

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

A list of Development Bureau's ongoing and new initiatives stipulated in the Policy Address Supplement is appended below. They are mainly under the Chapters of "Upholding and Improving the 'One Country, Two Systems' Practice", "Together, We Fight the Virus", "Housing and Land Supply", "Unlimited Business Opportunities", "Liveable City" and "Caring Society".

Upholding and Improving the "One Country, Two Systems" Practice

Progress Made

- Upgraded the Project Cost Management Office (PCMO) in April 2019 to the Project Strategy and Governance Office (PSGO) to implement various measures to optimise the performance of infrastructure projects. In the past four years, the PCMO/PSGO scrutinised more than 280 public works projects of a total estimated cost of \$520 billion and achieved cost savings of \$70 billion through optimising project designs.
- Maintained oversight of the implementation of the new High Court and District Court projects by the central steering committee established under the Judiciary. The statutory rezoning procedures for the latter's development site is expected to be completed within 2020.
- Completed the second round consultation with the industry on the extent of adopting IMS as a listing requirement of Government's approved public works contractors by 30 September 2020.
- Continued to invest in infrastructure to meet Hong Kong's needs and create jobs. From 2017-18 to 2020-21, the average capital works expenditure per year amounted to \$75.5 billion.

Together, We Fight the Virus

New Initiatives

- Complete the construction of Penny's Bay Quarantine Centre

Phases III and IV in December 2020 for provision of another 2 000 quarantine units. By then, Hong Kong will have a total of over 4 000 units for dedicated quarantine purpose. In case there is another surge before the additional quarantine units are put into operation, the Government has engaged hotels providing up to 1 000 guestrooms to cater for the needs of close contacts as quarantine hotels.

- Assist HA to establish more community treatment and isolation facilities. With the support of the Central Government, further expand CTF in AWE to provide an extra 1 000 additional beds to a total of around 1 900 beds, some of which are equipped with negative pressure facilities.
- With the Central Government's assistance, construct a temporary hospital on a three-hectare piece of land near AWE to provide negative pressure wards that can accommodate over 800 beds.

Measures Taken

- Completed 118 additional quarantine units at Chai Wan Lei Yue Mun Park and Holiday Village in less than one month using the Modular Integrated Construction (MiC) method. Subsequently, another 1 950 quarantine units were provided at Lei Yue Mun Park and Holiday Village, Sai Kung Outdoor Recreation Centre, Pat Heung Junior Police Call Permanent Activity Centre and a site at Penny's Bay also using MiC method.

Housing and Land Supply

New Initiatives

- Expand the remit of the Steering Group on Streamlining Development Control to streamline approval processes and rationalise requirements not only in respect of those under the planning, lands and buildings regimes but also those involving departments outside of DEVB (e.g. Transport Department and Environmental Protection Department), with the overriding policy objective of increasing and expediting the housing and land supply. The expanded mandate will cover both public and private sector development projects.
- Establish a new Development Projects Facilitation Office in DEVB

to facilitate the processing of development approval applications for large-scale private residential development projects leading up to commencement of works, by coordinating with the bureaux and departments involved to expedite the approval process and help resolve issues including escalation to higher level set up such as the Committee on Planning and Land Development chaired by the Secretary for Development for steer if necessary.

- Invest substantially in new infrastructure development projects, including the Tung Chung New Town Extension.
- Collect stakeholders' views on the preliminary outline development plan of the San Tin/Lok Ma Chau Development Node from December 2020 to January 2021 and complete by early 2021 the first-stage study of phase one development of New Territories North.
- Consult the relevant panel of the Legislative Council in the coming year on practicable proposal to amend the Town Planning Ordinance (Cap. 131) to better protect areas of high ecological values in the rural parts of the New Territories that are subject to development pressure.
- Commence studying the overall planning and long-term development of the Choi Hung Road Playground and Sports Centre (including Choi Hung Road Market) site to improve recreational and sports facilities and integrate other uses under the principle of "single site, multiple use" to make better use of land resources and meeting societal needs at the same time.

