancing district environment

- Continue to extend the promenades on both sides of the Victoria

Harbour to 27 kilometres by end-2023 and further to 34 kilometres in 2028. (DEVB)

- Introduce a bill to amend the Protection of the Harbour Ordinance within 2024, with a view to facilitating harbour enhancement works to enhance public enjoyment and connectivity of the harbourfront and strengthen the harbour functions. (DEVB)
- Commence works of the 60-kilometre “Round-the-Island Trail” on Hong Kong Island progressively from 2023 onward, with a view to connecting 90% of the trail by end-2027 and substantially completing the remaining larger scale works by end-2031. (DEVB)
- Implement about ten proposals in 2024 and 2025 to improve the pedestrian environment and traffic conditions in Wong Chuk Hang, Aberdeen Waterfront and Ap Lei Chau North in the short term. (DEVB)
- Open the hiking trail connecting Yip Hing Street and Aberdeen Country Park under the Green Link in Wong Chuk Hang in early 2024, commence works on a boardwalk along Staunton Creek Nullah in the first quarter of 2024, and commence design on the proposals to enhance the waterfront from Tin Wan to Sham Wan within 2024 for commencing works in 2025. (DEVB)
- Study possible options within 2024 for consolidating the existing bus depot facilities in Wong Chuk Hang with a view to unleashing the development potential of the temporary sites concerned. (DEVB, TLB)
- Draw up a master layout plan for the project on Redevelopment and Enhancement of Recreation and Sports Facilities in Wong Chuk Hang and conduct related detailed technical assessments within 2024 to promote “single site, multiple use”. (CSTB, DEVB)
- Study the feasibility of building a museum near Ocean Park to enrich cultural infrastructure and create synergies with the future development in the Southern District. (CSTB, DEVB)
- Explore providing a pier at Repulse Bay to link up with other destinations in the Southern District. (DEVB)
- Continue with the investigation and design study on the expansion

of Aberdeen Typhoon Shelter, and conduct public consultation within 2024 before commencing works in early 2025. (DEVB)

- Consult stakeholders on the conceptual proposal for the revitalisation of Aberdeen Wholesale Fish Market by end-2023, and plan to complete a technical feasibility study by end-2024. (EEB, DEVB)
- Continue to implement the cycle track between Tuen Mun and Tsuen Wan by commencing the construction of the section from Tuen Mun to So Kwun Wat and the detailed design of the section from So Kwun Wat to Ting Kau within 2024, and continuing with the detailed design of the section between Ting Kau and Bayview Garden in Tsuen Wan. (DEVB)
- Commence the investigation study and design of the second stage of the Tseung Kwan O Desalination Plant within 2024 to enhance the resilience of fresh water supply for ensuring the sustainable development of Hong Kong. (DEVB)

Promoting Youth Development

Youth Hostel Scheme

- Set aside a site in Tung Chung under the Land Sale Programme whereby developers will be required to reserve a certain number of flats to support the YHS on a pilot basis. (HYAB, DEVB)

Development Bureau
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