

**Extract from the Policy Address Supplement
on major measures under Development Bureau**

Reinforce the Rule of Law and Safeguard Security

Emergency management

- For robotisation of flood control work, we will continue to introduce more robots catering for different work requirements to help enhance efficiency in handling flooding and accelerate flood recovery in response to the challenges arising from extreme weather. (DEVB)
- Progressively increase the annual targets of the “Landslip Prevention and Mitigation Programme” by around 30% over three years starting from 2025, which includes planning landslide mitigation measures for more natural terrains. (DEVB)

Establish the Committee on Development of the Northern Metropolis

- Establish the Committee on Development of the Northern Metropolis (NM) chaired by the Chief Executive to raise the level of decision-making for the NM development. Three working groups will be set up under the Committee on Development of the NM, namely the Working Group on Devising Development and Operation Models, the Working Group on Planning and Construction of the University Town, and the Working Group on Planning and Development. (DEVB)

Working Group on Devising Development and Operation Models

- Led by the Financial Secretary, the Working Group will formulate development and operation models for industry parks in the NM, taking into account their nature and scale. This will include setting up one or more tailor-made park companies, or dedicated statutory or non-statutory bodies for various industry parks; devising public-private partnership approaches such as the Build-Operate-Transfer model, etc.; exploring a shift from “highest bidder wins” to industry-linked “two-envelope approach” for tendering; and designing a range of financing schemes, including equity, bonds, government injections, and provision of land as a form of capital participation. (FSO, DEVB, FSTB)

- The Development Bureau is conducting a policy study to set up an industry park company for about 23 hectares of industry land at Hung Shui Kiu. The recommendations will be announced by end-2025 after reporting to the Working Group on Devising Development and Operation Models. (DEVB)

Working Group on Planning and Construction of the University Town

- Led by the Chief Secretary for Administration, the Working Group will set up a research task force to study the development approach of the NM University Town (UT), conduct field trips on successful models of UTs elsewhere, and seek views from presidents and representatives of local, Mainland, and internationally renowned universities. (CSO, DEVB, EDB)
- Explore the possible way forward to deeply integrate industry development with the academic sectors where Hong Kong has an edge, alongside the strategies for attracting leading universities or research institutes in the Mainland and overseas to establish a base in Hong Kong. (CSO, DEVB, EDB, ITIB)
- Make recommendations on the positioning and vision for the three batches of sites for the UT which will be available for use in 2026, 2028 and 2030 respectively at the earliest. It will consider an industry-led approach, for example, integrating with nearby, high-end professional services as well as vocational and professional education and training facilities for joint development in the Hung Shui Kiu/Ha Tsuen New Development Area; and for the Ngau Tam Mei area, considering dovetailing with the overall innovation and technology development (including life and health technology industries) of the San Tin Technopole and the Loop, and jointly developing with the third medical school and the integrated medical teaching and research hospital. (CSO, DEVB, EDB, ITIB, HHB)

Working Group on Planning and Development

- Led by the Deputy Financial Secretary, the Working Group will be responsible for managing the end-to-end process from planning to implementation, and making holistic arrangements on co-ordinating and consolidating such aspects as planning, engineering, land, transportation, environmental protection, etc., with the aims of promoting industry anchoring, creating job opportunities and enhancing productivity. (DFSO, DEVB)

- Establish a dedicated project supervision office to strengthen the co-ordination and supervision of the approval process for works, and impose time limits and establish a phased reporting mechanism to accelerate the process. (DEVB)

