

**Extract from Chief Executive’s 2024 Policy Address  
on Major Work under Development Bureau**

**II. Steadfastly and Successfully Implement “One Country, Two Systems” and Strengthening Our Governance Systems**

**Enhance the Cross-bureau Co-ordination Mechanism**

21. We will enhance the leadership and cross-bureau co-ordination mechanisms, and fully leverage the leading and co-ordinating functions of Secretaries and Deputy Secretaries of Department. We will establish the following committee and working groups:

- (iii) The Working Group on Developing Tourist Hotspots, led by the Deputy Chief Secretary for Administration, will strengthen cross-departmental co-ordination and leverage community efforts, identifying and developing tourist hotspots of high popularity and with strong appeal in various districts; and

**V. Build Hong Kong into an International Hub for High-calibre Talents**

**Promote Development of an International Hub for Post-secondary Education**

***Nurture Future Talents and Establish the “Study in Hong Kong” Brand***

108. The Government is committed to developing Hong Kong into an international hub for post-secondary education. Relevant measures include:

- (iii) improving hostel facilities – We will launch a pilot scheme to streamline the processing of application in relation to planning, lands and building plans, so as to encourage the market to convert hotels and other commercial buildings into student hostels on a self-financing and privately-funded basis,

increasing the supply of student hostels. The Government will also make available suitable sites for the private sector to build new hostels, having regard to market demand. The Development Projects Facilitation Office under the Development Bureau (DEVB) will provide one-stop advisory and facilitation services for these projects

### ***Develop the Northern Metropolis University Town***

110. The Government has earmarked over 80 hectares of land in the Northern Metropolis for the Northern Metropolis University Town, and will encourage local post-secondary institutions to introduce more branded programmes, research collaboration and exchange projects with renowned Mainland and overseas institutions in a flexible and innovative manner. We will retain flexibility in the planning process to facilitate development of student hostels. We plan to publish the Northern Metropolis University Town Development Conceptual Framework in the first half of 2026.

## **VI. Promote Integrated Development of Culture, Sports and Tourism and Foster Economic Diversification**

### **(A) East-meets-West Centre for International Cultural Exchange and Integrated Development of Culture, Sports and Tourism**

#### **Enhance Cultural Confidence and Revitalise Hong Kong's Tourism Industry**

130. The CSTB will publish the Development Blueprint for Hong Kong's Tourism Industry 2.0 (Blueprint 2.0) later this year, with the focus on promoting culture, sports, ecology and mega events, covering such areas as:

- (i) developing eco-tourism – We will explore more itineraries with characteristics related to the countryside and coastal routes, such as island-hopping tours in Yan Chau Tong, and enhance related amenities; expedite the development of the South Lantau Eco-recreation Corridor; develop the ex-Lamma Quarry site into an area for resort and outdoor

recreational uses; and develop Tsim Bei Tsui and Pak Nai into eco-tourism nodes;

- (iii) developing tourism products with characteristics – We will promote yacht tourism in the expansion area of Aberdeen Typhoon Shelter, the ex-Lamma Quarry area and the development of the waterfront site in the vicinity of the Hung Hom Station. We will also promote panda tourism, horse racing tourism, and the like. The CSTB will promote cultural and eco-tourism itineraries and products at Sha Tau Kok. The Security Bureau (SB) will increase the daily visitor quota under the Sha Tau Kok opening-up plan to 3 000 by the end of this year. Facial recognition technology will be adopted to enable people living or working at Chung Ying Street to enter and leave the street unimpededly via a “contactless” mode on a pilot basis. The SB will explore the application of relevant technology to complement the future opening up of Chung Ying Street for tourism;
- (iv) developing mega-event tourism economy – The Mega Events Coordination Group, led by the Deputy Financial Secretary, will continue to take a proactive role in attracting different mega events to Hong Kong with emphasis on quality and quantity, boosting the retail and hotel industries. We will drive the development of the site above the Exhibition Station in Wan Chai North, as well as the waterfront and pier sites in the vicinity of the Hung Hom Station, into new landmarks providing additional event venues;

### ***Develop New Tourist Hotspots***

131. The Government will set up a Working Group on Developing Tourist Hotspots. Led by the Deputy Chief Secretary for Administration, it will strengthen cross departmental co-ordination and leverage community efforts, identifying and developing tourist hotspots of high popularity and with strong appeal in various districts

## **(B) Foster Economic Diversification**

### **Support Small and Medium Enterprises**

134. To address the challenges commonly encountered by small and medium enterprises (SMEs) during economic restructuring, the Government will introduce the following support measures:

- (viii) enhancing security of payment in the construction industry –  
The Government has introduced the Construction Industry Security of Payment Bill, which prohibits the use of unfair payment terms such as “conditional payment” in contracts and introduces an adjudication mechanism to resolve payment disputes.

