

**List of Development Bureau's Initiatives  
in the Policy Address Supplement**

A list of Development Bureau's initiatives, progress made on completed initiatives or those that have attained major progress and challenge ahead stipulated in the Policy Address Supplement is appended below. They are mainly under the Chapters of "Good Governance", "Housing and Land Supply", "Diversified Economy" and "Liveable City".

**Good Governance**

**Progress Made**

- The Judiciary has established a central steering committee to oversee the implementation of the new High Court and District Court projects. The statutory rezoning procedures for the latter's development site commenced in May 2019.

**Housing and Land Supply**

**New Initiatives**

- Expedite land use reviews for brownfield sites with higher development potential and certain squatter areas in urban districts, with a view to boosting land supply for public housing development.
- Announce a proposed framework for the Land Sharing Pilot Scheme and start accepting applications in early 2020.
- Amend the Outline Zoning Plans to incorporate the recommendations of the planning and engineering feasibility studies on the two action areas in Kwun Tong and Kowloon Bay, commence demolition of the former Kowloon Bay Waste Recycling Centre to release the land for commercial development, and undertake engineering investigation and design for the infrastructural facilities in Kwun Tong Action Area, with a view to further promoting the transformation of Kowloon East into the second core business district.
- Review the development potential of over 300 sites originally

earmarked for standalone “Government, Institution or Community” (GIC) facilities, with a view to optimising land use and expediting development.

### **Progress Made**

- The URA has identified two clusters of sites involving more than 30 Civil Servants’ Co-operative Building Society Scheme buildings in Kowloon City for re-development as a pilot project. The URA plans to announce in early 2020 the commencement of the relevant re-development plan with a view to maximising the development potential of the sites. Some of the resumed land will be earmarked for public housing development, and the total number of public and private flats after re-development is estimated to be about five times the existing number.
- Adopted the multi-pronged land supply strategy recommended by the Task Force on Land Supply following an extensive public engagement lasting five months.
- “Survey on Business Establishments in Kowloon East 2018” has been completed, with the survey report released in February 2019.
- The planning and engineering feasibility studies on the Kwun Tong and Kowloon Bay Action Areas have largely been completed. The two action areas can provide about 560 000 square metres of commercial/office floor area.
- Re-activated the re-vitalisation scheme for industrial buildings.
- Launched a \$1 billion funding scheme to support the use of vacant government sites by NGOs.
- Pursued more vigorously the “single site, multiple use” model in multi-storey development to facilitate GIC projects with cross-department facilities and earmarked \$22 billion for the first batch of projects.
- Promulgated the first and second batches of measures to streamline development control.
- The Airport Authority Hong Kong has accepted the Government’s invitation to submit an airport-related business proposal for the

topside development at the Hong Kong Boundary Crossing Facilities Island of the Hong Kong-Zhuhai-Macao Bridge.

- Established the Sustainable Lantau Office in December 2017 to take forward the co-ordination, planning and implementation of various development projects and initiatives in conservation, local improvement and leisure and recreation in Lantau.
- Earmarked \$1 billion for setting up the Lantau Conservation Fund to promote conservation together with the community and pursue local improvement works for Lantau.
- The Environment and Conservation Fund has approved funding for environmental education and community action projects on nature conservation in South Lantau. So far, 11 projects were approved.
- The investigation study, design and associated site investigation works for re-location of Diamond Hill Fresh Water and Salt Water Service Reservoirs to caverns commenced in December 2018 while the Stage 1 Works - site preparation and access tunnel construction for re-location of Sha Tin Sewage Treatment Works to caverns commenced in February 2019.
- Funding approval for Kwu Tung North/Fanling North New Development Area (NDA) for the first phase works has been obtained, and enhanced compensation and re-housing arrangements for government development clearance exercises have also been implemented.

### **Challenges Ahead**

- We are committed to changing the uses of land through re-zoning in order to make available land for housing in the short to medium term. Since 2013, we have completed re-zoning of 129 sites; but there are still 82 sites for which rezoning work is ongoing or yet to be initiated, involving an estimated supply of over 126 000 residential units. We need to expedite our work on relevant studies and secure support from stakeholders for the rezoning work.
- We aim to seek funding approval for implementing the Hung Shui Kiu/Ha Tsuen NDA project and initiate statutory planning process in respect of Yuen Long South Development in the coming months. We need to gain the understanding of the affected stakeholders

before these projects can be taken forward quickly in a timely manner. We also have to facilitate re-establishment of some of the affected brownfield operations in a land-efficient manner.

- While the multi-pronged land supply strategy recommended by the Task Force on Land Supply was drawn up after extensive public engagement, individual initiatives including the Land Sharing Pilot Scheme and the detailed studies on the reclamation of the artificial islands around Kau Yi Chau remain controversial in the community.