Remove Barriers and Ease Restrictions to Streamline Administrative Procedures

- Adopt superior construction methods from different places, and integrate the use of successful construction technologies, materials and equipment from the Mainland and overseas, while introducing the Fast Track Processing System, in a bid to reduce construction costs and time. (DEVB)
- Implement a “phased development” approach on a trial basis with reference to the Mainland’s “1.5-level development” concept. Pilot low-density facilities, such as retail, entertainment or convention and exhibition facilities, will be allowed to be built and operate at the initial stage to attract enterprises to establish presence, bringing income and footfall. This will create momentum before long-term development is rolled out. Market feedbacks will be invited on a “phased development” approach for the commercial sites in Hung Shui Kiu. (DEVB)
- Adopt diverse development models such as in-situ land exchanges and large-scale land disposal to promote market participation and expedite development. (DEVB)
- Employ flexible land-grant arrangements to encourage enterprises to set up businesses and invest in the area. To provide greater flexibility, sites granted as tenancy instead of land lease may have a term exceeding seven years. (DEVB)
- Adopt open tendering, restricted tendering or direct land grant depending on industry policies. (DEVB)
- Allow owners of land in the NM to voluntarily surrender land planned to be resumed by the Government to offset the amount payable for in-situ land exchange or large-scale land disposal in new development areas (NDAs) in the NM, thereby promoting market participation in the NM development. (DEVB)
- Adopt a “pay for what you build” approach to reduce the cost of land premium in the NM. In lease modifications, subject to the condition

of the land parcels involved, owners will be allowed to pay the required premium according to the actual built floor area and the use, rather than the maximum floor area based on the maximum plot ratio under the current planning regime, and consider allowing developers to pay land premium in phases, according to the actual development scale. (DEVB)

- Engage the MTR Corporation Limited to conduct a land use review for Au Tau to capitalise on the development potential brought by the Northern Link, exploring the introduction of a larger proportion of private housing into the area around Sha Po at Au Tau Station for development into an NDA. The results will be announced in 2026. (DEVB)
- The relevant streamlined administrative measures may also be applied to areas outside the NM where appropriate. (DEVB)

Dedicated Legislation to Accelerate the Development of NM

- Introduce dedicated legislation to accelerate the NM development, which will empower the Government to devise simplified statutory procedures for relevant matters. These could include setting up statutory industry park companies; providing dedicated channels for funding injections to industry park companies; managing ways to facilitate the cross-boundary flow of people, goods, capital, data and biological specimens in designated areas, so as to attract research and development institutes and high-end manufacturers to establish a presence in Hong Kong; speeding up the approval of building plans; relaxing permitted uses in outline zoning plans and fine-tuning development parameters; and expediting compensation payment for land resumption. (DEVB, FSTB, ITIB)

Introduce the NM development

- Set up physical exhibitions in the community liaison centres of NDAs and establish an online exhibition on the NM designated website to disseminate the planning and latest development of the NM to the public through multiple channels. (DEVB)

Formulate Preferential Policy Packages to Attract More Enterprises

- The Financial Secretary will lead relevant policy bureaux, departments and public bodies in formulating packages of preferential policy for promoting industries and investments,

covering land grants, land premium, financial subsidies, tax incentives, etc. for attracting high value-added industries and high-potential enterprises to set up in Hong Kong, thereby promoting high-quality development. (FSO, CEDB, ITIB, DEVB, FSTB and relevant bureaux)

Promote the Development of the AI and Data Science Industries

Expand the application of AI in public services

- Prioritise the wider adoption of AI technology and construction robots in public works projects, which includes the Integrated Capital Works Platform, AI assistant platform for construction industry knowledge and various applications of construction robots. We will formulate relevant specifications and standards with progressive introduction of policies requiring new public works projects to adopt highly-effective construction robots with functions such as automated processes, remote control, AI, etc. for suitable processes, so that the overall work efficiency and project performance can be fully enhanced. (DEVB)
- Develop a smart flood forecast and alert system that utilises big data and AI for rolling out in selected districts by stages starting from mid-2026 to assist departments in taking pre-emptive prevention and strategic emergency response to possible flooding. (DEVB)
- Employ AI-enabled large vision-language model for monitoring street flooding to facilitate the deployment of emergency response teams to manage flooding. The Drainage Services Department is optimising the system to prepare it for future use in other suitable areas across the territory. (DEVB)
- Test out a smart unmanned drone management system for river and slope monitoring and emergency management work starting from end-2025 with a view to enhancing data collection and analysis capabilities so that resources deployment and emergency response actions will be carried out more effectively. (DEVB)
- Conduct a pilot run on combining the local rainfall data, landslide records and man-made slope data with AI-enabled big data analytics to further enhance assessments of landslide risks and the issuance of landslip warning. (DEVB)
- Develop Smart Slope Catalogue within 2026 which will cover all

registered man-made slopes and those natural terrains affecting existing facilities, and gradually increase relevant comprehensive monitoring and management data, through the use of AI for big data analysis to strengthen the management of landslip prevention and mitigation works and government slope maintenance audits, and deploy necessary actions more quickly and effectively when landslides occur. (DEVB)