## **VII. Take Forward the Northern Metropolis as Growth Engine and Deepen GBA Collaboration**

### **(A) Take Forward Development of the Northern Metropolis**

138. The Northern Metropolis is the new engine of Hong Kong’s economic development. We will expedite the implementation of economic and housing-related projects in the Northern Metropolis, while maintaining a prudent fiscal position.

139. The Northern Metropolis will gradually enter the maturity phase. In the next five years, some 60 000 housing units involving about 10 new PRH estates will be completed and ready for intake. The first batch of land at the San Tin Technopole will be put to the market, and the new Huanggang Port building with co-location of immigration and customs clearance arrangement will be completed. In the second five-year period, the number of new housing units will increase by about 150 000, with over 10 million square metres of gross floor area available for economic uses. The first joint-user government building in Kwu Tung North will be put to use, and the expanded North District Hospital will be ready for service. As for transport infrastructure, construction of the Northern Link (NOL) Main Line is scheduled for completion in 2034, and the Northern Metropolis Highway (San Tin Section) is set to open in 2036. These developments will

significantly boost our economic growth and bolster our R&D and technology industries, while providing a better living environment which will help attract talents and encourage them to settle in Hong Kong for good. It will also enhance the quality of life of the people of Hong Kong, improving their livelihood and well-being.

140. The Government will seek funding for the first-stage of San Tin Technopole's infrastructure and begin construction works this year. The target is to deliver about 20 hectares of new I&T sites in phases, beginning in 2026-27, for the Hong Kong Science and Technology Parks Corporation's development and operation. In addition, the second-phase of the Yuen Long South NDA will begin in mid-2025. The preliminary development proposal for Ngau Tam Mei will be announced shortly, with land reserved for developing the Northern Metropolis University Town, the third medical school and an integrated teaching hospital. This will be followed by the announcement of the preliminary development proposals for the New Territories North New Town and the Ma Tso Lung area before end 45 this year. The rezoning process for Sandy Ridge in the North District will begin this year, expanding its I&T sites to 10 hectares for use as data centres and related purposes.

141. We are exploring the establishment of a pilot industrial park by granting some of the logistics sites in the Hung Shui Kiu/Ha Tsuen NDA to a company established and led by the Government. The company will, in accordance with the Government's industrial policies, be responsible for formulating the park's development and operation strategies (including considering whether to accept strategic investment), taking up day-to-day management and attracting businesses and investment. We will announce the details in the first quarter of next year. Separately, we will consider flexible disposal approaches for industry land to meet the development needs of individual industries, with a view to driving industry development.

142. To expedite development of the Northern Metropolis, the Government will adopt, on a pilot basis, a large-scale land-disposal approach, under which sizable land parcels with commercial value and earmarked for provision of community facilities will be selected and granted to successful bidders for collective development. This approach can speed up development of the land parcels, enabling a more

co-ordinated design for the area. We have identified three land parcels, each of 10 to 20 hectares, as pilot sites.

### **(C) Leverage the Strengths of the GBA to Foster Mutual Capacity Development**

#### **Enhance the Mechanism on Recognition of Professional Qualifications**

151. In collaboration with the Guangdong Province, we have established an evaluation mechanism of post titles for the first batch of Hong Kong engineering professionals. We will continue to do so for other construction professions on a gradual basis. We are also collaborating with the Guangdong Province and Macao to create GBA Standards on the skill level for skilled workers in the construction sector, and will work with the “One Examination, Multiple Certification” arrangement so that those who pass the examinations adopting the GBA Standards can concurrently obtain vocational skill certificates issued by the three places. This will enhance the training quality of the construction industry in the GBA and nurture talents.

### **VIII. Improve People’s Livelihood in Pursuit of Happiness**

#### **(A) Housing: Continuously Enhance Speed, Quantity, Quality and Efficiency**

#### **Stabilise the Supply of Spade-ready Sites for Private Housing**

169. According to the Long Term Housing Strategy, the supply target for private housing in the coming decade is projected to be 132 000 units. The Government will make available land over the next five years to provide about 80 000 private housing units.

#### **Further Improve Building Safety and Building Management**

173. To enhance deterrence against failure to comply with notices or orders by required time and against the erection of large-scale unauthorised building works (UBWs), the Government will put forth proposals to amend the Buildings Ordinance and launch a public consultation later this year.

Among other things, we will propose increasing the types of exempted works and minor works under the Buildings Ordinance, so as to handle minor illegal structures of lower risks in a pragmatic manner. The relevant legislative amendment proposals will be introduced in 2026.