## **Diversified Economy**

### **New Initiatives**

- Adopt MiC for designated government buildings such as schools, quarters and offices buildings tendered from 2020 onwards as far as practicable, and encourage or mandate other statutory bodies or non-governmental organisations to adopt MiC for their building projects. Development Bureau has set up a steering committee to take forward this new construction technology.

### **Progress Made**

- The real-time parking vacancy information of about 70% of the hourly parking spaces in Kowloon East has been disseminated to the public for reference.
- Launched specific initiatives to promote Construction 2.0, including setting up a working group to oversee the implementation of pilot projects under Construction 2.0, piloting Construction 2.0 in public projects, implementing the Registered Specialist Trade Contractors Scheme and conducting trial run of the digital works supervision system.
- With the joint efforts of the Development Bureau and the Construction Industry Council (CIC), the first Modular Integrated Construction (MiC) demonstration project in Hong Kong, namely the MiC Display Centre, was opened in November 2018.
- Taking forward MiC pilot projects, including the Disciplined Services Quarters for the Fire Services Department at Pak Shing Kok, the InnoCell of the Hong Kong Science Park and a student hostel of the University of Hong Kong. The Buildings Department

has set up a pre-acceptance mechanism for MiC systems and granted a 6% concession of the floor area constructed by MiC for new buildings.

- Public works projects are required to adopt Building Information Modelling (BIM) technology from January 2018 onwards. As at end-August 2019, the estimated total contract value of public works projects which have adopted such technology has exceeded \$100 billion.
- Up to 2019, four steel reinforcing bar (rebar) prefabrication yards have been included in the Civil Engineering and Development Department's List of Approved Steel Reinforcing Bar Prefabrication Yards to supply prefabricated rebar products for construction projects.
- Launched the \$1 billion Construction Innovation and Technology Fund in October 2018 to provide funding for the construction industry to adopt MiC, BIM technology or other innovative construction technology in local projects. So far, more than 500 applications amounting to over \$110 million have been approved.
- The Hong Kong Institute of Construction was established in February 2018.
- The CIC introduced the CIC Approved Technical Talents Training Programme to provide trainees with systematic and holistic training and clear career advancement pathways. The Government will also encourage contractors to employ these trainees through public works contracts, thereby attracting more young people to join the construction industry.

### **Challenges Ahead**

- The construction industry is facing manpower shortage due to increasing construction volumes and an ageing workforce.

### **Liveable City**

#### **New Initiatives**

- Review the policy of Facilitating Provision of Pedestrian Links by the Private Sector, including considering extension of the duration

and coverage of the policy, strengthening the facilitation measures, etc.

- Set up a dedicated Tree Risk Inspection Squad to strengthen tree audits and site patrol in 18 districts.
- Introduce a registration scheme for tree management personnel.
- Launch the Urban Forestry Support Fund to implement a number of initiatives which include rolling out the Study Sponsorship Scheme and the Trainee Programme, hosting the International Urban Forestry Conference and organising the “People•Trees•Harmony” promotion campaign.
- Provide more venues for arboricultural field training.
- Launch Batch VI of the Revitalising Historic Buildings Through Partnership Scheme by end-2019.
- Invite leaders of the construction industry in Hong Kong to participate in the Major Project Leaders (CoE) programmes for exchanging expertise and sharing experience with government major project leaders.
- Inject an additional \$3 billion into “Operation Building Bright 2.0” to assist more needy owners in inspecting and repairing their buildings.
- Inject an additional \$2 billion to enhance the existing Building Maintenance Grant Scheme for Elderly Owners, including extending the scheme to cover other needy non-elderly owner-occupiers, raising the subsidy ceiling and relaxing the asset limit.
- Following the subsidy given for the modernisation of about 5 000 lifts with higher priority under the \$2.5 billion Lift Modernisation Subsidy Scheme, inject an additional \$2 billion to expand the coverage to 8 000 lifts.
- The Buildings Department will use new technologies such as big data, artificial intelligence and three-dimensional images on a pilot basis in black spot areas to enhance the efficiency of enforcement actions against dangerous and abandoned signboards with a view to protecting public safety.

- Launch a subsidy scheme to encourage property owners and management agents to implement Water Safety Plan (WSP) for Buildings at their premises in order to further safeguard drinking water safety.
- Develop and take forward the concept of “Rivers in the City” through river revitalisation projects and introduction of water bodies rejuvenation facilities such as artificial flood attenuation lakes and river parks in planning new development areas. The aim is to allow the public to enjoy river facilities, experience the multiple values of water bodies, treasure water bodies and create a better living environment.
- Take forward the District Open Space, Sports Centre cum Public Vehicle Park project at Sze Mei Street in San Po Kong to enhance and increase leisure, recreational and sports facilities; and provide about 300 parking spaces underground with the adoption of smart parking system to complement smart city development.
- Add distinctive play facilities at Kai Tak Runway Park to attract the public and tourists to visit, and bring more vibrancy to the former airport runway tip.