Expand the application of AI in business activities

- Provide funding support through the Construction Innovation and Technology Fund to private works projects on the application of AI such as real-time data collection, AI-enabled site analysis and AI automated review of contract content and payment application processing. (DEVB)

Deepen International Exchanges and Co-operation

Active participation in the B&R Initiative

- Support Hong Kong's professional organisations to promote the use of green building assessment tools in the B&R countries. (DEVB)

Build an International Education Hub

Increase student hostel supply

- The Hostels in the City Scheme will be expanded from the date of announcement of the 2025 Policy Address, such that not only cases involving conversion of commercial buildings but those involving redevelopment of original commercial buildings into new student hostels will also enjoy the facilitation measures under the Scheme, including excessive plot ratio allowed to be retained. (EDB, DEVB)
- Reserve new sites (zoned as commercial or otherwise) for building new hostels and invite expressions of interest within 2025. (EDB,DEVB)

International I&T Centre

Promote the development of a low altitude economy ecosystem

- Implement the provision of core infrastructure facilities, including launching designated spectrum by end-2025, with a view to

facilitating early planning and deployment of facilities such as vertiports, air route networks, satellite positioning, three-dimensional spatial data systems and a smart low-altitude traffic management system, etc. (TLB, CEDB, DEVB)

Nurture Talent

Provide more interactive spaces for young people

- Complete the works project which includes the district open space and sports centre at Sze Mei Street in San Po Kong in 2026 to enhance and provide additional recreational and sports facilities in the area, which, coupling with the existing multi-purpose community facilities in the proximity, will become a gathering place for young people in the San Po Kong Business Area, thereby building a sports and healthy living platform for citizens. (DEVB)

Continue the launch of youth hostels

- Continue to increase the supply of hostel places under the Youth Hostel Scheme, including fully funding non-government organisations (NGOs) to construct youth hostels on under-utilised sites, subsidising NGOs to convert suitable hotels and guesthouses into youth hostels in co-operation with their owners, and earmarking a site in Tung Chung under the Land Sale List whereby developers will be required to reserve flats to support the scheme on a pilot basis. The number of hostel places launched under the scheme has increased significantly from 80 when the current-term Government took office to over 3 700. (HYAB, DEVB)

“Tourism is Everywhere”

Develop the yacht economy

- Provide about 600 additional yacht berths under the ex-Lamma Quarry, Aberdeen Typhoon Shelter (ATS) expansion and Hung Hom Station waterfront projects. (DFSO, DEVB)
- Firm up the development parameters and requirements for the ex-Lamma Quarry area, including yacht berthing facilities, having regard to the expressions of interest (EOI) received from the market, and launch a call for tender in the second half of 2026 the earliest. (DEVB)

- Firm up the feasible development scenario(s) for the construction and operation of marinas at the expansion area of ATS having regard to the EOI received from the market, carry out relevant technical assessments, and launch a call for tender by the first half of 2027. (DEVB)
- Drive the development of the sites around Hung Hom Station and its waterfront areas with a view to transforming the areas into a new harbourfront landmark complemented by yacht berthing facilities, and commence the relevant statutory procedures in the second half of 2026. (DEVB)

Develop “Ecology + Tourism”

- Explore appropriate ways to link up rural attractions such as traditional villages and fields, ancestral halls and study halls, as well as folk activities, etc., allowing strolling and cycling, thereby enriching rural eco-tourism experience. (DEVB)
- Riding on the opportunities brought about by the newly amended Protection of the Harbour Ordinance (Cap. 531), explore to further connect harbourfront sections along both sides of the Victoria Harbour that are not yet accessible and consider providing additional facilities such as landing steps at suitable locations. (DEVB)

Promote local thematic immersive tours

- Beautify Lan Kwai Fong and the surrounding streetscape by phase to promote “community engagement”. (DEVB)
- The Home Affairs Department is refining the Guide to Licence Application for Guesthouse (Holiday Camp) and will issue a new Guide to Licence Application for Guesthouse in Village House, which will set out the flexible building and fire safety requirements for holiday camp sites and villages formulated in light of actual situations, and will include clearer and more specific requirements and measures to facilitate the operation of holiday camps and home-stay lodgings in rural areas. The Development Bureau will also facilitate village houses to transform into guesthouses, restaurants or cafés, etc. to promote urban-rural integration. (HYAB, DEVB)
- Open the special event space at the former Hung Hom Railway Yard Pier in the first quarter of 2026. (DEVB)