174. To foster an elderly-friendly building environment, the Government will put forward a series of proposals on elderly-friendly building design for phased implementation.

### **(B) Create Land to Build More Housing**

175. The Government remains determined to sustain efforts in land production. We will assess the situation and take forward various projects in a steady and paced manner. According to the latest forecast, the supply of developable land, i.e. spade-ready sites, from Government-led projects will reach about 3 000 hectares in the next decade. The Government will take into account the latest market changes when disposing land, ensuring a stable and healthy development of the market.

### **Cut More Red Tapes and Lower Costs**

176. The Government is making vigorous efforts in streamlining land development procedures. We have promulgated an internal circular, expressly stating that all approving departments are required to take a facilitating role and strive to streamline the relevant procedures when processing applications. The initiative is well-received by the industry. We will continue to cut red tapes and streamline procedures. Relevant measures include:

- (i) leveraging industry resources to enhance speed and efficiency – We will outsource drone inspections of external walls of buildings and UBWs as well as associated analyses, to private companies. We will also engage professionals to handle the vetting work of small-scale or temporary structures through self-certification;
- (ii) reducing construction costs – We will strengthen the role of the Project Strategy and Governance Office under the DEVB

to complete a strategic study on construction costs by the end of this year and propose improvement measures such as increasing direct procurement of construction materials and products by the Government, reviewing the building design standards, and facilitating local application of cost-effective construction materials and technologies from the Mainland and overseas; and

- (iii) expanding project co-ordination – We will expand the purview of the Development Projects Facilitation Office under the DEVB to facilitate co-ordination with departments in expediting the approval of land use and related matters for the development of I&T and other industries in the Northern Metropolis, in addition to vetting of large-scale private residential and commercial developments.

### **Facilitate R&D and Application of Construction Technologies and Align Hong Kong Standards with Guobiao**

177. The DEVB established the Building Technology Research Institute (BTRi) this August. Apart from conducting R&D on innovative materials, construction methods and technologies, the BTRi also devises standards, conducts testing and provides accreditation to spearhead innovation in the industry. A Modular Integrated Construction (MiC) Manufacturer Certification Scheme will also be launched in synergy with production bases in the Mainland, so as to leverage the complementarity of the construction industries in Guangdong and Hong Kong.

178. We will also review and enhance Hong Kong's building standards, which have been in place for many years, through the BTRi by making reference to overseas building standards and Guobiao (GB), with a view to promoting local application of high-quality and cost-effective construction materials from the Mainland and overseas. Moreover, when high-quality GB construction materials and technologies are applied locally, it will also be beneficial for GB to explore international markets. We will also closely liaise with our counterparts in the Guangdong Province to take forward the formulation of the GBA Construction Standards.



## **Commence the Environmental Impact Assessment Process for Kau Yi Chau Artificial Islands**

180. The Government will take forward the Kau Yi Chau Artificial Islands project in a steady and prudent manner. We will commence the statutory environmental impact assessment (EIA) process for the reclamation works under the project by the end of this year. The target is to complete the relevant approval procedures next year. The related detailed engineering design will commence later this year.

## **Expedite Urban Redevelopment**

181. The Urban Renewal Authority is conducting planning studies for Tsuen Wan and Sham Shui Po, and will submit renewal master plans in the second half of next year. Meanwhile, the DEVB is examining the use of newly developed land to drive large-scale urban redevelopment projects, including the cross-district transfer of plot ratios and the construction of more dedicated rehousing estates, etc. The target is to formulate proposals in the first half of next year.

182. To continue encouraging redevelopment and conversion of aged industrial buildings, we will extend an array of measures, which are expiring soon under the revitalisation scheme for industrial buildings, to the end of 2027, continuing to allow an increase in plot ratio of up to 20% for industrial building redevelopment projects.

## **(D) Deepen Reform of the Healthcare System**

### **Support Establishment of a Third Medical School**

190. The Government will set aside sites in the Northern Metropolis Ngau Tam Mei to develop the new medical school campus and build an integrated medical teaching and research hospital.

## **(F) Strengthen Labour Support**

### **Reform the Employees Retraining Board and Vigorously Strengthen the Training of Local Workers**

209. To support vocational training for local workers, the Government will put up two vacant school premises for application by established and experienced trade unions for providing training courses for different industries (particularly construction industry).

### **Promote Occupational Safety and Health**

213. The Government has been encouraging the industry to provide a safer working environment. Among other things, it mandated, in July, the adoption of the Smart Site Safety System (4S) for mobile plants in designated private-building works, and issued the first batch of 4S labelling. We will strengthen the protection of workers' safety under a three-pronged approach, formulating safety guidelines, promoting optimal use of robotic technology and enhancing industry training.

**Development Bureau  
October 2024**