Progress Made

- Entrusted the Urban Renewal Authority (URA) with a new mission to actively provide more SH or other types of subsidised sale flats (SSFs) in its redevelopment projects. The URA sold 450 units at its first SH pilot project eResidence at Ma Tau Wai Road in mid-2019, and plans to sell the remaining 43 units in early 2021. The URA has also decided to assign the redevelopment project adjacent to eResidence as another SH project, which is expected to provide about 260 units for sale in 2024.
- URA commenced two pilot Civil Servants' Co-operative Building Society Scheme redevelopment projects in Kowloon City in May

2020 to provide about 3 000 flats, of which one-third (around 1 000 flats) will be subsidised housing.

- Accepted in full the multi-pronged land supply strategy and eight land supply options worthy of priority study and implementation as recommended by the Task Force on Land Supply (TFLS) following an extensive public engagement.
- Taking forward the eight land supply options¹ recommended by the TFLS, including:
 - undertaking studies for eight brownfield clusters to provide over 20 000 public housing units;
 - launched in May 2020 the three-year Land Sharing Pilot Scheme;
 - commenced in September 2019 the study for developing 32 hectares of land of Fanling Golf Course into public housing;
 - pressed ahead with the New Development Area (NDA) and other major development projects including Kai Tak Development (12 land parcels sold/delivered for housing development between January 2018 and April 2020); Tung Chung East (reclamation commenced in December 2017, and handed over the first parcel of reclaimed land to the HKHA in March 2020); Kwu Tung North/Fanling North (commenced works in September 2019 and resumed 68 hectares of private land in December 2019); Hung Shui Kiu/Ha Tsuen (commenced works in July 2020 and 12 hectares of private lots to be resumed in October 2020); and Yuen Long South (commenced statutory planning procedures);
 - strive for early commencement of the studies related to the artificial islands in the Central Waters, reclamation projects at Lung Kwu Tan and Siu Ho Wan, and re-planning of Tuen Mun West area; and

¹ The eight options are: (i) expediting brownfield development; (ii) drawing up details of the Land Sharing Pilot Scheme to unleash development potential of private agricultural land; (iii) developing 32 hectares of land east of Fan Kam Road of the Fanling Golf Course for housing development and commencing relevant detailed technical study; (iv) expediting studies on the some 1 000-hectare Kau Yi Chau artificial islands; (v) expediting studies on near-shore reclamation projects including Lung Kwu Tan, Sunny Bay and Siu Ho Wan; (vi) continuing cavern and underground space development and studies; (vii) pressing ahead with New Development Area projects; and (viii) commencing studies on the River Trade Terminal site and the coastal areas of Tuen Mun.

- commenced works to relocate the Sha Tin Sewage Treatment Works to cavern in February 2019.
- Relunched the Re-vitalisation Scheme for Industrial Buildings. As at end August 2020, 31 planning applications for increasing the redevelopment plot ratio were approved, providing a total gross floor area of about 575 000 square metres upon completion of redevelopment.
- Launched a \$1 billion funding scheme to support the use of vacant government sites by NGOs. As at September 2020, 13 applications were approved.
- Pursued more vigorously the “single site, multiple use” model in multi-storey development to facilitate “Government, Institution or Community” projects with cross-department facilities and earmarked \$22 billion for the first batch of projects.
- Promulgated seven streamlining measures relating to development control of the Buildings Department, LandsD and Planning Department in three batches by the Steering Group on Streamlining Development Control.
- Set up a dedicated Land Supply Section in the LandsD in 2019 to expedite land sale and processing of high yield lease modification and land exchange cases.
- Taking forward the studies on three urban squatter areas (Cha Kwo Ling Village, Ngau Chi Wan Village and Chuk Yuen United Village) with a view to completion in 2021, to be followed by rezoning, funding application, land resumption and clearance etc., with a view to commencing works in around 2025.
- Reviewing the suitability of private land zoned for high-density housing development but without any specific development plan for public housing development. The Development Bureau plans to complete the review by end-2020.
- Rezoned 38 sites since July 2017. Rezoning of another 8 sites is in progress and some 25 sites will commence rezoning process.
- Implemented the enhanced compensation and re-housing

arrangements for government development clearance exercises which significantly improve the rehousing prospect of squatter residents and in cash allowances for residents and business operators.