- Study the proposal to provide a pier at Repulse Bay to help develop marine tourism linking up the attractions in the Southern District and the islands nearby. (DEVB)

Invigorate Island South

- Explore the feasibility of constructing new facilities in the area around the Aberdeen Wholesale Fish Market for food and beverage, retail and processing of fisheries products, etc. (EEB, DEVB)
- Take forward the Expansion of Aberdeen Typhoon Shelter project, including the integration of public landing facilities with the proposed breakwater at Tai Shue Wan to create synergies. (DEVB, CSTB)
- Continue to progressively enhance the open spaces on both sides of ATS by way of minor works while improving pedestrian connectivity and the local environment. (DEVB)

Increase Housing Supply and Enrich the Housing Ladder

Private housing supply

- According to the Long Term Housing Strategy, the supply target for private housing in the coming decade is projected to be 126 000 units, and the Government will make available land to meet the above demand in the coming decade, and determine the pace for rolling out such land to the market in an orderly and pragmatic manner. (HB, DEVB)

Land Development

Build land reserve

- Sustain efforts in land creation. In the next decade, get ready around 2 600 hectares of developable land (i.e. “spade-ready site”) to meet future economic and social development needs and provide the necessary room for the Government to build up a healthy land reserve. (DEVB)
- Continue to update annually the supply forecast of spade-ready sites so as to keep society informed of the land supply situation. (DEVB)
- Commence the operation of Underground Quarrying at Lam Tei in 2026, and continue with the investigation and design of Underground

Quarrying at Tsing Yi North and Sham Shui Kok, North Lantau to enhance long-term land supply more efficiently as well as to provide a local source of rock material supply. (DEVB)

Reduce construction costs

- Streamline the approval system, simplify works approval procedures, and set clear performance pledges in terms of time and strengthen the co-ordination of the approval process of relevant departments to speed up the approval process. (DEVB)
- The Project Strategy and Governance Office under the Development Bureau (DEVB) will strengthen project governance by reviewing the requirements of user departments for site selection, usage mix, scale, design, implementation programme and so on at the conceptual stage before project inception, and assist relevant bureaux and departments in establishing and reinforcing the “ownership” mind-set, thereby further enhancing cost-effectiveness of public works projects. (DEVB)
- Reform the procurement of materials. The DEVB will adopt a central procurement strategy on a trial basis in the first half of 2026, piloting the procurement of commonly used materials including steel reinforcement and Modular Integrated Construction (MiC) modules, with a view to reducing construction costs of public works projects. (DEVB)
- Organise the Project Cost Management Forum to continuously strengthen and deepen the cost management culture in the construction industry and share the latest cost management measures, with a view to enhancing the industry’s cost management performance and ensuring proper use of public funds. (DEVB)

Leverage innovation and technology

- Press ahead with the digitalisation of project cost control processes. A Project Cost Management Platform will be launched in phases from 2026 to enable seamless inter-departmental collaboration among the DEVB, bureaux and departments in jointly handling relevant vetting and approval procedures on the digital platform. (DEVB)
- Establish a market price database and apply AI technologies to analyse, for instance, the cost data of previous government projects, and enhance the efficiency in policy-making through automation of

regular vetting and approval, with a view to ensuring greater cost-effectiveness in future project designs. (DEVB)

- Strengthen connections with innovation and technology (I&T) communities such as Cyberport and Hong Kong Science Park to establish co-operative partnerships, step up promotion of utilising the Common Spatial Data Infrastructure and 3D digital map, and foster the diversified development of spatial data labs. (DEVB)
- Through the \$2.2 billion Construction Innovation and Technology Fund (CITF), continuously drive wider adoption of innovative technologies by the industry and more small and medium enterprises (SMEs) to enhance productivity. The CITF has granted about \$2 billion for subsidising more than 1 400 enterprises to adopt various technologies in local construction projects to date. (DEVB)

