

**Speaking Points of the Secretary for Development
at the Special Finance Committee Meeting (Planning and Lands)
on 10 April 2025 (Thursday)**

Chairman,

In 2025-26, the total estimated expenditure of the Planning and Lands Branch and the departments under its purview is approximately \$8.037 billion, a decrease of approximately \$23 million over the revised estimate for the previous year, and the number of civil service posts will decrease by 168. We will continue to put resources to more effective use through measures such as reprioritisation of work, internal redeployment and streamlining of procedures, and will take forward the following priority tasks under the principle of enhancing quantity, speed, efficiency and quality.

Enhancing Speed and Efficiency in Increasing Land Supply

2. On land supply, we will continuously create land to support the development of new industries, and improve citizens' quality of life. When land creation is completed, we will roll out such land for various types of development in an orderly manner in light of the latest situation.

3. The Government will continue to accord high priority to devoting resources and spare no effort to take forward the Northern Metropolis (NM) development. It is estimated that 600 hectares of land will be resumed in the next five years, and at least 570 hectares of land be formed. It is estimated that a total of 60 000 public and private residential units will be completed and 1 million square metres of economic floor space be provided in the NM. Besides, we will complete the rezoning procedures for a data park site in Sandy Ridge within this year to facilitate early disposal of the site in the market by the Innovation, Technology and Industry Bureau. During the year, we will also finalise the land use proposals for Ngau Tam Mei, New Territories North New Town and Ma Tso Lung.

4. We will adopt more diversified development approaches. We are analysing the expressions of interest (EOIs) received for the three pilot

areas of large-scale land disposal in the NM, and will commence the tendering work progressively from the second half of this year. We will invite land owners to submit applications for in-situ land exchanges in respect of San Tin Technopole later this year. Moreover, we have invited tenders under the “two-envelope” approach for two sites in Yuen Long and Hung Shui Kiu for developing multi-storey buildings for modern industries. The Government has recently fine-tuned the tender conditions in response to constructive market feedback and extended the tender closing date to end-July accordingly.

5. To facilitate market participation and enhance investment incentives, we are exploring land administration work in several areas. Firstly, we will consider allowing land owners to voluntarily surrender land planned to be resumed by the Government in the NM to offset the premium payable for in-situ land exchange or large-scale land disposal in new development areas (NDAs). Secondly, wider application of the “pay for what you build” approach will be explored, including allowing developers to pay premium for lease modifications which is not based on the maximum floor area but is determined according to the actual construction floor area. Thirdly, consideration will be given to tenancies with a long tenure, which will be longer than the current maximum fixed term of seven years for short-term tenancies.

6. We will also explore a wide array of other measures to further streamline the approval process to reduce construction costs.

7. We announced the Government’s 2025-26 Land Sale List in end-February. Taking into account the eight residential sites available for sale and other sources, the potential private housing land supply in 2025-26 is estimated to have a capacity to produce about 13 700 flats, similar to the target for annual supply of the Long Term Housing Strategy. The Government has indicated that it will not roll out any commercial sites for sale in the current financial year, and will consider rezoning some of the commercial sites expected to be available for sale in the next few years into residential use or allowing greater flexibility of land use.

8. In line with the “industry-led” planning approach, we invited the market to submit EOIs for three island and coastal tourism projects last

week. This is the first time in recent years that the Government takes forward the creation of new land parcels for tourism and recreation purposes, and intends to make the best use of participation of enterprises and the market force for developments to be realised. The EOI exercise on marina development at the expansion area of Aberdeen Typhoon Shelter will conclude by the end of this month. In addition, we will announce in around mid-2025 the land use proposals for Lung Kwu Tan and Tuen Mun West, including the River Trade Terminal, which will provide sites for developing emerging industries such as new energy, modern logistics, advanced construction and circular economy.

Work on Enhancing Quality

9. In respect of “enhancing quality”, urban renewal and building safety are among our key priorities. With the amended Land (Compulsory Sale for Redevelopment) Ordinance in force since December last year, the Support Service Centre for Minority Owners under Compulsory Sale commenced operation in August last year. We are working with the Urban Renewal Authority to conduct district planning studies on Tsuen Wan and Sham Shui Po, with renewal master plans to be released within this year. We are also exploring the use of land in NDAs to create more favourable conditions for future urban redevelopment projects by the public and private sectors. Preliminary proposals will be put forward within this year.

10. In respect of amending the Buildings Ordinance to strengthen building safety, tackle unauthorised building works and enhance safety of construction works, we are consolidating public views and will introduce a bill in the first half of next year.

11. On leveraging harbourfront resources, we will set up refreshment stalls at harbourfront locations in Central, Wan Chai, North Point and Tsim Sha Tsui this year to enrich visitors’ experience. We will consult stakeholders on the proposals for residential and commercial developments and a marina in the waterfront site in the vicinity of the Hung Hom Station this month. Separately, we have just completed the scrutiny of the Protection of the Harbour (Amendment) Bill, and the second reading will resume next month. We will make good use of the streamlined

mechanism to take forward works conducive to public enjoyment of the Victoria Harbourfront.

12. The above is a brief report. We will be happy to respond to any further questions that Members may wish to raise.