- Established the Sustainable Lantau Office in December 2017 to take forward the co-ordination, planning and implementation of development projects and initiatives in conservation, local improvement and leisure and recreation in Lantau.
- Set up the Lantau Conservation Fund (LCF) to promote and implement conservation of rural Lantau and to pursue minor local improvement works in remote villages and communities. The LCF Advisory Committee was established on 1 October 2020 to vet and monitor projects to be funded by the LCF. Application is planned to commence in December 2020.
- Earmarked funding for environmental education and community action projects on nature conservation in South Lantau under the Environment and Conservation Fund. Eleven projects were approved.
- Commenced investigation and design study with associated site investigation works for the re-location of Diamond Hill Fresh Water and Salt Water Service Reservoirs to caverns in December 2018. Continue the planning and engineering feasibility study on development of selected strategic cavern areas at Lantau, Tsing Yi and other suitable locations, as well as the construction of stage one works for the re-location of Sha Tin Sewage Treatment Works to caverns. Having established the feasibility of relocating the Public Works Central Laboratory in Kowloon Bay to caverns in March 2020, we will kick off the next stage of investigation and design by mid-2021.

Unlimited Business Opportunities

New Initiatives

- Implement the integrated capital works platform in phases from 2021 onwards to enable data integration and analysis of works information for continuous monitoring and review of project performance with a view to enhancing the management of the

Capital Works Programme.

- Co-ordinate efforts of works departments for taking forward research and development studies and piloting innovative construction methods, new materials and digital technology, etc., for enhancing the cost-effectiveness, delivery capacity and performance of capital works projects.
- Commence trial operation of an automated system for concrete cube testing in January 2021.
- Explore further the use of remote monitoring, wireless sensors networks, internet of things and other innovative technologies to push forward digitisation of works supervision system, reduce interpersonal contact and improve occupational safety and health on site.
- Continue to invest substantially in infrastructure development and various new projects. These projects cover land and housing supply, healthcare facilities, education, culture and recreation, water supply, drainage and sewerage aspects, etc., including the Tung Chung new town extension, new acute hospital at Kai Tak, special school with boarding facilities, pier improvement programme, redevelopment of Yuen Long Stadium, the Boardwalk underneath the Island Eastern Corridor, Tin Shui Wai New Public Market, and other projects that are closely related to people's livelihood. We expect the annual capital works expenditure will continue to grow from 2021-22 onwards and exceed \$100 billion in coming years.
- Speed up the contract award of capital works projects which have secured funding.
- Adopt parallel tendering and shorten tender evaluation to expedite tendering process of works project, where appropriate, so as to speed up infrastructure development. Of the 86 major public works projects (at a total of \$144 billion) approved by the Finance Committee of the LegCo in 2019-20 session, works contracts for 47 projects have been awarded, and contracts for the other 39 projects are in the process of tendering.
- Collaborate with works departments to explore the possibility of fast tracking the project schedule and shortening the time for completion of specific tasks for early delivery of housing, transportation, hospital and social infrastructure projects.

Progress Made

- Disseminated real-time parking vacancy information of about 73% of the hourly parking spaces in Kowloon East to the public, covering about 6 300 parking spaces.
- Applied smart safety devices in public works contracts by phases to enhance construction safety.
- Took forward the strategic initiatives to implement “Construction 2.0” progressively and led the industry to make changes by advocating “Innovation”, “Professionalisation” and “Revitalisation”. Actively promoted the application of I&T, including digital works supervision systems, building information modelling (BIM) and established the Construction Innovation and Technology Fund (CITF).
- Established the Centre of Excellence for Major Project Leaders by the Project Strategy and Governance Office (PSGO) to provide high-level training programmes for major project leaders. PSGO has been collaborating and exchanging experience with counterparts in the Mainland, Australia, Singapore and the United Kingdom (UK) and entered into Memorandum of Understandings with the Ministry of Finance in Singapore and the Infrastructure and Projects Authority in UK.
- Required capital works contracts with pre-tender estimate exceeding \$300 million to adopt digital works supervision system from April 2020 onwards to strengthen site supervision.
- Opened the Modular Integrated Construction (MiC) Display Centre in November 2018 with the joint efforts of the Development Bureau and the Construction Industry Council (CIC).
- Promoted the use of MiC proactively. Designated government buildings such as schools, dormitories and office buildings, etc., in capital works projects are required to adopt MiC from April 2020 onwards. MiC played an instrumental role in providing quarantine facilities and a temporary hospital in a timely manner for tackling the Coronavirus Disease-2019 (COVID-19) outbreak.
- Topped out the first batch of MiC pilot projects, including Innocell

at HKSTPC and Disciplined Services Quarters for the Fire Services Department at Pak Shing Kok in Tseung Kwan O in May 2020 and August 2020 respectively.