Construction standards and technologies

- The Building Technology Research Institute (BTRi) will conduct continuous review on long-standing construction standards and requirements that significantly impact the costs of government projects, such as concrete strength and load bearing capacity of foundations, in order to enhance cost-effectiveness. (DEVB)
- The BTRi implements a certification scheme to provide accreditation for construction products, and establish a central database to promote local application of high-quality and cost-effective construction products from the Mainland and overseas, with a view to cutting down on the approval procedures in future. (DEVB)
- The BTRi has commenced the formulation of relevant Guangdong-Hong Kong-Macao Greater Bay Area (GBA) standards for innovative materials and technologies (such as MiC and high-strength steels) to enable them to reach out to the international market through Hong Kong as a platform, so as to facilitate the synergised development of the construction industry in the GBA. (DEVB)
- Liaise closely with the Department of Housing and Urban-Rural Development of Guangdong Province to complete the first stage of strategic study for establishing the objectives, framework, proposal, priorities and timetable for GBA standards in 2025. (DEVB)
- Relax the gross floor area (GFA) exemption arrangement for car parks in private developments by removing the mandatory requirement of constructing underground car parks as a condition of exemption, and

granting full GFA exemption to the construction of no more than two storeys of above ground car parks in developments. (DEVB)

- Continue to implement measures to strengthen the supply chain of MiC, covering issues such as the approval processes, manufacturing, taxation, transportation, storage and accreditation of modules, in order to foster the application of MiC technology in public and private sector projects. Efforts will be dedicated to research and development, quality accreditation and marketing of the technology, and deepening the co-operation with the GBA to consolidate Hong Kong's leading position in the area of MiC. (DEVB)
- Formulate and promulgate a series of measures to strengthen the supply chain of Multi-trade Integrated Mechanical, Electrical and Plumbing (MiMEP) modules so as to enhance the efficiency and performance of mechanical and electrical installation in public works. (DEVB)
- Take forward the Advanced Construction Industry Building project to provide a dedicated facility for the construction industry, featuring a multi-storey design to house steel rebar prefabrication yards, processing sites for MiMEP, and other advanced manufacturing facilities, so as to promote wider adoption of high productivity construction methods in the industry and enhance new quality productive forces. (DEVB)
- Explore with the Qianhai Authority the selection of suitable pilot projects in 2026 to adopt Hong Kong's New Engineering Contract form and Smart Site Safety System in the future construction stage, with the aim of introducing the strengths of Hong Kong's construction industry to the GBA. (DEVB)

Release industrial land in the urban areas

- Commence a study on existing industrial stock within 2025, and put forward recommendations within 2026 including the way forward for the Revitalisation Scheme for Industrial Buildings. (DEVB)
- Continue to transform Kowloon East into the second core business district in Hong Kong through the ongoing implementation of development proposals such as the Kwun Tong Action Area and Kowloon Bay Action Area, as well as the revitalisation of old industrial areas. (DEVB)

Urban renewal with a new mind-set

- Explore the relaxation of the current arrangement for transfer of plot ratio within the same district to allow cross-district transfer of unutilised plot ratio from redevelopment projects to other districts or even new development areas (NDAs), so as to enhance the market incentives for redevelopment. (DEVB)
- Reserve three sites in Kwu Tung North and Fanling North NDAs in the Northern Metropolis (NM) for the Urban Renewal Authority (URA) to consider constructing new flats as replacement units under the “Flat-for-Flat” Scheme in the future. (DEVB)
- Explore suitably increasing the plot ratio of private redevelopment projects, on a pilot basis, for the seven designated areas with more pressing redevelopment need, allowing the increased plot ratio to be transferred for utilisation in the NM or other districts, or converted into an amount to be used for offsetting the premium payable for bidding land, lease modification in other projects or in-situ land exchanges. (DEVB)
- The URA will submit to the Government the renewal master plans of the planning studies for Tsuen Wan and Sham Shui Po by end-2025 after refining the proposals and completing the technical assessments. The Government will scrutinise the proposals and consider social conditions and public sentiments in devising the relevant implementation arrangements in an orderly manner. (DEVB)

Enhance construction safety

- Introduce a bill to amend the Buildings Ordinance into the LegCo in the first half of 2026 in order to enhance the deterrent effect against non-compliance with statutory notices or orders and severe unauthorised building works, and strengthen the regulation of contractors. (DEVB)