### **Progress Made**

- Established the feasibility of providing a new footbridge across Kwun Tong Road near MTR Kowloon Bay Station Exit A and commenced the investigation and preliminary design. Detailed design for another footbridge across Wai Yip Street near Siu Yip Street has also commenced.
- Endorsed eight premium waiver applications from landowners for the construction of footbridges and subways at their own cost under the policy of Facilitating Provision of Pedestrian Links by the Private Sector. The relevant lease modification matters are being dealt with.
- Implemented a number of water saving measures, including the launch of the first stage of the Mandatory Water Efficiency Labelling Scheme to require the use of water efficient products in designated parts of new plumbing works, and the implementation of Automatic Meter Reading in new buildings to provide

customers with timely information of their water consumption. Sample contract clauses were published for the use of property owners and management agents in engaging contractors to carry out leak investigation and repair works for their private water mains. Moreover, the Hong Kong Institute of Construction has launched a certificate course in leakage detection for underground water pipes to help nurture professionals in this area.

- The review of the Total Water Management Strategy was completed with the strategy updated in the third quarter of 2019. The updated strategy adopts a two-pronged approach: containing fresh water demand growth and building resilience in water supply with diversified water resources.
- Released the Manual on the Management of Brown Root Rot Disease; exchanged views with the arboriculture and horticulture industry on the principles and administrative framework of a registration system for tree management personnel to provide the foundation for formulating the implementation details; piloting a number of smart technologies to detect the health and structural conditions of trees more effectively; and conducted several workshops for property managers and frontline street cleansing staff to enhance their awareness of proper tree care.
- The “Heritage Vogue • Hollywood Road” street carnival was held again on 4 November 2018, drawing enthusiastic public response and attracting more than 76 000 participants.
- The Centre of Excellence for CoE was established in July 2019 with the first project management and leadership development programme delivered in August.
- Entered into a Memorandum of Understanding with the Infrastructure and Projects Authority of the United Kingdom Government and the Ministry of Finance of the Singapore Government in March 2018 and July 2019 respectively to foster partnership for enhancing cost effectiveness and productivity of the construction industry and uplifting project governance and performance.
- “Operation Building Bright 2.0” was launched in 2018 to assist owner-occupiers of eligible old buildings to inspect and repair their buildings.



- Implemented the Action Plan for Enhancing Drinking Water Safety in Hong Kong in September 2017 to safeguard drinking water safety with the following measures:
  - the Hong Kong Drinking Water Standards have been established by adopting the guideline values/provisional guideline values set out in the Guidelines for Drinking-water Quality of the World Health Organization;
  - the Enhanced Water Quality Monitoring Programme was launched in December 2017;
  - a surveillance programme has been launched for testing randomly selected samples of plumbing products approved under the General Acceptance System of the Water Supplies Department;
  - the commissioning requirements for new plumbing works have been enhanced;
  - guidelines and templates have been compiled to assist property owners and management agents to develop and implement WSP for their buildings;
  - the Quality Water Supply Scheme for Buildings – Fresh Water (Management System) was established in November 2017 to provide incentive for building owners and management agents to implement WSP for their buildings;
  - the Hong Kong Housing Authority (HKHA) started to implement WSP in public rental housing estates in the fourth quarter of 2018 in phases; and
  - the Drinking Water Safety Advisory Committee, which comprises academics and experts of the related fields, was set up in January 2018.
- The improvement works at Tsun Yip Street Playground (now known as InPARK) and Tsui Ping River Garden were completed and opened for public use in March 2019. The improvement works at Hoi Bun Road Park and its adjacent area commenced in December 2018.

- Reviewed, evaluated and identified suitable nullahs for revitalisation.
- The design of the improvement works for the Yuen Long Town Centre Nullah was enhanced to promote the quality and ecological value of the local environment.
- A funding of \$6 billion has been earmarked for taking forward nine harbourfront enhancement projects in full strength, with a view to extending the promenade along Victoria Harbour from around 20 to 34 kilometres within 10 years and providing open spaces amounting to about 35 hectares on both sides of Victoria Harbour.

### **Challenges Ahead**

- To unleash land development potentials, we will follow the principle of “according priority to transport infrastructure development”, in order to complete the relevant roads or railways before the new population intake as far as possible. We need to consider which projects will help unleash land development potentials and accord priority to those projects.