- Set up a pre-acceptance mechanism for MiC systems and granted a 6% concession of the floor area constructed by MiC for new buildings.
- Required public works projects to adopt BIM technology from January 2018 onwards. As at end August 2020, the estimated total contract value of public works projects which have adopted such technology has exceeded \$147 billion.
- Supplying prefabricated reinforcing bar (rebar) products by the four steel rebar prefabrication yards included in the Civil Engineering and Development Department's List of Approved Steel Reinforcing Bar Prefabrication Yards for local construction projects in 2020. The total production is on the increasing trend.
- Set up the \$1 billion CITF in October 2018 to encourage wider adoption of innovative technologies and stimulate the provision of cutting-edge solutions by local I&T enterprises for industry enhancement. So far, the Fund has approved more than 1 200 applications and subsidised over 700 enterprises for adoption of innovation construction technologies in local building projects such as MiC and BIM, with a total approved funding of more than \$270 million.
- Offering quality training to trainees of the Hong Kong Institute of Construction, which was established in 2018. In particular, its Diploma in Construction Programmes have been accredited under the Qualification Framework by the Hong Kong Council for Accreditation of Academic and Vocational Qualifications. About 70 000 participants have completed its programmes every year, covering both full-time and part-time training courses.
- Allocated a funding of \$200 million in May 2020 to strengthen construction manpower training in trades of keen demand with a view to upskilling the workers and attracting more young people to join the construction industry.
- Established a new registration system in collaboration with the Mainland Authorities that enables architectural and engineering

related consultant firms on the HKSAR Government's approved lists and related registered professionals to provide professional services for development projects in the GBA.

- Invited the CIC to extend its waiver of registration and renewal fees for registered workers for a further 12 months to support the construction industry, involving about \$9 million in total.

Liveable City

New Initiatives

- Substantially completed the detailed feasibility study (the Study) for the Environmentally Friendly Linkage System (EFLS) for Kowloon East (KE). The Study suggested implementing a “multi-modal” EFLS, which comprises a package of green initiatives that serve complementarily to enhance connectivity in KE. We plan to announce the results of the Study for the EFLS for KE in the fourth quarter of 2020, and gather the views of public.
- Complete the Proof-of-concept trials on the use of video analytics to detect illegal parking and improper use of loading and unloading bays by December 2020.
- Promote walkability between Admiralty and Wan Chai through improvement of the existing pedestrian walkway systems under the policy of Facilitating Provision of Pedestrian Links by the Private Sector, public works and redevelopment projects, so as to facilitate people to walk from the hinterland to the harbourfront and through the promenade to different places.
- Establish “bicycle-friendly” new towns and NDAs, including the completion of feasibility study on fostering a pedestrian and bicycle friendly environment in Hung Shui Kiu/Ha Tsuen NDA and Yuen Long South Development in March 2021.
- Take forward the revitalisation of the Yau Ma Tei Fruit Market for boosting local retail business and economy as well as developing it into a new attraction for tourists taking into account Urban Renewal Authority's ongoing Yau Mong District Study proposing master planning concept for the wider area.
- Commence works on the Boardwalk underneath the Island

Eastern Corridor to connect Causeway Bay and Quarry Bay, and to infuse creative elements into the harbourfront park at Eastern Street in Sai Ying Pun that will feature a large-scale play facility, a sizable water-fun area and an all-weather observation deck overlooking the sea. Both projects are scheduled to commence in 2021 with a view to phased completion in 2024.