Building and construction industry talents

- Host the second International Infrastructure and Projects Leaders Summit in 2026 in order to showcase Hong Kong’s outstanding achievements and innovative technologies in the infrastructure field, continue to engage in liaison and exchanges with the stakeholders around the world, tell good stories of Hong Kong, establish the “international infrastructure centre” brand, take forward and facilitate

the delivery of infrastructure projects with enhanced efficiency and quality, thereby making continuous contributions to the regional, national and global economic growth. (DEVB)

- Continue to communicate with relevant authorities of the Guangdong Province to explore further extension of the nationally accredited “Professional Title” evaluation mechanism to other construction-related professions such as landscape and town planning professions in 2026, thereby creating greater room for development of the industry. (DEVB)
- Continue to collaborate with the Guangdong Province and Macao Special Administrative Region (SAR) to formulate the GBA Standards on the skill levels of skilled workers and technicians of more trades in the construction sector, and to take forward the “One Examination, Multiple Certification” arrangement to foster co-operation among training institutions in the GBA, thereby enhancing the quality of training of the construction sector in the GBA and nurturing talents. (DEVB)
- The Construction Industry Council will continue to provide no less than about 12 000 training places in each of the academic years from 2025/26 to 2027/28 to enhance the training of local construction personnel. (DEVB)
- Promote “multi-skilled” development of workers and offer programmes with a more flexible schedule, enabling individuals of different family status and part-time workers to receive training. (DEVB)
- Continue to collaborate with relevant educational institutions and the sector in stepping up the training of local technicians and professionals in the construction sector. (DEVB)
- Continue to monitor and utilise the Labour Importation Scheme for the Construction Sector and talent admission schemes as supplementary measures to alleviate manpower shortage on the premise of safeguarding the priority for local employment. (DEVB)
- A series of promotional activities on the Hong Kong infrastructure and the Science, Technology, Engineering, the Arts and Mathematics education platform have been rolled out under the construction industry joint promotion campaign implemented by various departments in collaboration with organisations in the industry. We

will introduce more related contents and promotion on social media in 2025-26 to promote the construction industry and attract new entrants to the industry. (DEVB)

Conserve heritage buildings

- Continue to deepen collaboration and exchange between Hong Kong and the Mainland, in particular other cities within the GBA and Shanghai, on archaeology, conservation and revitalisation of historic buildings, archaeology and palaeontology, as well as public education and talent training, including co-organising exhibitions and loaning exhibits, conducting joint studies, assigning staff for professional training and jointly organising forums. (DEVB)

Enhance Transport and Commuting Convenience

Round-the-Island Trail

- Continue to carry out works for the Round-the-Island Trail (the Trail). It is expected that 90% of the Trail will be connected by end-2027, with the aim of substantially completing the remaining larger scale works by end-2031. (DEVB)

Support the Local Economy

Support SMEs

- Reduce water and sewage charges for non-domestic accounts by 50% for a period of one year, subject to a monthly ceiling of \$10,000 and \$5,000 respectively per account. About 260 000 non-domestic accounts are expected to benefit from this measure, thus alleviating pressure on business operations. (DEVB, EEB, FSTB)

Promote the development of the agriculture and fisheries industries

- Continue to promote modernised urban farming, including launching pilot projects, setting up hydroponic farms-cum-stalls in suitable public markets, encouraging the incorporation of urban farming elements into private development projects, as well as exploring the feasibility of making suitable adjustments to the building requirements of urban farming facilities. (EEB, DEVB)

Social Welfare

Ageing in place

- Introduce legislative amendments into the LegCo in the first half of 2026 to amend the Building (Planning) Regulations by way of negative vetting, with a view to implementing the mandatory design requirements for elderly-friendly buildings. (DEVB)

Social Development

Improve building management

- Roll out a pilot scheme in the first half of 2026 to enhance the testing procedures for handling water seepage problems in buildings by utilising technology to expedite the identification of the seepage situation, clarify responsibilities and require owners to check and rectify the situation within a designated timeframe lest the Government will take further actions and charge the owners, thereby inducing owners to fulfil their responsibility to properly maintain their properties, and actively promote mediation as a way to resolve disputes among residents. (DCSO, EEB, DEVB, DOJ)

Development Bureau

September 2025