- Assist the Harbourfront Commission to continue its active community engagement, including curating artworks in collaboration with local creative talent, holding design competitions on public furniture and inviting professional input to turn the design concepts for the two harbourfront projects at Golden Bauhinia Square and Wan Chai Ferry Pier respectively into concrete proposals.
- Under the administration of NGOs, the open community garden at Belcher Bay promenade in Sai Wan will commence operation in October 2020, while the community living room at Quarry Bay harbourfront will be open in late-2021.
- Open a two-kilometre cycle track from Tsing Tsuen Bridge to Bayview Garden in Tsuen Wan in early 2021, and to continue planning and design of the remaining track of about 20 kilometres of the Tsuen Wan to Tuen Mun Section.
- Design and construct a GreenWay of 13 kilometres in total length for shared use by pedestrians and cyclists in the Kai Tak Development Area in two phases. The first phase of 7.5 kilometres is scheduled for completion by 2023, and the remaining phase of 5.5 kilometres will be completed after 2025.
- Incorporate the design of cycle tracks in the harbourfront projects funded by the \$6.5 billion dedicated funding to enable cycling along the harbourfront areas in the longer-term.
- Complete Phase 2 of the QR Code labelling for about 200 000 trees by early 2022 and commence a three-year study to collect and analyse data from tilt sensors to test their effectiveness in identifying trees at risk of collapse.
- Apply smart water supply initiatives, including the launch of automatic water supply suspension notification system in December 2020 to enhance customer services.

- Adopt new technologies for signboard control with a view to protecting public safety, including uploading the first batch of legal signboards' information to Geoinfo Map for public's viewing in September 2021 and commencing the trial run of the Defective Signboard Diagnostic System by end-2021.
- Provide free public WiFi services, and adopt relevant technologies to detect illegal dumping, wild animals and flooding, and strengthen security in rural villages.
- Collaborate with the Hong Kong Green Building Council to explore the development of a sustainability evaluation system to enhance the performance and sustainability of infrastructure projects to reinforce the international status of Hong Kong's infrastructure development.

Progress Made

- Commissioned the Heung Yuen Wai Highway in May 2019 improving traffic in the North District and providing the access road to the new Liantang/Heung Yuen Wai Boundary Control Point with cargo clearance services opened in August 2020.
- Carried out detailed design for a new footbridge across Kwun Tong Road near MTR Kowloon Bay Station Exit A (in progress) and another footbridge across Wai Yip Street near Siu Yip Street (largely completed).
- Endorsed nine 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.
- Enhanced the connectivity, improved the environment and released development potential to expedite the transformation of Kowloon East into the second core business district. More than 70 traffic and pedestrian environment improvement works items have been completed. 16 hectares of open spaces and public spaces have been provided or enhanced.
- Implemented a number of water saving measures, including launching the first stage of Mandatory Water Efficiency Labelling

Scheme which requires the use of water efficient products in designated parts of new plumbing works, implementing Automatic Meter Reading in new buildings to provide timely information on water consumption, and publishing sample contract clauses to facilitate engagement of contractors by property owners and management agents to carry out leak investigation and repair works for private water mains. The Hong Kong Institute of Construction has launched a certificate course in leakage detection in underground water pipes to help nurture professionals.

- Completed reviewing the Total Water Management Strategy and updated the strategy in the third quarter of 2019. The updated strategy adopts a two-pronged approach of containing fresh water demand growth and building resilience in water supply with diversified water resources.
- Established the dedicated Tree Risk Inspection Squad to strengthen tree audits and site patrol in 18 districts; provided additional venues for arboricultural field training; and hosted the International Urban Forestry Conference in January 2020.
- Reported the progress of implementation on the Registration Scheme for Tree Management Personnel to the Panel on Development of the LegCo in July 2020 and roll out the Registration Scheme by December 2020.
- Launched the Urban Forestry Support Fund under which the Study Sponsorship Scheme and the Trainee Programme were rolled out in July and August 2020 respectively, and the "People• Trees• Harmony" promotion campaign is in progress.
- Together with the Hong Kong Jockey Club, completed revitalisation of the Central Police Station Compound to become Tai Kwun – Centre for Heritage and Arts. Tai Kwun received the Award of Excellence in the United Nations Educational, Scientific and Cultural Organisation (UNESCO) Asia-Pacific Awards for Cultural Heritage Conservation. This is the Awards' highest honour and Tai Kwun is the second Hong Kong project winning this laurel in 2019, following the Blue House Cluster honoured in 2017.
- Launched Batch VI of the Revitalising Historic Buildings

Through Partnership Scheme in end-2019. As of September 2020, a total of 12 projects have been completed under the Scheme receiving in total five UNESCO Asia-Pacific Awards for Cultural Heritage Conservation.

- Pressing ahead with the Conserving Central initiative announced in 2009 with the restoration of the Former French Mission Building due to be completed in end-2020 and the first phase opening of the revitalised Central Market Building in the third quarter of 2021.
- Established the Centre of Excellence for Major Project Leaders (CoE) in July 2019 and delivered the first Major Projects Leadership Programme in August 2019.
- Invited leaders of the construction industry in Hong Kong to participate in the CoE programmes for exchanging expertise and sharing experience with government major project leaders.
- Entered into Memorandum of Understandings 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.
- Launched “Operation Building Bright 2.0” in 2018 with two funding injections totalling \$6 billion to assist owner-occupiers of 5 000 eligible old buildings to conduct inspection and repair works over seven years. As of June 2020, around 920 buildings are participating.
- Launched the \$2 billion Building Maintenance Grant Scheme for Needy Owners in July 2020 to subsidise around 25 000 owners for maintaining their properties.
- Launched the \$2.5 billion Lift Modernisation Subsidy Scheme in 2019 to subsidise the modernisation of about 5 000 lifts and expanded the Scheme with additional funding of \$2 billion to cover about 8 000 lifts.
- Implemented the Action Plan for Enhancing Drinking Water

Safety in Hong Kong in September 2017 with the following measures:

- launched the Enhanced Water Quality Monitoring Programme in December 2017, following the establishment of the Hong Kong Drinking Water Standards, to monitor consumers' drinking water quality;
 - strengthened the regulation on plumbing materials and commissioning requirements for new plumbing works;
 - launched Quality Water Supply Scheme for Buildings – Fresh Water (Management System) in November 2017 to encourage property owners and management agents to implement Water Safety Plan (WSP) for their buildings;
 - set up the Drinking Water Safety Advisory Committee which comprises academics and experts of the related fields in January 2018;
 - started to implement WSP by the HKHA in PRH estates in the fourth quarter of 2018 in phases; and
 - launched the \$440 million WSP Subsidy Scheme in July 2020 to subsidise around 5 000 private buildings for implementing WSP for Buildings.
- Reviewed the Waterworks Ordinance (Cap. 102). Legislative amendment will be carried out in order to further safeguard drinking water safety.
 - Commenced improvement works at Hoi Bun Road Park and its adjacent area in December 2018, with the soccer pitch completed in June 2020. The improvement works at Lam Wah Street Playground and its adjacent area commenced in July 2020.
 - Prequalification of tenders and formulation of detailed tender requirements for the District Open Space, Sports Centre cum Public Vehicle Park project at Sze Mei Street, San Po Kong are in progress.
 - Completed detailed design of the distinctive play facilities at Kai Tak Runway Park in August 2020.

- Commenced the Revitalisation of Tsui Ping River project in July 2020.
- Reviewed, evaluated and identified suitable nullahs for revitalization.
- Enhanced the design of the improvement works for the Yuen Long Town Centre Nullah to promote the quality and ecological value of the local environment.
- Allocated a total of \$6.5 billion to connect the harbourfront promenade and optimise the open space. In the past three years, five kilometres of promenade has been opened for public use. The goal is to extend the promenade from the current 23 km to 34 km by 2028 and provide open space amounting to about 35 hectares on both sides of Victoria Harbour.
- Fostered a "bicycle-friendly" environment in new towns and New Development Areas (NDAs) and completed the first phase of improvement to cycle tracks and parking facilities at about 100 sites in new towns in mid-2018.
- Completed and fully opened the 60 km long cycle track network in the New Territories from Tuen Mun to Ma On Shan for public use in September 2020.

Caring Society

Progress Made

- Imposed since 2018-19 the requirement for provision of babycare rooms and lactation rooms in the sale of conditions of all commercial land sale sites.